

and valid in the Law to pass all Estate, Right, Title, Interest, and claim of the Party to such Deed in or to such Lands, Tenements and Hereditaments, by such Deed or Conveyance granted, made over, or conveyed, to the Grantee or Bargainee in such Deed made over, and his Heirs and Assigns, and to defeat, extinguish, cut off and destroy all Estates Tail, Remainders or Reversions, touching or concerning such Lands, Tenements and Hereditaments, as if the Party so granting and conveying had levied a Fine with Proclamations, or suffered a common Recovery of such Lands, Tenements, and Hereditaments, according to the Laws of England, duly levied in the Court of Common Pleas at Westminster, with Deeds properly executed to lead the uses or declare the uses of such Fine or Recovery of Lands, Tenements and Hereditaments lying and being in England. *Provided always*, that when such Deed of Conveyance shall be executed by *Baron and Feme* in Great Britain or Ireland, or any of His Majesty's Colonies, of any Lands, Tenements and Hereditaments as aforesaid, then the same shall be acknowledged in the form provided by the aforesaid Act of the General Assembly of this Island, made and passed in the Thirty-sixth year of His present Majesty's Reign, intituled *An Act to render valid Conveyances of real Estates of Married Women, by them made, or to be made, during their Coverture*; and such Acknowledgment may be taken within Three Months of the time of executing the same, before any one of the Justices of His Majesty's Court of Common Pleas in England or Ireland, or any one of the Lords of Session in Scotland, or any Chief Justice or Assistant Justice of the Supreme Court in the Colonies, or any Justice of the Peace in Great Britain or Ireland, or the Colonies; and such Deed of Conveyance so acknowledged shall be as good and valid in the Law as if the same had been made by a *Feme sole*, or as if such Married Woman had joined in levying a Fine according to the Law and Practice in that behalf made and used in that part of Great Britain call-

Proviso.