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deed executed in the City of Philadelphia conveying and interest in land in this City having the Common law requisites of a deed of bargain and sale, and reciting the payment of a valuable consideration, would convey the interest of the bargainor or grantor, without any acknowledgment, and without having been put on record. It would be good and operate between the immediate parties as an instrument of conveyance on proof of signing sealing, and delivery

The operation of the Statute law of Pennsylvania requiring the acknowledgment and recording of deeds conveying or affecting lands in this State is confined to the effect of such deeds, as against subsequent purchasers or Mortgagees for value. The Statutes of Pennsylvania have no effect upon such deeds as between the parties. The only effect of an acknowledgment by parties sui juris, is to entitle the deed to be put on record and the record affects subsequent purchases and Mortgagees with Notice, the act of 1715 will be found 1 Smiths Laws of Pennsylvania page 95 and the act of 1775 in the same volume page 422. This book is published under authority of the Legislature and is evidence in our Courts. The same acts will be found in Pendans Digest of the Laws of Pennsylvania on pages 321 and 324 They are there correctly copied from Smith's Laws. I refer to the Ninth Edition of Pendans Digest of which I am the compiler. What I have to the effect of an acknowledgment does not include the separate examination of a married woman, which is provided for by another Act of Assembly passed in 1770, whereby the priory examination of a feme covert is made necessary in order to pass her title

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Ird. C. Brightly

All of which is respectfully submitted

C. W. Sitle (Comm. Seal)

Commissioner

And afterwards to wit on the twenty fourth day of November in the year last aforesaid the Court passed the following opinion, to wit

Josephine Chatterton
vs
John Chatterton

The Complainants in this case seeks to procure a Conveyance to her use of an undivided interest, in certain real estate situated in Baltimore County which is set forth and described in a deed of conveyance from Christopher S. Dobson and wife, to John Chatterton, July 1, 1859 and also in a subsequent deed between the same parties of date 12 April 1860

The complainant contends that the property in question was purchased for the sum of Seven thousand three hundred and fifty dollars and was paid for with two houses in Philadelphia valued at about Fifty three hundred dollars and the residue by a Mortgage on the property & cash, she claims that she was the owner of the two Houses so given in exchange, and that it was understood and agreed at the time of the purchase that her interest in the property was the value of the two houses, and that the deed being executed to the defendant a resulting trust arises in her favor which she applies to this Court to