

Conveyances in General.

1890, ch. 210.

1. No estate of inheritance or freehold, or any declaration or limitation of use, or any estate above seven years, shall pass or take effect unless the deed conveying the same shall be executed, acknowledged and recorded as herein provided; and all such deeds shall be acknowledged before some one of the officers named in sections two, three, four and five of this article, and any unmarried woman between the age of eighteen years and twenty-one years, shall have power to make a deed of trust of her property, real, personal or mixed; provided the same shall be approved and sanctioned by a court having equity jurisdiction in the city or county where the grantor resides, upon the petition of the said grantor, and such proof as the said court in its discretion may require.

Nickel v. Brown, 75 Md. 185. Hoffman v. Gosnell, 75 Md. 589.

1890, ch. 232.

2. If acknowledged in the county or city within which the real estate or any part of it lies, the acknowledgment may be made before, first, a justice of the peace for such city or county; second, a judge of the orphans' court of such county or city; third, a judge of the circuit court for the county; fourth, a judge of the Supreme Bench of Baltimore city; fifth, a notary public.

1890, ch. 232. 1892, ch. 4.

3. If acknowledged within the State, but out of the county or city wherein the real estate or any part of it lies, the acknowledgment may be made before, first, a notary public; second, any judge of the circuit court for the circuit in which the grantor may be, or any judge of the orphans' court of the county in which the grantor may be; third, any judge of the Supreme Bench of Baltimore city or any judge of the orphans' court of said city; fourth, any justice of the peace for the county or city where the grantor may be at the time of the acknowledgment, the official character of the justice being certified to by the clerk of the circuit or superior court under his official seal.