

Maryland, Session 1908, entitled "An Act to make valid deeds, mortgages, bonds of conveyances and bills of sale defective in acknowledgment or in certificate thereof," be and the same is hereby repealed and re-enacted so as to read as follows: All deeds, mortgages, releases, bonds of conveyance, bills of sale, chattel mortgages and all other conveyances of real or personal property, or of any interest therein, which may have been executed, acknowledged or recorded in the State subsequent to the passage of the Act of the General Assembly of Maryland passed at its January Session, 1858, Chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or when the certificate of acknowledgment is not in the prescribed form or when the official character of the officer taking the acknowledgment has not been certified to as required by law, or where the conveyance has not been witnessed to or sealed as required by law, shall be and the same are hereby made valid, to all intents and purposes, as if the conveyance had been acknowledged, certified to and witnessed according to law; provided the said deeds, mortgages, bonds of conveyance, bills of sale and other conveyances are in other respects in conformity with the laws; provided further, that nothing in this section shall affect the interest of bona fide purchasers or creditors, without notice, who may have become so previous to the passage of this Act.

SEC. 1A. *And be it further enacted,* That any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects exists, shall be and they are hereby made valid to all intents and purposes, as if said assignment had been in such matters in full conformity with the law in force at the time of such execution; provided, that any such assignment is in other respects legal and valid; and provided further, that nothing in this Act shall affect the rights of any bona fide purchaser or creditor without notice, who becomes so prior to the passage of this Act.

SEC. 2. *And be it enacted,* That this Act shall take effect from the date of its passage.

Approved April 8, 1910.