

103. 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 the 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 of 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 affect the interest of bona fide purchasers or creditors without notice, who may have become so previous to June 1st, 1945.

107. 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, or any mortgage or assignment of mortgage sworn to or not sworn to at all, shall be and they are hereby made valid to all intents and purposes, as if said mortgage or assignment of mortgage had been in such matters in full conformity with the law in force at the time of such execution, provided, that any such mortgage or assignment of mortgage is in other respects legal and valid; and provided, further, that nothing in Sections 103 and 107 shall affect the rights of any bona fide purchasers or creditors, without notice, who become so prior to June 1st, 1945.

Sec. 2. *And be it further enacted,* That this Act shall take effect June 1, 1945.

Approved February 28, 1945.