

CHAPTER 2.

FORMS OF DEEDS.

Form.

27. A deed may be made in the following form or to the like effect :

This deed made this _____ day of _____, in the year _____, by [here insert the name of the grantor] witnesseth, that in consideration of [here insert consideration] the said _____ doth grant unto [here insert the name of grantee] all that [here describe the property.]

Witness my hand and seal.

Test :

A. B.

C. D.

[Seal.]

Construed.

28. Every deed made in the above form or to the like effect, shall as respects the form thereof, be construed and deemed sufficient to convey an estate in fee simple.

Covenant may be added.

29. Any covenant allowed by law which the parties thereto may agree upon, may be added to the above form.

Limitation, &c.

30. Any limitation, condition, reservation, restriction, exception or qualification allowed by law, may be added to or introduced into the above form.

Deeds construed.

31. Deeds made in the forms in schedule number one, hereunto annexed, or to the like effect, shall be construed or deemed sufficient to convey the following estates or interests, but nothing herein contained shall render it erroneous or irregular to depart from the letter of said forms, so long as the substance is expressed.

Forms, various, viz:

FORM.

32. No. 1. To convey an estate in fee simple from one to another.

33. No. 2. To convey the estate of a married woman in fee simple.

34. No. 3. To convey an estate for life.