

Further assurances.

51. A covenant by a grantor in a deed for land, "that he will execute such further assurances of said land as may be requisite," shall have the same effect as if he had covenanted that he, the grantor, his heirs or personal representatives will, at any time, upon any reasonable request, at the charge of the grantee, his heirs or assigns, do execute, or cause to be done and executed, all such further acts, deeds and things for the better, more perfectly and absolutely conveying and assuring the lands and premises hereby conveyed, or intended so to be, unto the grantee, his heirs and assigns, in manner aforesaid, as by the grantee, his heirs and assigns, or his or their counsel learned in the law, shall be reasonably devised, advised or required.

Construed for following purposes.

52. Covenants made in the forms in schedule No. 2, hereunto annexed, or to, the like effect shall, as respects the form thereof, be construed, and deemed sufficient for the following purposes.

53. Form number 1.—For a covenant of general warranty.

54. Number 2.—For a covenant of special warranty.

55. Number 3.—For a covenant that the grantor is lawfully seized.

56. Number 4.—For a covenant that the grantor had the right to convey.

57. Number 5.—For a covenant that the grantor has done no act to encumber the land.

58. Number 6.—For a covenant that the grantee shall quietly enjoy.

59. Number 7.—For a covenant for further assurances.

Schedule No. 1 and 2 parts of this chapter.

Valid.

60. Schedules numbers one and two shall be deemed a part of this chapter.

61. Any deed or part of a deed conveying real estate, which shall fail to take effect by virtue of this chapter, shall nevertheless be as valid, as far as the rules of law and equity will permit, as if this chapter had not been enacted.

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