

- 51. When to take effect; priority of.
- 52. Assignment and release of.
- 53. Affidavit of mortgagee.
- 54. Release by vendee of bills of sale intended to be mortgages.

Conditional Contracts of Sale.

- 55. Must be recorded; acknowledgment and affidavit unnecessary.

Forms of Conveyances.

- 56. Deed.
- 57. Where wife unites.
- 58. Of life estate.
- 59. Deed of trust.
- 60. Sheriff's deed.
- 61. Trustee's deed.
- 62. Deed of commissioners to make partition.
- 63. Executor's deed.
- 64. Mortgage of real estate.
- 65. Bill of sale.
- 66. Chattel mortgage.
- 67. Lease.
- 68. Sufficiency of prescribed forms.
- 69. Similar forms to be sufficient.
- 70. Form of acknowledgment within the state.
- 71. By husband and wife.
- 72. Without the state.
- 73. Any form substantially equivalent sufficient.
- 74. Effect of the word "covenants."
- 75. General warranty.
- 76. Special warranty.
- 77. Covenant of seisin.
- 78. Right to convey.
- 79. Quiet enjoyment.
- 80. Grantor has done no act to encumber.
- 81. For further assurance.
- 82. Such covenants in deeds heretofore executed to be valid.
- 83. Deeds of real estate by executors.

Defective Conveyances.

- 84. Defectively acknowledged deeds, etc., cured.
- 85. Further provisions as to same.
- 86. Further provisions as to same.
- 87. Defectively acknowledged conveyances subsequent to 1858 made valid. Provisos.
- 88. Mortgages and assignments defectively sworn to between March 27, 1896, and March 14, 1898, made valid.
- 89. Same, between March 14, 1898, and March 15, 1904.
- 90. Defective conveyances, validated; provisos.
- 91. Assignment of mortgages without seal or affidavit, validated; provisos.

Miscellaneous.

- 92. "Die without issue," legal effect of.
- 93. When title to remain in vendor of railroad rolling stock until purchase money paid; provisos.
- 94. What leases to be redeemable; how.
- 95. Leases or sub-leases for more than 15 years redeemable after 5 years at not more than 6 per cent.
- 96. Renewal of leases by decree.
- 97. Conclusive presumption of renewal, when to arise.
- 98. Conveyances and devises of land binding on streets or highways to pass title to the centre of such streets or highways unless otherwise expressly declared.
- 99. Secs. 94 and 95 do not apply to leases and sub-leases for business purposes prohibiting assignments or sub-leases without written consent of landlord, and when term, including renewals, does not exceed ninety-nine years.
- 100. Cost of internal revenue stamps; how borne.

Conveyances in General.

An. Code, sec. 1. 1904, sec. 1. 1888, sec. 1. 1766, ch. 14, sec. 2. 1856, ch. 154, secs. 81, 82. 1890, ch. 210.

1. No estate of inheritance or freehold, or any declaration or limitation of use, or any estate above seven years, shall pass or take effect unless the deed conveying the same shall be executed, acknowledged and