

MAINE STATE LEGISLATURE

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EIGHTY - THIRD LEGISLATURE

House Document

No. 251

H. P. 916 House of Representatives, Feb. 22, 1927.

Referred to Committee on Judiciary and 500 copies ordered printed. Sent up for concurrence.

CLYDE R. CHAPMAN, Clerk.

Presented by Mr. Wing of Auburn.

STATE OF MAINE

IN THE YEAR OF OUR LORD ONE THOUSAND NINE
HUNDRED AND TWENTY-SEVEN

AN ACT to Amend Section Twelve of Chapter Seventy-eight
of the Revised Statutes Relative to Conveyances.

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

Section twelve of chapter seventy-eight of the revised statutes relating to conveyances is hereby amended by striking out all of said section and inserting in lieu thereof, the following:

'Sect. 12. In a conveyance or a devise of real estate or any interest therein, the terms "heirs," "assigns," or other technical words of inheritance shall not be deemed necessary to convey an estate in fee. A deed of real estate shall be construed to convey estate in fee simple unless a different intention clearly appears in the deed.

A conveyance or devise of real estate or any interest there-
2 in to a person for life and to his heirs in fee, or by words
3 to that effect, shall be construed to vest an estate for life
4 only in the first taker, and an estate in fee simple in his
5 heirs.

A deed, mortgage of real estate, or any assignment there-
2 of by a written instrument having at least one seal attached
3 thereto, and signed by more than one person, shall be not
4 deemed invalid, or any conveyance or assignment of such
5 mortgage ineffectual on account of the lack of a sufficient
6 number of seals and all such deeds, mortgages or assignments
7 thereof heretofore recorded in the registry of deeds, shall
8 not be deemed invalid for want of seals of the other signers.

All acts or parts of acts inconsistent herewith are hereby
2 repealed.'