

An ACT to make valid a deed of bargain and sale executed by Sarah Gassaway and Thomas Gassaway, executors of captain John Gassaway, to William Chapman, deceased.

Preamble.

WHEREAS William Chapman, by his humble petition to this general assembly hath set forth, that captain John Gassaway, late of Anne-Arundel county, deceased, was in his life time, to wit, on the twenty-seventh day of May, seventeen hundred and sixty-two, long before and at the time of his death, seised in fee simple, in his own right, of all that tract of land called the Triangle, lying in the said county; and the said John Gassaway, being so thereof seised, did, on the day and year above mentioned, duly make and execute his last will and testament, in writing, whereby, among other things, he directed Sarah Gassaway and Thomas Gassaway, his executors in the said will named, to sell at public vendue the said tract of land called the Triangle; and that the said John Gassaway died some time in the month of June or July, in the year aforesaid, and the said Sarah and Thomas Gassaway took upon themselves the execution of the said will, and the management of the estate of the said deceased, and did, some time in the month of September following, put up the said tract of land for sale at public vendue, and William Chapman, late of the county aforesaid, deceased, the father of the said petitioner, became the purchaser thereof, for the sum of thirty-six pounds sterling; and the said Sarah and Thomas Gassaway accordingly made, executed, and duly acknowledged, a deed of bargain and sale for the said land to the said petitioner's father, in consideration of the said sum of thirty-six pounds sterling, paid by the said William Chapman, deceased, on the day of executing the said deed, and put the said William Chapman in possession of the said land; and that the said William Chapman continued in the peaceable, quiet, and undisturbed possession of the said land until his death, which happened some time in the month of October, in the year seventeen hundred and sixty-three, after a long and tedious sickness, he having been taken sick soon after the making the said deed; during all which time the said William Chapman was confined to his house, and incapable of managing or attending to his business, by reason whereof the said William Chapman neglected to have the said deed recorded; that since the death of the said William Chapman, the petitioner's mother, as natural guardian, has had quiet possession of the said land, up to the time of his attaining the age of twenty-one years, since which time he has been, and still is, in possession of the said land, as son and heir at law of the said William Chapman, deceased, and hath prayed an act may pass to make the said deed valid in law: And it appearing to this general assembly, that the several allegations contained in the said petition are strictly true:

Deed to be recorded, &c.

II. Be it therefore enacted, by the General Assembly of Maryland, That it shall and may be lawful for the said William Chapman to have the said deed recorded among the land records of Anne-Arundel county, at any time within six months from the passing this act, and that the same deed, when so recorded, shall be as valid, good, and effectual, to every intent and purpose intended thereby, as if it had been enrolled within the time limited by law.