

MAINE STATE LEGISLATURE

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ONE HUNDRED AND FIRST LEGISLATURE

Legislative Document

No. 1318

H. P. 911

House of Representatives, February 13, 1963

Referred to Committee on Judiciary. Sent up for concurrence and ordered printed.

Presented by Mr. Cote of Lewiston.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SIXTY-THREE

AN ACT Relating to Short Forms for Deeds and Mortgages.

Be it enacted by the People of the State of Maine, as follows:

R. S., c. 168, § 46, additional. Chapter 168 of the Revised Statutes is amended by adding a new section 46 to read as follows:

'Sec. 46. Use of statutory forms; alteration or substitution; "incorporation by reference" defined. The forms set forth in this section may be used and shall be sufficient for their respective purposes. They shall be known as "Statutory Forms" and may be referred to as such. They may be altered so as to indicate correctly the number and identity of grantors, the number and identity of grantees, the tenancy by which the grantee or grantees are to hold the described premises, the relationship of any 2 or more parties to each other and the nature of the estate or interest being conveyed by each of several grantors. Wherever the phrase "incorporation by reference" is used, the method of incorporation as indicated in said forms shall be sufficient, but shall not preclude other methods.

Appendix of Forms

Form 1.

Warranty Deed

of

,

County,

(being unmarried), for consideration paid, grant to

of

with warranty covenants

the

land in (description and encumbrances, if any).

I,

wife of grantor, release to said grantee my

right by descent and all other rights in the above described premises.

Witness hand and seal this day of (seal)

(here add acknowledgment)

Form 2.

Quit Claim Deed

of , County, (being unmarried), for consideration paid, grant to quit claim covenants with encumbrances, if any). the land in (description and

I, wife of grantor, release to said grantee my right by descent and all other rights in the above described premises.

Witness hand and seal this day of (seal)

(here add acknowledgment)

Form 3.

Release

of County of, for consideration paid, release to the land in (description). of

I, wife of grantor, release to said grantee my right by descent and all other rights in the above described premises.

Witness hand and seal this day of (seal)

(here add acknowledgment)

Form 4.

Deed of Executor, Administrator, Trustee, Guardian, Conservator, Receiver or Commissioner.

executor of the will of administrator of the estate of trustee under guardian of conservator of receiver of the estate of commissioner by the power conferred by , and every other power, for

dollars paid, grant to the land in (description).

Witness hand and seal this day of (seal)

(here add acknowledgment)

Form 5.

Mortgage Deed

of , County, for consideration paid, grant to with mortgage covenants, to secure the payment of dollars

in _____ years with _____ per cent interest per annum, payable
(semi) annually, as provided in _____ note of even date, the land
in (description and encumbrances, if any). This mortgage is upon the statutory
condition, for any breach of which the mortgagee shall have the statutory power
of foreclosure.

I, _____ wife of said mortgagor, _____ release to
the mortgagee my right by descent and all other rights in the above described
premises.

(seal)

(here add acknowledgment)'