

CHAPTER 252.

AN ACT to add the following sections, relating to covenants in Deeds of conveyances, to Article twenty-four of the Code of Public General Laws relating to conveyancing, and to follow section seventy-one, (71.) Passed Mar. 10, 1864.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That the following sections relating to covenants in deed of conveyance be added to Article twenty-four of the Code of Public General Laws. When in a deed conveying real estate, the words "the said covenants" are used, such words shall have the same effect as if it was expressed to be by the covenantor for himself, his heirs, devisees and personal representatives, and shall be deemed to be with the grantee in the deed, his heirs, devisees and personal representatives and assigns. Sections added.

Sec. 2. A covenant by the grantor in a deed conveying real estate, "that he will warrant generally the property hereby conveyed," shall have the same effect as if the grantor had covenanted, that he, his heirs, devisees and personal representatives will forever warrant the said property unto the grantee, his heirs, devisees and assigns against the claims and demands of all persons whomsoever. To have effect.

Sec. 3. A covenant by a grantor in a deed conveying real estate, "that he will warrant specially the property hereby conveyed," shall have the same effect as if the grantor had covenanted that he, his heirs, devisees and personal representatives will forever warrant and defend the said property unto the grantee, his heirs, devisees, personal representatives and assigns, against the claims and demands of the grantor and all persons claiming or to claim by, through or under him.

Sec. 4. A covenant by the grantor in a deed for land "that he is seized of the land, hereby conveyed," shall have the same effect as if the grantor had covenanted that the said grantor at the time of the execution and delivery of the said deed