

definition of "grant" in §1-101(e). This revision, however, is not intended to prohibit the use of "conveyed" in a form.

The phrase "his heirs, devisees, etc." is proposed for deletion as unnecessary in light of §1-103.

The only other changes are in style.

2-107. EFFECT OF COVENANT OF SEISIN.

A COVENANT BY THE GRANTOR IN A DEED, "THAT HE IS SEIZED OF THE LAND HEREBY GRANTED," HAS THE SAME EFFECT AS IF THE GRANTOR HAD COVENANTED THAT THE GRANTOR, AT THE TIME OF THE EXECUTION AND DELIVERY OF THE DEED, IS AND STANDS LAWFULLY SEIZED OF THE LAND.

REVISOR'S NOTE: This section presently appears as Art. 21, §5-107 of the Code. The phrase "for land" is proposed for deletion as superfluous in light of the definition of "deed" in §1-101(c). The word "conveyed" is proposed for deletion in light of the definition of "grant" in §1-101(e). This revision, however, is not intended to prohibit the use of "conveyed" in a form. The phrase "seized of, in and to" is proposed for deletion and the phrase "seized of" is substituted because the prepositions "in and to" are superfluous. The only other changes are in style.

2-108. EFFECT OF COVENANT OF RIGHT TO GRANT.

A COVENANT BY THE GRANTOR IN A DEED "THAT HE HAS THE RIGHT TO GRANT THE LAND" HAS THE SAME EFFECT AS IF THE GRANTOR HAD COVENANTED THAT HE HAS GOOD RIGHT, FULL POWER, AND ABSOLUTE AUTHORITY TO GRANT THE LAND TO THE GRANTEE IN THE DEED, IN THE MANNER IN WHICH THE LAND IS GRANTED, OR INTENDED TO BE, BY THE DEED, ACCORDING TO ITS TRUE INTENT.

REVISOR'S NOTE: This section presently appears as Art. 21, §5-108 of the Code. The phrase "for land" is proposed for deletion as superfluous in light of the definition of "deed" in §1-101(c). The word "convey" is proposed for deletion in light of the definition of "grant" in §1-101(e). This revision, however, is not intended to prohibit the use of "convey" in a form. The only other changes are in style.

2-109. EFFECT OF COVENANT OF QUIET ENJOYMENT.