

# MAINE STATE LEGISLATURE

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# ACTS AND RESOLVES

AS PASSED BY THE

## One Hundred and Fourth Legislature

OF THE

# STATE OF MAINE

Published by the Director of Legislative Research in accordance with the Revised Statutes of 1964, Title 3, Section 164, Subsection 6.

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THE KNOWLTON AND MCLEARY COMPANY  
FARMINGTON, MAINE  
1969

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PUBLIC LAWS  
OF THE  
STATE OF MAINE  
AS PASSED BY THE  
ONE HUNDRED AND FOURTH LEGISLATURE  
1969

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### Chapter 344

#### AN ACT Revising the Short Form Deeds Act.

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

**Sec. 1. R. S., T. 33, § 772, amended.** The first sentence of section 772 of Title 33 of the Revised Statutes, as enacted by chapter 377 of the public laws of 1967, is amended to read as follows:

In a conveyance or reservation of real estate the terms "heirs", "successors", "assigns", "forever" or other technical words of inheritance, or an habendum, shall not be necessary to convey or reserve an estate in fee.

**Sec. 2. R. S., T. 33, § 774, repealed and replaced.** Section 774 of Title 33 of the Revised Statutes, as enacted by chapter 377 of the public laws of 1967, is repealed and the following enacted in place thereof:

**§ 774. Seals not required**

All deeds and other instruments, including powers of attorney, for the conveyances of real property in this State or any interest therein, and otherwise valid except that the same omitted to state any consideration therefor or that the same were not sealed by the grantors or any of them, shall be valid.

**Sec. 3. R. S., T. 33, § 775, amended.** The first 10 forms of section 775 of Title 33 of the Revised Statutes, as enacted by chapter 377 of the public laws of 1967, are amended to read as follows:

**1 Warranty Deed**

A. B. of ....., County, .....  
(being unmarried), for consideration paid, grant to C. D. of .....,  
..... County, ....., with Warranty Covenants,  
..... the land in ....., County,  
Maine.

(description and encumbrances, if any)

E. F., wife of said grantor, joins as grantor and releases all rights by descent and all other rights.

Witness ..... hand and seal this ..... day of .....  
(here add acknowledgment)

**2 Quitclaim Deed With Covenant**

A. B. of ....., County, .....  
(being unmarried) for consideration paid, grant to C. D. of .....,

..... County, ....., with quitclaim covenant the land in ....., ....., County, .....

(description and encumbrances, if any)

E. F., wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness ..... hand and seal this ..... day of ..... (here add acknowledgment)

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

A. B., executor of the will of C. D., (or "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 E. F. of ....., ....., County, ....., the land in ....., ....., County, .....

(description)

Witness ..... hand and seal this ..... day of ..... (here add acknowledgment)

4 Quitclaim Deed Without Covenant or Release Deed

A. B. of ....., ....., County, ....., (being unmarried) for consideration paid, release to C. D. of ....., ....., County, ....., the land in ....., ....., County, .....

(description)

E. F., wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness ..... hand and seal this ..... day of ..... (here add acknowledgment)

5 Mortgage Deed

A. B. of ....., ....., County, ....., (being unmarried) for consideration paid, grant to C. D. of ....., ....., County, ....., with mortgage covenants, to secure the payment of ..... dollars in ..... years ..... with ..... per cent interest per annum, payable in ..... installments, as provided in ..... note of even date, the land in ....., ....., County, .....

(description and encumbrances, if any)

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the remedies provided by law.

E. F., wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness ..... hand and seal this ..... day of .....  
(here add acknowledgment)

6 Partial Release of Mortgage

C. D., the holder of a mortgage by A. B. to C. D., dated ....., recorded ..... in the ..... County Registry of Deeds, Book ....., Page ....., for consideration paid, release to A. B., all interest acquired under said mortgage in the following described portion of the mortgaged premises:

(description)

Witness ..... hand and seal this ..... day of .....  
(here add acknowledgment)

7 Assignment of Mortgage

C. D., holder of a mortgage from A. B. to C. D., dated ....., recorded ..... in the ..... County Registry of Deeds, Book ....., Page ....., assign said mortgage and the note and claim secured thereby to E. F.

Witness ..... hand and seal this ..... day of .....  
(here add acknowledgment)

8 Discharge of Mortgage

C. D., holder of a mortgage from A. B. to C. D., dated ....., recorded ..... in the ..... County Registry of Deeds, Book ....., Page ....., acknowledge satisfaction of the same.

Witness ..... hand and seal this ..... day of .....  
(here add acknowledgment)

9 Deed from Individual to Himself and Another as Joint Tenants

A. B. of ....., County, ....., (being unmarried) for consideration paid, grant to said A. B. and C. D. of ....., County, ....., with warranty covenants (or "quitclaim covenant") as joint tenants, the land in ....., County, .....

(description and encumbrances, if any)

E. F., wife of said grantor, joins as grantor and releases all rights by descent and all other rights.

Witness ..... hand and seal this ..... day of .....  
(here add acknowledgment)

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 acknowledgment)

Effective October 1, 1969

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Chapter 345

AN ACT Relating to Boilers and Unfired Steam Pressure Vessels.

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

Sec. 1. R. S., T. 26, § 212, amended. Section 212 of Title 26 of the Re-  
vised Statutes is amended to read as follows:

§ 212. **Welding on boilers; certificates for welders**

No ~~journeyman~~ welder performing welding work for hire shall make weld-  
ing repairs to any steam vessel which carries a steam pressure of more than  
15 pounds per square inch without first receiving authorization to do so  
from the Chief ~~Boiler Inspector~~ **Inspector of Boilers**. This provision shall not  
apply to persons who hold certificates or standing authorization from the  
Board of Boiler Rules.

The Board of Boiler Rules is authorized to make, amend or rescind reason-  
able rules and regulations relating to qualifications of ~~journeyman~~ welders  
performing welding for compensation and is further empowered to conduct