

premises in case of a purchase made after the date of the deed aforesaid, and without notice of such deed by the person making such after purchase, whether such purchase be by contract, or by deed recorded agreeably to law; nor shall such deed, though recorded as aforesaid, in any manner affect the creditors of the party making such deed, who may trust such party, after the date of the said deed—*ibid.* c. 72, § 12.—See *Chancery*, Art. 34, 35.—See also *Chancellor*, Art. 37.

30. Indenting shall not be necessary to the validity of any deed which shall be made after the passage of this act—1794, c. 57.

31. All acknowledgments of deeds hereafter made for the conveyance of land, before any chief justice of a district, within his district, or any associate justice, within his county, shall be as good and valid in law as if the same was made before any judge of the general court, or before two justices of the peace—1796, c. 43, § 6.

32. In all cases where an acknowledgment of a deed hath been made before any person or persons competent by law to receive such acknowledgment, and the said person or persons receiving such acknowledgment, hath or have certified, by endorsement on said deed, that the grantor, bargainor or vendor, mentioned in the said deed, acknowledged the lands and tenements therein mentioned to be the right or title of the grantee, &c. or hath or have certified any acknowledgment tantamount thereto, or endorsed any certificate in any words declaratory of the intention of the grantor, &c. to pass or convey the property in said deed mentioned, unto such grantee, &c. such deeds shall be as good and available in law against such grantors, &c. their heirs, executors and administrators, as if the person or persons receiving such acknowledgment had certified that the grantor, &c. had acknowledged the said instrument to be his, her or their act and deed—1797, c. 103, § 2.

33. In all cases hereafter, where any person or persons competent to receive the acknowledgment of deeds, shall certify, by endorsement on said deed, that the donor, grantor, or bargainor, in any deed mentioned, acknowledged the lands and tenements, or other property in the same, to be the right or estate of the donee, &c. or shall certify by endorsement, any acknowledgment tantamount thereto, or shall endorse on any deed any certificate in any words declaratory of the intention of the grantor, &c. to pass and convey the property therein mentioned to the donee, &c. such acknowledgment shall be as good and available in law against all persons whatever, as if the persons receiving such shall certify that the donor, &c. had expressly acknowledged the said instrument to be his, her, or their act and deed; but nothing herein contained shall alter or change the mode prescribed of taking the acknowledgments of *femme covert* and *femme covert* grantors.—*ibid.* § 3.

For other matters see *chancellor*, 35, 37, 38, 42, 43, 46, 53.—*chancery*, 4, 14, 15, 30, 34, 35.—*Columbia*, 11.—*county charges*, 4.—*county clerks*, 18.—*epitaphs*, 1.