

MAINE STATE LEGISLATURE

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EIGHTY-FOURTH LEGISLATURE

Senate Document

No. 241

S. P. 570

In Senate, Feb. 26, 1929.

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

ROYDEN V. BROWN, Secretary.

Presented by Senator Martin of Kennebec.

STATE OF MAINE

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

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 con-

5 strued to convey estate in fee simple unless a different in-
6 tention 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, mortgage, or other written instrument having no
2 seal or scroll thereon shall be as valid and the conveyance
3 as effectual as though a seal or seals were attached thereon.

All deeds, mortgages and other written instruments here-
2 tofore recorded, shall not be deemed invalid for want of a
3 seal.'