

1864, ch. 252, sec. 1.

69. When in a deed conveying real estate, the words "the said ——— covenants" are used, such words shall have the same effect as if the covenant 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.

Ibid. sec. 2.

70. 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. sec. 3.

71. 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. sec. 4.

72. A covenant by the grantor in a deed for land, "that he is seized of the land hereby conveyed," shall have the same effect as if the grantor had covenanted that the said grantor at the time of the execution and delivery of the said deed is and stands lawfully seized of, in and to the same.

Ibid. sec. 5

73. A covenant by the grantor, in a deed for land, "that he has the right to convey said land," shall have the same effect as if the grantor had covenanted that he has good right, full power and absolute authority to convey the said land unto the grantee