

- Adverse possession.** 4. Any person claiming title to any real estate may notwithstanding there may be an adverse possession thereof, sell and convey his interest therein.
- Fee simple.** 5. All title to real estate acquired by the grantor subsequent to a conveyance purporting to be in fee simple, shall enure to the grantee.
- Freehold.** 6. All real estate as regards the conveyance of the immediate freehold thereof shall be deemed to be in grant as well as in livery.
- Deeds, what to include.** 7. Every deed conveying land shall unless an exception be therein made, be construed to include all buildings, privileges, liberties and appurtenances of every kind belonging to such land.
- Lineal warranties effected.** 8. Lineal and collateral warranties with all their incidents are abolished, but any covenant allowed by law may be inserted in any deed.
- Liability.** 9. The heirs, devisees and personal representatives of any covenantor, shall be liable to the extent of the assets devised or descended according to the terms of the covenants contained in the deed.
- Covenants.** 10. No covenants shall be implied in any conveyance of real estate.
- Term of injunction.** 11. No term of inheritance shall be necessary to create an estate in fee simple.
- Fee simple.** 12. Every conveyance of real estate shall be construed to pass a fee simple estate unless a contrary intention shall appear by express terms or be necessarily implied therein.
- Estate of grantor.** 13. Every conveyance purporting to be in fee simple shall be construed to pass all the estate of the grantor.
- Grants.** 14. Grants of rents or of reversions or remainders shall be good and effectual without the attornment of the tenants.
- Married women.** 15. A married woman may convey any of her real estate or relinquish her dower in any of the real estate of her husband by joint deed executed by herself and husband or she may relinquish her dower by separate deed to the grantee of her husband.
- Exceptions.** 16. No covenant in any deed conveying the real estate of a married woman shall bind her or her heirs or personal representatives, except so far as may be necessary effectually to convey from her and her heirs, all her right and interest expressed to be conveyed in such conveyance.

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