

for deletion as unnecessary. The only other changes are in style.

2-111. EFFECT OF GENERAL COVENANT AGAINST ENCUMBRANCES.

A COVENANT BY THE GRANTOR IN A DEED, "THAT THE LAND IS FREE AND CLEAR OF ALL ENCUMBRANCES" HAS THE SAME EFFECT AS IF HE HAD COVENANTED THAT NEITHER HE NOR HIS PREDECESSORS IN HIS CHAIN OF TITLE HAD DONE, EXECUTED, OR KNOWINGLY SUFFERED ANY ACT OR DEED WHEREBY THE LAND GRANTED, OR INTENDED TO BE GRANTED, 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, §5-111 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 omitted 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 only other changes are in style.

2-112. EFFECT OF COVENANT FOR FURTHER ASSURANCES.

A COVENANT BY A GRANTOR IN A DEED, "THAT HE WILL EXECUTE FURTHER ASSURANCES OF THE LAND AS MAY BE REQUISITE," HAS THE SAME EFFECT AS IF THE GRANTOR HAD COVENANTED THAT HE AT ANY TIME ON ANY REASONABLE REQUEST, AT THE EXPENSE OF THE GRANTEE WILL DO ANY FURTHER ACT AND EXECUTE ANY FURTHER INSTRUMENT TO PERFECT THE GRANT AND ASSURE TO THE GRANTEE THE LANDS GRANTED, OR INTENDED TO BE GRANTED, AS SHALL BE REASONABLY REQUIRED BY THE GRANTEE OR HIS ATTORNEY.

REVISOR'S NOTE: This section presently appears as Art. 21, §5-112 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 "counsel, learned in law" is proposed for deletion and "attorney" is added to clarify the present meaning of the statute. The only other changes are in style.

2-113. "DIE WITHOUT ISSUE," AND SIMILAR PHRASES.

UNLESS A CONTRARY INTENT IS EXPRESSLY INDICATED IN THE DEED, THE WORDS "DIE WITHOUT ISSUE," OR "DIE WITHOUT LEAVING ISSUE," OR OTHER WORDS IN A DEED WHICH MAY IMPLY EITHER A LACK OR A FAILURE OF ISSUE OF A PERSON IN HIS LIFETIME, OR AT THE TIME OF HIS DEATH, OR AN INDEFINITE FAILURE OF HIS ISSUE, MEAN A LACK OR A FAILURE OF ISSUE