

A COVENANT BY THE GRANTOR IN A DEED THAT THE GRANTEE "SHALL QUIETLY ENJOY THE LAND," HAS THE SAME EFFECT AS IF HE HAD COVENANTED THAT THE GRANTEE AT ANY TIME THEREAFTER, MIGHT PEACEABLY AND QUIETLY ENTER ON, AND HAVE, HOLD, AND ENJOY THE LAND GRANTED BY THE DEED, OR INTENDED TO BE GRANTED, WITH ALL THE RIGHTS, PRIVILEGES, AND APPURTENANCES BELONGING TO IT, AND TO RECEIVE THE RENTS AND PROFITS FOR HIS USE AND BENEFIT, WITHOUT ANY EVICTION, INTERRUPTION, SUIT, CLAIM, OR DEMAND, BY THE GRANTOR AND FREE FROM ANY CLAIM OR DEMAND BY ANY OTHER PERSON.

REVISOR'S NOTE: This section presently appears as Art. 21, §5-109 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 present reference to "his heirs and assigns" is proposed for deletion as unnecessary in light of §1-103.

New language is added to indicate that the covenant of quiet enjoyment guarantees against only the lawful claims and demands of persons other than the grantor.

The only other changes are in style.

2-110. EFFECT OF COVENANT THAT GRANTOR HAS DONE NO ACT TO ENCUMBER.

A COVENANT BY THE GRANTOR IN A DEED, "THAT HE HAS DONE NO ACT TO ENCUMBER THE LAND," HAS THE SAME EFFECT AS IF HE HAD COVENANTED THAT HE HAD NOT DONE, EXECUTED, OR KNOWINGLY SUFFERED ANY ACT OR DEED WHEREBY THE LAND GRANTED, OR INTENDED TO BE, OR ANY PART OF IT, ARE OR WILL BE CHARGED, AFFECTED, OR ENCUMBERED IN TITLE, ESTATE, OR OTHERWISE.

REVISOR'S NOTE: This section presently appears as Art. 21, §5-110 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 phrase "be construed and" is proposed for deletion because it is unnecessary. The present reference to "thing" is proposed for deletion as superfluous in light of the use of the phrase "any act, deed." The phrase "and premises" is proposed