

## CONVEYANCES.

Conveyances by nonresidents to be acknowledged in the manner set forth in the act of 1715, ch. 47, within eighteen months after the time of execution, if without the United States, or if without the state, but in the United States, within six months. 1798, ch. 103.

Deeds for lands in the territory of Columbia may be acknowledged as in other cases, or before either of the commissioners of the city of Washington. 1791, ch. 45, § 8.

The certificates granted, or to be granted, by the commissioners, or any two of them, to purchasers of lots, with acknowledgment of the payment of the whole purchase money, and recorded, shall vest the legal estate without any deed or formal conveyance. 1793, ch. 58, § 1.

The clerk shall endorse on every deed the time of receiving it, shall enrol it, and alphabet the names of both parties, and endorse and sign the enrolment and folio. 1715, ch. 47, § 8.

A certificate from the clerk, with the seal of the county where the grantor resides, shall be a sufficient warrant to the clerk where the land lies to enrol the deed. *Ibid.* § 9.

Deeds acknowledged by letter of attorney, where the grantor lives in another state, to be enrolled as aforesaid. *Ibid.*

Such writings, acknowledged and enrolled as aforesaid, shall be construed more favourably for the grantee, and more strongly for barring the grantor, and according to the apparent intention of the parties, though not so firmly drawn as in England, &c. *Ibid.* § 10.

A general registry of conveyances declared necessary. November, 1766, ch. 14, § 1.

After May, 1767, no estate of inheritance or free-hold, or declaration or limitation of use, or any estate for above seven years, shall take effect, unless the deed, &c. is acknowledged in the general court, or before one of the justices thereof, or in the county court, or before two justices of the county where the lands lie, and be enrolled in the records of the same county or the general court, as the case may be, within six months after the date. *Ibid.* § 2.

The said six months to be calendar months. November, 1779, ch. 10.

The clerks respectively shall immediately endorse the time of receiving such deeds, and enrol the same in a good folio book, to be alphabeted in the names of all the parties, and the name of the land and quantity of acres. *Ibid.*

A certificate of such enrolment shall be endorsed by the clerk on such deed, with the time of making it, and the folio of the book it is enrolled in, and the clerk shall sign the said certificate. *Ibid.*

Such books to remain in the custody of the clerks of the general and county courts respectively. *Ibid.*

Manner of acknowledging and enrolling deeds, where the grantors live out of the counties where the lands lie. *Ibid.* § 3.

Manner of acknowledging deeds by letter of attorney, and of enrolling them where the grantors do not reside in the state. *Ibid.* § 4.

Every such writing, to be acknowledged and enrolled as aforesaid, and every deed of bargain and sale of any lands, &c. hereafter to be made, shall have relation, as to conveying the premises, from the date thereof. *Ibid.* § 5.

Directions respecting the acknowledgments of *feme-coverts*. *Ibid.* § 6.

Indenting not necessary to the validity of any deed thereafter to be made. 1794, ch. 57.

Deeds acknowledged before a judge of the general court may be enrolled in the records of the general court, or in the county where the lands lie, and deeds acknowledged in the county where the lands lie may be enrolled in the records of the said county, or in those of the general court. 1785, ch. 9, § 4, 5.

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Deeds, which had been before so acknowledged and recorded, made valid. *Ibid.* § 2, 3.

Deeds enrolled in the general court, may, on application of the party claiming under them, be transmitted, with a certificate of such enrolment, signed and sealed by the clerk, to the clerk of the county where the lands lie, who shall enrol such deed and certificate in the records of his county. *Ibid.* § 6.

Deeds enrolled in the courts of the counties where the lands lie, may, in like manner, be transmitted to, and enrolled in, the general court. *Ibid.*

When a deed is enrolled in a county court, the clerk shall enter in a record book the substance of such deed, to wit, the date, names, &c. and shall note the day of the enrolment, and sign his name thereto. *Ibid.* § 7.

A copy of such record entry to be transmitted annually in May to the clerk of the general court, to be recorded, and the transcript to be safely kept. *Ibid.*

Allowance to the clerks for such transcript. *Ibid.*

If an original deed, and the record thereof at length, is lost or destroyed, such record entries, or copies of them, shall be admitted in evidence. *Ibid.*

The judges of the general court may admit such evidence although the original deed or the record thereof at length may not be lost or destroyed, in all cases where they shall be of opinion, from the circumstances, &c. that it is not necessary to have the deed at length. *Ibid.*

But no such record entry, or copy thereof, shall be admitted as evidence, if the party to be affected by it shall give the other notice, a term before the trial, to produce the original deed, or a full copy. *Ibid.*

Provision for the recording of deeds by the decree of the chancellor, which had been or might be executed, and not recorded. 1785, ch. 72, § 11, November, 1792, ch. 41, § 3.

For the recording such deeds where the parties making them, or their representatives, &c. live out of the state. 1791, ch. 79, § 2, 3.

Any person seized of an estate tail in possession, remainder or reversion, may convey the same in the manner in which persons seized of estates in fee-simple may convey. November, 1782, ch. 23, § 2.

Regulations respecting certain conveyances and leases in the city of Washington. 1791, ch. 45, § 5.

Respecting conveyances therein to and from foreigners. *Ibid.* § 6.

The commissioners of the city of Washington, or any two of them, enabled to appoint a clerk for recording deeds of lands within the territory of Columbia. *Ibid.* § 7.

Acknowledgments of deeds made as the laws direct, or before either of the commissioners, shall be effectual, and no deed, hereafter to be made, of or for lands within that part of the said territory which lies within this state, shall operate as a legal conveyance, nor shall any lease for more than seven years be effectual, unless the deed shall have been acknowledged as aforesaid, and delivered to the said clerk to be recorded within six calendar months from the date thereof. *Ibid.* § 8.

Conveyances of lands within the said territory, recorded agreeably to the act of 1791, ch. 45, by the clerk therein mentioned, shall be as valid as if recorded in the manner prescribed by law before the passage of the said act. November, 1792, ch. 59, § 2.

Manner of compelling a conveyance from infants, idiots, &c. of lands mortgaged, charged with the payment of money or tobacco, and liable to a decree for sale, or bound by agreement to convey. November, 1773, ch. 7, § 1, 2, 3.

Such infants, &c. to be bound by conveyances made in such cases by their guardians. October, 1778, ch. 22, § 1, 2, 4.

Such