

*Domini*, One Thousand Six Hundred Seventy One, in this Province, which by the Use thereof hath been found very much Conducing to the Benefit of the said Province,

*Be it therefore Enacted by the King's most Excellent Majesty, by and with the Advice and Consent of his Majesty's Governour, Council and Assembly of this Province, and the Authority of the same,* That all Sales, Gifts and Grants, at any Time before the thirteenth Day of April, One Thousand Six Hundred Seventy Four (and not after) of any Lands, Tenements or Hereditaments within this Province, by any Person or Persons whatsoever, that had right to Sell, Give or Grant such Lands, Tenements or Hereditaments, made by writing only, with or without Seal, shall forever hereafter be Accounted good and valuable in Law to bar the Heirs of such Vendors, Dondors or Grantors, any Error in the Form only, of such Writing, to the contrary notwithstanding.

And all Sales within it confirmed.

Tho' by writing without Sealed,

Norwithstanding Error in the form.

And without writing if Sale can be proved or Consideration paid.

And forasmuch as divers Assignments of Patents written on the back side of such Patents for Land, are now wore out, and also other Sales in Paper, either worn out or quite lost, for which the purchase Money hath been, *Bona Fide*, paid,

*Be it further Enacted by the Authority, Advice and Consent aforesaid,* That all Sales, Gifts or Grants at any Time before the said thirteenth Day of April, One Thousand Six Hundred Seventy Four, made by Person that had right, as aforesaid, if either the Sale, Gift, Grant or Payment, *Bona Fide*, can be proved by Witnesses, such Sale, Gift or Grant shall forever hereafter be accounted good and available in Law to bar the Heirs of such Vendors, Donors or Grantors, or any Person claiming Dower from such Vendor, Donor or Grantor, any Law, Usage or Custom to the Contrary hereof notwithstanding.

Sales made since the Year 1674. Confirmed.

*And be it further Enacted by the Authority, advice and Consent aforesaid,* That Sales and Grants of any Lands, Tenements and Hereditaments made by Deed, indented and Enrolled since the said thirteenth Day of April, One Thousand Six Hundred Seventy Four, or that hereafter shall be so made and Enrolled, shall be good and available in Law, without Livery or seizin.

And whereas in the Year of our Lord One Thousand Six Hundred Seventy Four, and in the Forty second Year of the Dominion of the Right Honourable *Cacilius* Lord Baron of *Baltimore*, a very good Law was made, whereby it was Enacted by said Lordship, by and with the Advice and Consent of the Upper and Lower Houses of the then General Assembly, That no Mannours, Lordships, Lands, Tenements and Hereditaments whatsoever, within this Province, should alter, pass or change from one to another (as by the said Act relation being thereunto had, more at large doth appear) Except the same were acknowledged and Enrolled, as in the said Law is directed.

Deeds within the Act of 74. Confirmed if Recorded.

Otherwise void.

*Be it therefore hereby Declared and Enacted by the Authority, Advice and Consent aforesaid,* That whatsoever Deed or Deeds, Conveyance or Conveyances, during the Continuance of the said Law, were Enrolled by Virtue of the said Law, within the time therein limited, are and shall be taken and adjudged to be effectual in Law, according to the purport, intent and meaning of such Deed or Deeds, Conveyance or Conveyances Enrolled; and if any Deed or Deeds, Conveyance or Conveyances made during the Continuance of that Act, were Sealed and Delivered, but not Enrolled according to the Intent of the said Law, *It is hereby Enacted and Declared,* That nothing has past by such Deed or Deeds, Conveyance or Conveyances not Enrolled, as aforesaid, the Repeal of the said Law notwithstanding.