

# MAINE STATE LEGISLATURE

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ONE HUNDRED AND SEVENTH LEGISLATURE

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Legislative Document

No. 203

H. P. 172

House of Representatives, January 15, 1975

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

EDWIN H. PERT, Clerk

Presented by Mrs. Miskavage of Augusta.

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STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SEVENTY-FIVE

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AN ACT to Clarify the Short Form Deeds Act.

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

Sec. 1. 33 MRSA, § 775, item 10 of the first paragraph, is amended to read:

10. Deed from ~~Joint Tenants or~~ Two Grantors to Joint Tenants.

Sec. 2. 33 MRSA, § 775, the 10th form, as amended by PL 1969, c. 344, § 3, is further amended to read:

10. Deed from ~~Joint Tenants or~~ Two Grantors to Joint Tenants

A. B. and C. D., (both) of ..... County .....  
(~~joint tenants~~), for consideration paid, grant to E. F. of .....  
County, ..... and G. H. of ..... County,  
....., with warranty covenants (or with "quitclaim covenant")  
as joint tenants, the land in ..... County, .....  
(description and encumbrances, if any)

A. B. and C. D., husband and wife, both join as grantors, and both release all rights by descent and all other rights, (or I. J., wife of A. B. and K. L., wife of C. D., both join as grantors, and both release all rights by descent and all other rights).

Witness our hands and seals this ..... day of .....  
(here add acknowledgement)

STATEMENT OF FACT

The purpose of this bill is to more clearly indicate that multiple grantors on a short form deed need not be joint tenants. The current form in use has created some confusion as to whether only grantors who are joint tenants may use it.