

CHAPTER 168.

(House Bill 37)

AN ACT to repeal and re-enact, with amendments, Sections 102, 103 and 107 of Article 21, of the Annotated Code of Maryland (1943 Supplement), title "Conveyancing", sub-title "Defective Conveyances", 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 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 102, 103 and 107 of Article 21 of the Annotated Code of Maryland (1943 Supplement), title "Conveyancing", sub-title "Defective Conveyances", be and they are hereby repealed and re-enacted, with amendments, to read as follows:

102. All deeds of conveyance of property in this State which may have been recorded without any certificate of the clerk of any of the courts of this State accompanying the acknowledgment thereof, in cases in which such certificates are necessary and proper, certifying to the official character and signature of the Justice of the Peace taking the same, and all deeds of conveyance of property in this State which may have been recorded without the seal of the notary public before whom the acknowledgment was taken, having been first attached, when the grantor resided in another State, and the acknowledgment was made in that State, shall be valid to all intents and purposes as if such defect and omission did not exist; provided, that the execution and acknowledgment of such deeds in all other respects conformed to the laws of this State, in such cases made and provided; saving, nevertheless, the rights of bona fide purchasers and incumbrances without notice who may have become so prior to June 1, 1945.