

qualified for any county or city in this State, and which deeds, mortgages and other conveyances were recorded in the county or city where the lands or other property, in whole or in part, are situated, shall have the same effect and operation in law, and be as valid to all intent and purposes, as if the justice of the peace before whom the same was acknowledged, was, at the time of such acknowledgment, a justice of the peace duly commissioned and qualified according to law, for the county or city in which the lands or other property were situated, or in which the grantors in such deed, mortgage or other conveyance, resided, saving and reserving the rights of creditors and *bona fide* purchasers, without notice.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals of Maryland. *Wingert v. Zelgler*, 91 Md. 326.

1904, art. 21, sec. 81. 1888, art. 21, sec. 80. 1880, ch. 256, sec. 2.

83. All deeds, mortgages and other conveyances, executed and acknowledged by the grantors since the twenty-second day of March, in the year eighteen hundred and sixty-seven, in the county or city in this State in which the grantors then resided, before any other justice of the peace of any other county or city in this State, duly commissioned and qualified, shall be as valid, to all intents and purposes, as if acknowledged in the county or city where the lands or other property, in whole or in part, are situate, before a justice of the peace of said county or city, or as if acknowledged before a justice of the peace of the county or city in which the grantors resided, saving and reserving the rights of creditors and *bona fide* purchasers without notice; this section, however, not to avail, nor to be pleaded, nor given in evidence, nor in any manner to affect litigation pending on April 10, 1880.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals of Maryland. *Wingert v. Zelgler*, 91 Md. 326.

Ibid. sec. 82. 1888, art. 21, sec. 81. 1870, ch. 346. 1878, ch. 116.

84. All deeds of conveyance of property in this State which may have been recorded without any certificate of the clerk of any of the courts of this State accompanying the acknowledgment thereof, in cases in which such certificates are necessary and proper, certifying to the official character and signature of the justice of the peace taking the same, and all deeds of conveyance of property in this State which may have been recorded without the seal of the notary public before whom the acknowledgment was taken, having been first attached, when the grantor resided in another State, and the acknowledgment was made in that State, shall be valid to all intents and purposes as if such defect and omission did not exist; provided, that the execution and acknowledgment of such deeds in all other respects conformed to the laws of this State, in such cases made and provided; saving, nevertheless, the rights of *bona fide* purchasers and incumbrancers without