

ances," as said sections were amended by Chapter 590 of the Acts of 1927, to make valid deeds, mortgages, bonds of conveyances, bills of sale, and all other conveyances of real and personal property, or of any interest therein or of agreements relating thereto, defective in acknowledgment or in the certificate thereof, or when the official character of the officer taking the acknowledgment has not been stated in the body of the certificate or certified to, as required by law, or when the conveyance or agreement has not been witnessed or sealed, or when any deed heretofore made to or from a corporation prior to the payment of bonus tax which was afterwards paid, or any mortgage or assignment of mortgage defectively sworn to or not sworn to at all.

SECTION 1. *Be it enacted by the General Assembly of Maryland.* That Sections 87 and 91 of Article 21 of the Annotated Code of Maryland, title "Conveyancing," sub-title "Defective Conveyances," as said sections were amended by Chapter 590 of the Acts of 1927, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

87. All deeds, mortgages, releases, bonds of conveyances, bills of sale, chattel mortgages and all other conveyances of real or personal property, or of any interest therein or agreements relating thereto 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 in which the certificate of acknowledgment is not in the prescribed form, or in which the official character of the officer taking the acknowledgment is not set out in the body of the certificate, or has not been certified to as required by law, or in which the conveyance has not been witnessed to or sealed as required by law, or any deed heretofore made to or from a corporation prior to the payment of bonus tax which was afterwards paid, shall be and the same are hereby made valid, to all intents and purposes as if the conveyances and agreements had been acknowledged, certified to, witnessed and sealed according to law; providing the said deeds, mortgages, bonds or conveyances, bills of sale and other conveyances and agreements are in other respects in conformity with the laws; provided, further, that nothing in this section shall effect the interest of bona fide purchasers or creditors,