

Id s 17  
1813, c 104, s 4  
What necessary  
in deed, from  
trustee, under  
decree passed in  
another county  
from whereland  
lies.

**20.** When a trustee sells land lying in one county under a decree passed in another county, the deed shall be recorded in each county where the land lies, and shall recite so much of the decree under which the sale was made as will show when and by what court it was passed, and the names of the parties, and the appointment of the trustees who made the sale; the city of Baltimore is to be regarded as a county in the meaning of this section.

Id s 18  
1822, c 104.  
Where clerk  
dies, and time  
elapses before  
successor qual-  
ifies

**21.** If any clerk shall die, and during the interval between his death and the qualification of his successor, the time for recording any deeds or other written documents required by law to be recorded in a specific time shall expire, the successor of such clerk so dying shall record the same at any time within one month after his qualification, to have the same effect as if such deed or other document were recorded within the time prescribed by law; and shall indorse thereon the time of the death of the former clerk, and the date of his own qualification, which indorsement shall be recorded with the deed or other document, and shall be evidence of the facts it contains.

1867, c 58.  
Effect of deeds  
recorded after  
time prescribed.  
40 Md. 331.

**22.** Any deed or conveyance of or relating to land duly acknowledged and required by law to be recorded, except deeds or conveyances by way of mortgages, may be recorded after the time herein prescribed, and when so recorded shall have, as against the grantor, his heirs or executors, and against all purchasers, with notice of such deed or conveyance, and against all creditors of such grantor and his heirs, who shall become so after the recording of such deed or conveyance, the same validity and effect as if recorded within the time hereinbefore prescribed, this section to apply to all deeds executed and acknowledged according to law, whether before or after the adoption of this act.

Art 24 s 20  
1831, c 304  
When posses-  
sion goes with  
deed, effect of  
recording after  
time prescribed  
18 Md 113

**23.** When the grantee, his heir or executor, in any deed or conveyance shall take possession of the lands purporting to be conveyed thereby, such deed or conveyance, after being recorded, (though not recorded within six months), shall have against all persons from the time of taking possession as aforesaid, the same effect and validity to all intents and purposes as if the same had been recorded in proper time, nothing herein, however, to affect in any manner the preferences and priorities declared and given in the nineteenth section of this article.

Id s 21  
1831, c 304  
Effect as to  
creditors  
40 Md 100

**24.** But as against all creditors who have become so before the recording of such deed or conveyance, and without notice of the existence thereof, such deed or conveyance shall have validity and effect only as a contract for the conveyance or assurance of the estate, interest or use purported by such deed or conveyance to be conveyed or assured.

1878, c 116  
Deeds recorded  
without certifi-  
cate, where  
certificate  
necessary, and  
deeds without

**25.** 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,