

# ARTICLE XXI.

## CONVEYANCING.

### Conveyances in General.

1. What estate shall not pass without deed duly acknowledged. Power of unmarried woman between 18 and 21 years of age to make deed of trust of her property. Proviso.
2. Acknowledgments within county or city where real estate lies.
3. Acknowledgments within the State, but out of county or city where real estate lies.
4. Without the State.
5. Without the United States.
6. Certificate of acknowledgment.
7. Seal of court.
8. What acknowledgment must contain.
9. General requisites of a good deed.
10. To be signed and sealed by grantor.
11. No words of inheritance necessary.
12. Meaning of "grant" and "bargain and sell."
13. How and when to be recorded.
14. Deed to take effect from date, as between parties.
15. Acknowledgment and record essential.
16. Priority of record, effect of.
17. Record of trustee's deed in several counties, when necessary.
18. Recording deeds between death of clerk and qualification of his successor.
19. Effect of record after expiration of time fixed by law.
20. Effect of possession by grantee.
21. Saving as to creditors.
22. Acknowledgment before a commissioner of deeds.
23. Livery of seisin and indenting not necessary.
24. Tenant of estate tail may grant in fee simple.
25. Power of attorney to be acknowledged as a deed.
26. Revoked, when.
27. Execution by attorney; how made.
28. Bonds for conveyance.
29. Release of vendor's lien.
30. Release or assignment by executor or assignee.

### Mortgages.

31. Executed, acknowledged and recorded as deeds.
32. Affidavit by mortgagee.
33. By whom to be made.
34. Assignment of mortgage.
35. Effect of. Oath of assignee.
36. Release of mortgage.
37. May be written in record book at foot of mortgage.
38. Or endorsed on original mortgage.
39. Mortgages when filed with *total* release thereon shall be **retained** by clerk; otherwise where release is of *part only* of mortgage.
40. Effect of release.
41. Release or assignment by executor or assignee.
42. Recording of release or assignment, or of mortgage or deed of trust. Proceedings to sell mortgaged property, how to be recorded in the counties. Section not applicable to Baltimore city.

As to division and election, see art. 46, sec. 32, *et seq.*

As to joint tenancies, see art. 50, sec. 13.