

24. All deeds conveying real estate shall contain: Deeds to contain.
- I. The names of the grantor and grantee.
 - II. The consideration.
 - III. A description with reasonable certainty of the property therein conveyed.
 - IV. The quantity of interest therein intended to be conveyed.
 - V. The conditions, reservations and covenants, if any there be.

25. Every deed conveying real estate, shall be signed and sealed as heretofore, and attested by at least one witness. Deed to be signed and sealed.

CHAPTER 2ND.

FORMS OF DEEDS OF REAL ESTATE.

26. A deed conveying real estate, may be made in the following form or to the like effect: Form.

This deed, made this _____ day of _____, in the year _____, by (here insert the name of grantor,) witnesseth, that in consideration of (here insert consideration,) the said _____ doth grant unto (here insert the name of grantee,) all that (here describe the property;) witness my hand and seal.

Test.

A. B.

C. D.

[Seal.]

27. Every deed, made in the above form or to the like effect, shall as respects the form thereof, be construed and deemed sufficient to convey an estate in fee simple. Construed.

28. Any covenant allowed by law, which the parties thereto may agree upon, may be added to the above form. Covenant may be added.

29. Any limitation, condition, reservation, restriction, exception or qualification, allowed by law, may be added to or introduced into the above form. Limitation, &c.

30. Deeds made in the forms in Schedule No. 1 hereunto annexed or to the like effect, shall be construed or deemed sufficient to convey the following estates or interests. But nothing herein contained shall render it erroneous or irregular, to depart from the letter of said forms so long as the substance is expressed. Deeds construed.