

No. 4.

Covenant that the grantor has the right to convey.

78. And the said covenants that he has the right to convey said land. No. 4.

No. 5.

Covenant that the grantor has done no act to encumber the land.

79. And the said covenants that he has done no act to encumber said land. No. 5.

No. 6.

Covenant that the grantee shall quietly enjoy.

80. And the said covenants that the said shall quietly enjoy said land. No. 6.

No. 7.

Covenant for further assurances.

81. And the said covenants that he will execute such further assurances as may be requisite. No. 7.

CHAPTER 3.

The acknowledgment and record of deeds.

82. Every deed whereby any real estate is conveyed or may be affected in law or equity, except an estate for a term not exceeding seven years, shall be acknowledged and recorded in the manner hereinafter prescribed. Recording of deed.

A deed may be acknowledged before some one of the following officers.

83. If acknowledged in the county or city within which the real estate or any part of it lies, the acknowledgment may be made before, Before whom to be acknowledged.

Some one justice of the peace for said county or city.