

## CHAPTER 237.

Passed Mar. 10, 1856. AN ACT to make valid a deed purporting to be from Edward Utley to James McMillan.

Deed declared to be valid.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That the deed of bargain and sale, or instrument of writing, bearing date the seventeenth day of February, in the year of our Lord, eighteen hundred and fifty-three, and recorded among the in land records of Baltimore city, in liber E. D., No. 37, folio 468, &c., purporting to be made between Edward Utley, late of the City of Baltimore, and State of Maryland, of the first part, and James McMillan, of said city and state, of the other part, which said deed or instrument of writing is signed "Edward Utley by his attorney William M. Lanning," and as appears by the certificate thereof, thereto annexed, was acknowledged by the said William M. Lanning, as the attorney of the said Edward Utley, on the said seventeenth day of February, eighteen hundred and fifty-three, before Edward G. Stam and Charles A. Leloup, two justices of the peace of the State of Maryland, in and for the said city, be and the same is hereby made and declared to be as good, effectual and valid, to convey the land and premises therein described, to the said James McMillan, as if the said deed or instrument of writing had been signed, sealed, acknowledged and delivered by the said Edward Utley himself; *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. 2. *And be it enacted,* That this act shall take effect from and after its passage.

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