

*To avoid unnecessary interferences and delays in the transfer of title to real property, any improved real property upon which improvements have been erected for more than six months prior to the transfer of title, shall be exempt from the provisions of this section if transferred to a bona fide purchaser for value without notice provided that no mechanics lien shall have been filed prior to the time of recording of the instrument conveying title; and provided further that such purchaser at the time of transfer of title to him shall have received an affidavit from the seller in the following form:*

*(a) Said affidavit shall be in writing and signed by all of the parties who are selling the real property.*

*(b) Said affidavit shall be signed in the presence of and acknowledged before a duly authorized Notary Public or a duly authorized Justice of the Peace.*

*(c) Said affidavit shall be executed and acknowledged at or before the time of the execution of the instrument conveying title.*

*(d) Said affidavit shall state that no improvements or repairs have been made in, on or about the property being conveyed, within six months prior to the date of transfer in excess of Five Hundred Dollars if said real property is situated in Baltimore City, or in excess of Three Hundred Dollars if said real property is situated in any of the counties, for which improvements or repairs any claim for payment may be made by any person, firm or corporation.*

*(e) Said affidavit shall have clearly printed upon it in 12 point bold type or larger a statement to the effect that the affiant is aware that any material false statement included therein shall subject affiant to all penalties for the commission of perjury as set forth in Sections 531-536, inclusive, of Article 27 of the Annotated Code of Maryland (1951 Edition).*

SEC. 2. And be it further enacted, That this Act shall take effect June 1, 1953.

Approved May 6, 1953.