

CHAPTER 235.

Passed Mar. 10, 1856. AN ACT, to make valid a deed from the Llangollen Mining Company to Patrick McGuire.

Preamble. WHEREAS, it is represented to this General Assembly, that on the twentieth day of September, one thousand eight hundred and fifty-four; the Llangollen Mining Company executed their deed to Patrick McGuire, of Alleghany county, purporting to convey a certain parcel of land to said McGuire, lying and being in said county, and which said deed was regularly recorded in Liber H. R. No. twelve, folio one hundred and eighty-two, one of the land records of said county, and which said deed is signed by Clement March, President of said Mining Company, and the corporate seal of said company affixed by the said president; *And whereas*, doubts exist as to the validity of said deed by reason of certain defects in the acknowledgement of the said deed, therefore.

Made valid. SECTION. 1. *Be it enacted by the General Assembly of Maryland*, That the acknowledgement of the aforesaid deed from the Llangollen Mining Company, to the said Patrick McGuire, be and the same is hereby ratified and made as valid in law to all intents and purposes as if the said deed contained a power of Attorney from the Llangollen Mining Company authorising and empowering the said Clement March to make said acknowledgement, and as if the said acknowledgement were made in conformity to all and every of the laws of this State, regulating the acknowledgement of deeds by corporate bodies.

Proviso. SEC. 2. *And be it enacted*, That the title of said Patrick McGuire, under and by virtue of said deed, is made as valid and good in law as if said deed and acknowledgement were made and executed in accordance with the laws of this State, *Provided*, however, that nothing in this act contained shall affect the rights of *bona fide* purchasers or creditors without notice, who may have become so before the passage of this act.

In force. SEC. 3. *And be it enacted*, That this act shall take effect from the date of its passage.

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