

CHAPTER 163.

CHAP. 164

An act to make valid a deed therein mentioned.

Passed Feb.
24, 1844.
Preamble.

WHEREAS it has been represented to the general assembly of the State of Maryland, that a paper purporting to be a deed for a tract or parcel of land lying on Bohemia manor in Cecil county, was for a valuable consideration made and executed by James R. Black, and James Rogers, Esquires, as trustees to one John Wales on the third day of February in the year eighteen hundred and thirty-five, which paper was not acknowledged in the manner, or recorded within the period prescribed by the laws of this State for the acknowledgment and recording of deeds; AND WHEREAS it has also been represented, that the said tract or parcel of land has since been conveyed for a valuable consideration by the said John Wales to one Richard I. Foard, who is now in possession of the same, and that one of the said trustees is now deceased; AND WHEREAS it is but just and right that no injury should arise to a bona fide purchaser from any accidental omission to acknowledge or record a deed on which title may depend, now therefore,

Be it enacted by the General Assembly of Maryland, That the said deed or paper purporting to be a deed, signed by James R. Black and James Rogers as trustees in favor of John Wales, his heirs and assigns, bearing date on the third day of February, in the year eighteen hundred and thirty-five, and acknowledged before the honorable Kinsey Johns Junr. chancellor of Delaware, be recorded among the lands records of Cecil county, within six months after the passage of this act, and that said deed when so recorded shall have the same force, validity and effect to all intents and purposes for transferring the title to the tract or parcel of land therein mentioned and described, as if the same had been duly and regularly executed, acknowledged, and recorded, in strict conformity with the laws of this State in such case made and provided.

Made valid.

CHAPTER 164.

An act to authorise Samuel C. Viers, trustee of William O'Neale junior, late Sheriff and Collector of Montgomery county, further time to complete his collections.

Passed Feb.
27, 1844.

Be it enacted by the General Assembly of Maryland, That from and after the passage of this act, that Samuel C.

Time allowed.