

CHAPTER 87.

AN ACT to make valid a deed to Nicholas V. Browne. Passed February 20, 1858.

WHEREAS, a certain John Perine, having by a Preamble.
 bond of conveyance, duly acknowledged and recorded, bound himself to convey and assign to Nicholas V. Browne, certain leasehold property in the city of Baltimore, did afterwards, as in the performance of the condition of said bond, execute and deliver an indenture between himself, as party of the first part, and the said Nicholas V. Browne, as party of the second part, bearing date the third day of June, in the year, eighteen hundred and forty-eight, and recorded in Liber A. W. B., No. 400, folio 481, &c., one of the Land Records of Baltimore county; *And whereas*, the Justices of the Peace before whom the said indenture or deed was acknowledged by the said John Perine, omitted to state in their certificate of acknowledgment, that they were satisfied of his identity with the said grantor, and how they were so satisfied; so that the then existing requirements of law, were by mistake not fulfilled in this respect; Therefore,

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That the said indenture or deed is hereby declared and made to be valid and operative in law, and as effectual to all intents and purposes, as if the acknowledgment thereof had been in all respects legally and properly made and certified; and all defects in the said acknowledgment and certificate are hereby cured; *Provided*, Made valid.
Proviso. that nothing herein contained, shall be construed to prejudice the rights of any purchaser, for valuable consideration, or any *bona fide* creditor, whose interests or rights have accrued, since the execution and acknowledgment of said deed or indenture.

SEC. 2. *And be it enacted*, That all titles depending upon said deed or indenture, are hereby made and declared to be as valid, as if the said deed had been acknowledged in exact conformity with all the provisions of law applicable thereto, All titles made valid.