

inches to the North avenue, and thence west binding on North avenue one hundred and fifty-two feet three inches, to the place of beginning. *And whereas*, Said deed being for land in Baltimore county, was erroneously recorded among the land records of Baltimore city.

*And whereas*, Since the said William N. Todd acquired a title to said land, he has sold a portion thereof to a certain Charles C. Lustnuner, and doubts have arisen as to the legality of said Todd's title in said land, for reasons above stated, although said Todd has caused the execution of said deed to be attested by the Clerk of the Superior Court of Baltimore city, and has had the same recorded; the said commissioners no longer then being in office and incapable of confirming said deed among the land records of Baltimore county, but at a period too late to come within the provisions of the act of the General Assembly of Maryland, passed at January session, eighteen hundred and fifty-six, chapter 154, section 96, of chapter 3d thereof, it is required, "That every deed of real property shall be recorded within six months from the date of its acknowledgment;"

SECTION 1. *Be it therefore enacted by the General Assembly of Maryland*, That the deed from the said George Peters and James Murry, commissioners, and Miles White, be and the same is made as valid and as effectual as if the said deed had been properly recorded among the land records of Baltimore county, where the land thereby intended to have been conveyed lies. *Provided*, that nothing herein contained shall be construed to prejudice the rights of any purchaser for valuable consideration, or any bona fide creditor whose interest or rights may have accrued since the execution and acknowledgment of said deed. Made valid.

SEC. 2. *And be it enacted*, That this act shall take effect from and after its passage. In force.