

of any such bond, writing obligatory or contract shall be received as evidence of such bond, writing obligatory or contract, as fully as a like copy of the record of any such deed duly executed, acknowledged and recorded in the manner aforesaid, would be evidence of such deed.

In force from March 8, 1865.

NOTE.—1865, c 47 is identical with 1831, c. 205, s 3. In U S Ins Co v. Shriver et al, 3 Md Ch Dec. 381, it is held that the latter act does not touch conveyances of the title, either legal or equitable, but simply authorizes registration of contracts to convey.

1864, c. 252 adds the following sections to this article to follow section 71 :

72. 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. 1864, c 252. s. 1,
Covenants

73. 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. Ibid s. 2
General warranty.

74. 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 and personal representatives and assigns, against the claims and demands of the grantor and all persons claiming or to claim by, through or under him. Ibid s 3.
Special warranty.

75. A covenant by the grantor in a deed for land, "that he is seized of the land, hereby conveyed," shall Ibid. s. 4.
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