

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Sections 98, 99, and 100, inclusive, of Article 21 of the Annotated Code of Maryland (1971 Supplement), title "Conveyancing," subtitle "Defective Conveyances," be and the same are hereby repealed and re-enacted, with amendments, to read as follows:

98.

All deeds of conveyance of property in this State which may have been recorded without any certificate of the clerk of any of the courts of this State accompanying the acknowledgment thereof, in cases in which such certificates are necessary and proper, certifying to the official character and signature of the justice of the peace taking the same, and all deeds of conveyance of property in this State which may have been recorded without the seal of the notary public before whom the acknowledgment was taken, having been first attached, when the grantor resided in another state, and the acknowledgment was made in that state, shall be valid to all intents and purposes as if such defect and omission did not exist; provided, that the execution and acknowledgment of such deeds in all other respects conform to the laws of the State, in such cases made and provided; saving, nevertheless, the rights of bona fide purchasers and encumbrancers without notice who may have become so prior to July 1, [1971] 1972.

99.

All deeds, mortgages, releases, bonds of conveyances, bills of sale, chattel mortgages and all other conveyances, of real or personal property, or of any interest therein or agreements relating thereto which may have been executed, acknowledged or recorded in the State subsequent to the passage of the act of the General Assembly of Maryland passed at its January Session, 1858, Chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or in which the certificate of acknowledgment or affidavit of consideration is not in the prescribed form, or on which the affidavit of agency, when the affidavit of consideration is made by an agent, is not endorsed upon said mortgage or deed of trust provided there is recorded among the land records of the city or county where the land lies, either prior to or after said mortgage or deed of trust, a certificate by the mortgagee or beneficiary under a deed of trust certifying that said agent [if] is in fact such agent and duly authorized to make such affidavit, or in which the official character of the officer taking the acknowledgment is not set out in the body of the certificate, or has not been certified to as required by law, or deeds of trust executed and recorded prior to July 1, [1971] 1972, in which the affidavit of disbursement of loan was not in the prescribed form, or was inadvertently omitted, or in which the conveyance has not been witnessed to or sealed by an individual or corporation as required by law, or any deed heretofore made to or from a corporation prior to the payment of the bonus tax which was afterwards paid, shall be and the same are hereby made valid, to all intents and purposes as if the conveyances and agreements had been acknowledged, certified to, witnessed and sealed according to law; providing the said deeds, mortgages, bonds of conveyances, bills of sale and other conveyances and agreements are in other