

AN ACT to amend the twenty-fourth article of the Code of Public General Laws, by amending the nineteenth section relating to the recording of deeds, and by adding to said article a new section, to make valid acknowledgments made before commissioners. Passed Feb. 25, 1860.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That any deed or conveyance of, or relating to, land duty, acknowledged and required by law, to be recorded, except deeds or conveyances by way of mortgage, may be recorded after the time herein prescribed, and when so recorded shall have as against the grantor, his heirs or executors, and against all purchasers, with notice of such deed or conveyance, and against all creditors of such grantor and his heirs, who shall become so after the recording of such deed or conveyance, the same validity and effect as if recorded within the time hereinbefore prescribed; this section to apply to all deeds heretofore executed and acknowledged according to law, whether before or after the adoption of this Code. Deeds of land made valid.

SEC. 2. *And be it enacted,* That when any deed has been acknowledged before a commissioner appointed to take the acknowledgment of deeds out of the State, whether the commissioner had qualified or not, by taking the oath and transmitting his signature and the impression of his seal to the Secretary of State, as required by law, the same shall be as valid as if said commissioner had been duly qualified, and was duly authorised to take acknowledgments of deeds, and when any commissioner to take acknowledgments out of this State had only qualified and was acting as such previous to the passage of the act of eighteen hundred and fifty-two, chapter one hundred and six, and continued so to act without having qualified, as required by the said act, and as such commissioner took the acknowledgment of any deed or mortgage, such deed or mortgage shall be as valid as if the said commissioner had been duly qualified to act at the time of the taking such acknowledgment or doing any other official act. Acknowledgment of deeds taken out of the State legalized, &c.