

An. Code, sec. 78. 1904, sec. 76. 1888, sec. 75. 1864, ch. 252, sec. 7.

**80.** A covenant by grantor, in deed for land, "that he has done no act to encumber said land," shall be construed and have the same effect as if he had covenanted that he had not done or executed, or knowingly suffered any act, deed or thing whereby the land and premises conveyed, or intended so to be, or any part thereof, are or will be charged, affected or incumbered in title, estate or otherwise.

An. Code, sec. 79. 1904, sec. 77. 1888, sec. 76. 1864, ch. 252, sec. 8.

**81.** A covenant by a grantor, in a deed for land, "that he will execute such further assurances of said land as may be requisite," shall have the same effect as if he had covenanted that he, the grantor, his heirs or personal representatives, will, at any time, upon any reasonable request, at the charge of the grantee, his heirs or assigns, do, execute or cause to be done and executed, all such further acts, deeds and things, for the better, more perfectly and absolutely conveying and assuring the lands and premises hereby conveyed, or intended so to be, unto the grantee, his heirs and assigns, in manner aforesaid, as by the grantee, his heirs and assigns, or his or their counsel, learned in the law, shall be reasonably devised, advised or required.

An. Code, sec. 80. 1904, sec. 78. 1888, sec. 77. 1864, ch. 252, sec. 9.

**82.** All deeds which have been heretofore executed in pursuance of the provisions contained in the eight preceding sections shall be as valid and effectual as if the covenants in said deeds had been expressed therein, in full.

An. Code, sec. 81. 1904, sec. 79. 1888, sec. 78. 1872, ch. 451.

**83.** All deeds of conveyance heretofore or hereafter duly executed, acknowledged and recorded according to law, among the land records in any county in this State, by executors or the last will and testament, executed with the formalities required for the passing of real estate by the laws of this State, and proved according to law, of any non-resident testator, conveying lands lying in said county, shall be as valid and effectual in law and equity as if made by executors under last will and testament, duly executed, proved and recorded in the office of the register of wills in this State, for lands lying therein, and whose sales of real estate under the authority of said will were duly made and reported to and ratified by an orphans' court in this State; provided, that an authenticated copy of the said last will and testament shall have been filed and recorded in the office of the register of wills of the county where the lands lie; and provided further, that full authority was given by the said last will and testament to the executors to sell and convey the said real estate.

The executor of a non-resident testator is not required to report sales of land to the orphans' court of the county where the land is located. *Smith v. Montgomery*, 75 Md. 139 (explaining *Norment v. Brydon*, 44 Md. 112).

The essentials of the jurisdiction of the orphans' court over the sale of land under this section owned by a non-resident testator, set out, and held not to have been