

with said Watters by the heirs of Archer Hays, and for that purpose shall by an order on the said petition appoint a person to make a deed to the said Watters, competent to pass all the rights, title and estate of the said Ellen Davis; *provided however*, that before the said order shall pass, the court shall be satisfied that the price of twenty dollars per acre, was a fair and full price, and that the said sale would be advantageous to the infant aforesaid; *and provided further*, that the said Daniel Watters shall file with his said petition, the assent in writing of the guardian of the said Ellen Davis, to the sale aforesaid, and expression of his belief, that the said sale would be advantageous to the said infant.

CHAP. 137.

Proviso

Further proviso

CHAPTER 137.

An act for the relief of Kendall S. Cropper, of the city of Philadelphia. Passed Mar. 7, 1837.

WHEREAS, it has been represented to this General Assembly that a certain deed of bargain and sale, from Elisha Chauncy to Kendall S. Cropper, of the city of Philadelphia, dated on the thirtieth day of March in the year one thousand eight hundred and thirty-two, and purporting to convey one undivided moiety or equal half part of a certain tract of land in Cecil county, was not properly acknowledged and has never been recorded, and that the said Elisha Chauncy is now dead without any heirs at law known to the said Kendall S. Cropper:—Therefore,

Be it enacted by the General Assembly of Maryland, That the said deed may be recorded and shall be as valid as if it had been properly acknowledged and recorded within the time allowed by law, and the clerk of Cecil county is hereby directed to receive and record the same, but nothing in this act shall be construed to affect any judgment, creditor, purchaser or mortgagee who shall have obtained any such lien or interest since the execution of the said deed.

Deed confirmed