

Enacted 3d of
June, 1715.

An ACT for quieting possessions, enrolling conveyances, and securing the estates of purchasers. Lib. LL. No. 4. fol. 269.

Supplementary and other acts 1725, ch. 8, 1752, ch. 8, November, 1766, ch. 14, June, 1771, (expired,) November, 1773, ch. 3, November, 1779, ch. 10, November, 1782, ch. 23, 1785, ch. 9, ch. 66, ch. 72, 1791, ch. 45, 1794, ch. 57, 1796, ch. 43, 1797, ch. 103, 1798, ch. 102.

Preamble.

FORASMUCH as a good and beneficial law, entitled, An act for quieting of possessions, was made the twenty-seventh day of March, *anno 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,

Sales to be
good, &c.

II. BE IT THEREFORE ENACTED, *by the King's most excellent majesty, by and with the advice and consent of his majesty's Governor, 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 for ever hereafter be accounted good and available in law to bar the heirs of such vendors, donors or grantors, any error in the form only of such writing to the contrary notwithstanding.

Other sales a-
vailable, &c.

III. AND, forasmuch as divers assignments of patents, written on the backside of such patent for land, are now worn out, and also other sales in paper either worn out or quite lost, for which the purchase money hath been *bonâ 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 persons that right had as aforesaid, if either the sale, gift, grant or payment, *bonâ fide*, can be proved by witnesses, such sale, gift or grant, shall for ever 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 thereof notwithstanding.

Sales of land
good, &c.

IV. AND BE IT FURTHER ENACTED, *by the authority, advice and consent aforesaid,* That all 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 of seizin.

Conveyances
confirmed, &c.

V. 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 Cecilius, lord baron of Baltimore, a very good law was made, whereby it was enacted by his said lordship, by and with the advice and consent of the upper and lower houses of the then general assembly, that no manors, 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; 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 passed by such deed or deeds, conveyance or conveyances, not enrolled as aforesaid, the repeal of the said law notwithstanding.

Deeds, &c. to
be effectual, &c.

VI. AND, whereas at an assembly held at the city of St. Mary's on the tenth day of May, *anno domini* one thousand six hundred ninety-two, in the fourth year of the reign of our late sovereign lord and lady, king William and queen Mary, of blessed memory, an act for enrolment of conveyances, and securing the estates of purchasers, was then made, whereby it was enacted, that no manors, lands, tenements or hereditaments whatsoever, within this province, shall pass, alter or change from one to another, whereby the estate of inheritance or free-hold, &c. shall take effect, &c. as by the said law (relation being thereunto had) more at large doth appear, except the deed or deeds, conveyance or conveyances, by which the same were intended to pass, alter or change, from one to another, were acknowledged and enrolled, as the said law directs; BE IT HEREBY ENACTED AND DECLARED,