

5-108. *Effect of covenant of right to convey.*

A covenant by the grantor, in a deed for land, "that he has the right to convey said land" shall have the same effect as if the grantor had covenanted that he has good right, full power and absolute authority to convey the said land unto the grantee in said deed, in the manner in which the same is conveyed, or intended so to be, by the deed, according to its true intent.

5-109. *Effect of covenant of quiet enjoyment.*

A covenant by the grantor, in a deed for land "that the said (the grantee) shall quietly enjoy said land," shall have the same effect ~~that~~ AS if he had covenanted that the said (the grantee), his heirs and assigns, might at any and all times thereafter, peaceably and quietly enter upon, and have, hold and enjoy the land conveyed by the deed, or intended so to be conveyed, with all the rights, privileges and appurtenances thereunto belonging, and to receive the rents and profits thereof, to and for his or their use and benefit, without any eviction, interruption, suit, claim or demand whatever, by the said (the grantor), his heirs or assigns, or any other person or persons whatever.

5-110. *Effect of covenant that grantor has done no act to encumber.*

A covenant by THE grantor, in A deed for land, "that he has done no act to encumber said land," shall be construed and have the same effect as if he had covenanted that he had not done or executed, or knowingly suffered any act, deed or thing whereby the land and premises conveyed, or intended so to be, or any part thereof, are or will be charged, affected or encumbered in title, estate or otherwise.

5-111. *Effect of a general covenant against encumbrances.*

A covenant by grantor, in a deed for land, "that the land is free and clear of all encumbrances" shall be construed and have the same effect as if he had covenanted that neither he nor his predecessors in his chain of title had done or executed, or knowingly suffered any act, deed or thing whereby the land and premises conveyed, or intended so to be, or any part thereof, are or will be charged, affected or encumbered in title, estate or otherwise.

5-112. *Effect of covenant for further assurances.*

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 personal representative, 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 personal representatives, heirs, and assigns, in manner aforesaid, as by the grantee, his personal representatives, heirs, and assigns, or his or their counsel, learned in the law, shall be reasonably devised, advised or required.