

MAINE STATE LEGISLATURE

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EIGHTY-THIRD LEGISLATURE

Senate Document

No. 106

S. P. 301

In Senate, Feb. 17, 1927.

Referred to Committee on Legal Affairs and 500 copies ordered printed. Sent down for concurrence.

ROYDEN V. BROWN, Secretary.

Presented by Senator Morrison of Franklin.

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 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 land to a person for life and
2 to his heirs in fee, or by words to that effect, shall be con-
3 strued to vest an estate for life only in the first taker, and
4 an estate in fee simple in his heirs.

A deed or other written instrument having at least one
2 seal and signed by more than one person shall be not deemed
3 invalid or a conveyance ineffectual on account of the lack of
4 a sufficient number of seals and all such deeds or other
5 written instruments heretofore recorded shall not be deemed
6 invalid for want of seals of the other signers.'