

2-106.

A covenant by a grantor in a deed[,] "that he will warrant specially the property hereby granted"[,] has the same effect as if the grantor had covenanted that he will warrant forever and defend the property to the grantee against any lawful claim and demand of the grantor and every person claiming or to claim by, through, or under him.

DRAFTER'S NOTE:

Error: Extraneous punctuation in § 2-106 of the Real Property Article.

Occurred: Ch. 12, § 2, Acts of 1974 and Ch. 6, § 1, Acts of 1988.

2-107.

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.

DRAFTER'S NOTE:

Error: Extraneous punctuation in § 2-107 of the Real Property Article.

Occurred: Ch. 12, § 2, Acts of 1974 and Ch. 6, § 1, Acts of 1988.

2-109.

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.

DRAFTER'S NOTE:

Error: Extraneous punctuation in § 2-109 of the Real Property Article.

Occurred: Ch. 12, § 2, Acts of 1974 and Ch. 6, § 1, Acts of 1988.

2-110.