

of said Code relating particularly to old British Property Law; generally enacting and codifying the Common Law and some provisions of the British Statutes in force in Maryland on July 4, 1776, relating to old British Property Law, and generally revising, enacting and codifying the Statute of Frauds; and repealing other provisions of said British Statutes relating particularly to old British Property Law.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That new Section 94A be and it is hereby added to Article 21 of the Annotated Code of Maryland (1966 Replacement Volume), title "Conveyancing," subtitle "Forms of Conveyancing," to follow immediately after Section 94 thereof, and to read as follows:

94A.

There shall be no implied covenant or warranty by the grantor as to title or possession in any grant of land or of any grant of an interest or estate in land except that in any lease, unless the lease provides otherwise, there shall be an implied covenant by the lessor, his personal representatives and assigns that the lessee, his personal representatives and assigns shall quietly enjoy said land.

SEC. 2. *And be it further enacted,* That new Section 147 be and it is hereby added to Article 21 of said Code (1966 Replacement Volume and 1970 Supplement), title "Conveyancing," to follow immediately after Section 146 thereof and to be under the new subtitle "Statute of Uses," and to read as follows:

Statute of Uses

147.

(a) A conveyance, deed, covenant, devise or bequest of any property, including an interest in land, to a trustee whose title is nominal only, and who has no power of disposition or management of such property, is void as to the trustee, and shall be deemed a direct conveyance, deed, covenant, devise or bequest to the beneficiary.

(b) This section shall not be applicable to any deed of trust given as security for the payment of a debt or the performance of an obligation.

(c) Notwithstanding the repeal of the British Statute of Uses as it had been in force in Maryland, executory interests and powers of appointment shall be valid in Maryland, subject to the Rule Against Perpetuities as now or hereafter in force in Maryland.

SEC. 3. *And be it further enacted,* That new Section 148 be and it is hereby added to Article 21 of said Code (1966 Replacement Volume and 1970 Supplement), title "Conveyancing," to follow immediately after Section 147 thereof and to be under the new subtitle "Waste," and to read as follows:

Waste

148.

Any mortgagor, including a grantor under a deed of trust given as security for the payment of a debt or the performance of an