

## FORM.

## Forms.

31. Number 1.—To convey an estate in land in fee simple from one to another.

32. Number 2.—To convey the estate in land of a married woman in fee simple.

33. Number 3.—To convey an estate in land for life.

34. Number 4.—To convey an estate in land for life to one, remainder in fee to another.

35. Number 5.—To convey an estate in land for a term of years.

36. Number 6.—To convey an estate in land in fee simple to two or more as tenants in common.

37. Number 7.—To convey an estate in land in fee simple, to two or more, as joint tenants.

38. Number 8.—To convey an estate in land for life to one, with contingent remainder to an unborn person.

39. Number 9.—To convey an estate in land in fee simple to one, defeasible upon his dying without a child, or descendant of a child, living at the time of his death, and in that event, remainder to another.

40. Number 10.—To convey real property in trust to secure debts, indemnifying securities or for other purposes.

41. Number 11.—To convey land sold by the sheriff or other officer, under an execution.

42. Number 12.—To convey real property sold by trustee under decree of Court of Equity.

## Modifications.

43. Like forms may be used with such modifications as may be necessary to convey any interest in real estate, not embraced in the foregoing forms.

## Effect of words

44. 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, personal representatives and assigns.

## General warrant.

45. 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, siq