

Passed 12th of March, 1786.

An ACT to aid conveyances of land improperly enrolled, and for other purposes. Lib. TBH. No. A. fol. 602.

Preamble.

WHEREAS many deeds for conveying of lands and other real estate have been enrolled in the records of the county in which the lands or real estate thereby intended to be passed did lie; although such deeds had in some instances been acknowledged before a justice of the provincial court, and in others before a judge of the general court; and many deeds acknowledged before the court, or any two justices of the county where the lands and estate by such deeds intended to pass did lie, have been enrolled in the records of the late provincial court, or in the records of the general court; and questions and doubts as to the validity of deeds recorded as aforesaid; for prevention of which doubts and questions, and to secure the titles, and quiet the possessions of those who do and may hold or derive title under any such deeds,

Certain deeds good, &c.

II. BE IT ENACTED, by the General Assembly of Maryland, That all deeds heretofore made, for conveying or passing any estate of inheritance or free-hold, or declaring or limiting any use or uses, or for conveying any estate for above seven years in lands, tenements or hereditaments, which have been acknowledged by the party or parties making the same before a justice of the late provincial court, or before a judge of the general court, and which have been enrolled in the records of the county in which the lands or estate thereby intended to be passed did lie, within the time prescribed by law for enrolling such deeds, shall be good and available in law, to all intents and purposes whatsoever, to pass and convey the lands or estate thereby intended to be passed, according to the limitations in such deeds, in the same manner as if such deeds had been enrolled in the records of the provincial or general court.

Deeds heretofore made to be good, &c.

III. AND BE IT ENACTED, That all deeds heretofore made, for conveying or passing any estate of inheritance or free-hold, or declaring or limiting any use or uses, or for conveying any estate for above seven years, in lands, tenements or hereditaments, which have been acknowledged by the party or parties making the same before the court, or any two justices of the county in which the lands or estate thereby intended to be passed did lie, and which have been enrolled in the records of the late provincial court, or in the records of the general court, within the time prescribed by law for enrolling such deeds, shall be good and available in law, to all intents and purposes whatsoever, to pass and convey the lands or estate thereby intended to be passed, according to the limitations in such deeds, in the same manner as if such deeds had been enrolled in the records of the county where the said lands and estate did lie.

Deeds acknowledged before a judge,

IV. AND BE IT ENACTED, That any deed or deeds for conveying lands, tenements and hereditaments, or passing any interest, estate or use therein, which shall be hereafter acknowledged before a judge of the general court, may be enrolled, either in the records of the county in which the lands or estate thereby intended to be passed may lie, or in the records of the general court, at the election of the party taking or claiming by such deed or deeds.

Or before two justices, may be enrolled, &c.

V. AND BE IT ENACTED, That any deed or deeds for conveying lands, tenements or hereditaments, or passing any interest, estate or use therein, which shall be hereafter acknowledged before two justices of the county in which the lands or estate thereby intended to be passed shall lie, may be enrolled, either in the records of said, or in the records of the general court, at the election of the party taking or claiming by such deed or deeds.

And may be transmitted, &c.

VI. AND, whereas it is of great importance to the tranquillity and quiet of the state, that the evidence concerning the titles of land, and other real estate, should be preserved, BE IT ENACTED, That any deed or deeds already enrolled, or which may be hereafter enrolled, in the records of the general court, may, upon application of the party or parties claiming by or under such deed or deeds, be transmitted, with a certificate annexed to the same, signed by the clerk, and under the seal of the said court, of such enrolment, to the clerk of the county where the land or estate conveyed by such deed or deeds may lie, who shall enrol such deed or deeds, together with such certificate, in the records of his county; and in like manner any such deed or deeds already enrolled, or which may hereafter be enrolled, in the records of the county where the lands or estate thereby conveyed lie, may, upon application of the party or parties claiming by or under any such deed or deeds, be transmitted, with a certificate of such enrolment annexed to the same, signed by the clerk of such county court, and under the seal thereof, to the clerk of the general court, who is hereby authorized and required to enrol such deed or deeds, together with such certificate, in the records of the general court.

VII. AND