

DECLARED, by the authority, advice and consent aforesaid, That whatsoever deed or deeds, conveyance or conveyances, during the continuance of the said last mentioned act, were enrolled by virtue thereof 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 act notwithstanding.

VII. AND, whereas at a session of assembly, begun and held at the port of Annapolis the twenty-seventh day of June, and ended the twenty-second day of July, in the eleventh year of the reign of our late sovereign lord king William the third, *anno domini* one thousand six hundred ninety-nine, An act for enrolling of conveyances, and securing the estates of purchasers, was made, whereby, for the better establishing a way and method of conveying of manors, lands, tenements and hereditaments, and for avoiding the abuses and deceits by mortgages, it was enacted by the king's most excellent majesty, by and with the advice and consent of the same assembly, and the authority of the same, that no manors, lands, tenements or hereditaments whatsoever, within this province, should pass, alter or change, from one to another, whereby the estate of inheritance or free-hold, or any estate for above seven years, should be made to take effect, &c. as by the said act, relation being thereunto had more at large doth appear, except the deed or deeds, conveyance or conveyances, by which the same could be intended to pass, &c. were acknowledged and enrolled, as the law directs; BE IT HEREBY ENACTED AND DECLARED, That whatsoever deed or deeds, conveyance or conveyances, made 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 hath passed by such deed or deeds, conveyance or conveyances, not enrolled as aforesaid, the repeal of the said act notwithstanding.

Conveyances adjudged good, &c.

VIII. AND, for the better ascertaining a way and method for conveying of manors, lands, tenements and hereditaments for the future, and for the avoiding abuses and deceits by mortgages, BE IT ENACTED, by the King's most excellent majesty, by and with the advice and consent aforesaid, That from and after the publication hereof 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, or any estate for above seven years, shall be made or take effect in any person or persons, or any use thereof to be made, by reason of any bargain and sale only, except the deed or conveyance by which the same shall be intended to pass, alter or change the same, be made by writing indented (a) and sealed, and the same to be (b) acknowledged in the provincial court, or before one justice thereof, or in the county court, or before two justices of the same, where such manors, lands, tenements or hereditaments do lie, and enrolled within six months (c) after the date of such writing indented as aforesaid; and for the taking of such acknowledgment there shall be paid to the party or parties taking the same one shilling, and no more; and the clerk shall immediately, upon the receipt of such deed, endorse the time of his receiving the same on the back thereof, and shall well and truly enrol such deed or conveyance in a good sufficient book in folio, to be regularly alphabetized in the names of both parties, and to remain in the custody of the clerk of the same court for the time being, among the records of the same court, and that the same clerk shall, on the back of every such deed, in a full legible hand, make an endorsement of such enrolment, and also of the folio of the book in which the same shall be enrolled, and shall to such endorsement set his hand.

Method of conveying ascertained, &c.

(a) By 1704, ch. 57, indenting is declared not necessary to the validity of deeds thereafter to be made.

(b) By 1715, ch. 8, probats of deeds, &c. either in the mayor's court, or before two magistrates of the city of Annapolis, and all deeds of lands lying within the precincts of that city, and acknowledged, &c. shall be good in law, as if made and acknowledged before a provincial justice, &c.

(c) By November, 1719, ch. 110, they are to be calendar months.

IX. AND PROVIDED ALWAYS, AND BE IT FURTHER ENACTED, by the authority aforesaid, That when the grantor or grantors, bargainer or bargainers, of such lands, tenements or hereditaments, shall live remote from either the provincial court, or county court where the land lieth, it shall and may be lawful for such grantor or bargainer to acknowledge the same in the county where such bargainer live, and a certificate of such acknowledgment, under the hand of the county clerk, and under the seal of the same county, of such acknowledgment, shall be taken, deemed, reputed, and be as good and valid, as if the same had been acknowledged either in the provincial or county court where

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