

Deed for
land seized.

48. A covenant by the grantor in a deed for land, that he is seized of the land hereby conveyed, shall have the same effect as if the grantor had covenanted that the said grantor, at the time of the execution and delivery of said deed, is, and stands lawfully seized of, in and to the same.

Right to
convey
land.

49. A covenant by the grantor in a deed for land, that he has the right to convey said land, shall have the same effect as if the grantor had covenanted that he has good right, full power and absolute authority to convey the said land unto the grantee in said deed, in the manner in which the same is conveyed or intended so to be by the deed, according to its true intent.

Covenant
to quietly
enjoy land.

50. A covenant by the grantor in a deed, that the said [the grantee] shall quietly enjoy said land, shall have the same effect as if he had covenanted that the said [the grantee,] his heirs and assigns, might at any and all times thereafter, peaceably and quietly enter upon and have, hold and enjoy the land conveyed by the deed or intended so to be, with all the rights, privileges and appurtenances thereunto belonging, and to receive the rents and profits thereof, to and for his or their use and benefit, without any eviction, interruption, suit, claim or demand whatever by the said [the grantor,] his heirs or assigns, or any other person or persons whatsoever.

Encum-
brance.

51. A covenant by a grantor in a deed, that he has done no act to encumber said land, shall be construed and have the same effect as if he had covenanted that he had not done or executed, or knowingly suffered any act, deed or thing, whereby the land and premises conveyed or intended so to be, or any part thereof, will be changed, affected or encumbered in title, estate or otherwise.

Further
assurances.

52. A covenant by a grantor in a deed, that he will execute such further assurances of said land as may be requisite, shall have the same effect as if he had covenanted that he, the grantor, his heirs or personal representatives will at any time, upon any reasonable request, at the charge of the grantee, his heirs or assigns, do execute or cause to be done and executed all such further acts, deeds and things for the better, more perfectly and absolutely conveying and assuring the lands and premises hereby conveyed or intended so to be unto the grantee, his heirs and assigns, in manner aforesaid, as by the grantee, his heirs and assigns, his or their counsel, learned in the law, shall be reasonably devised, advised or required.

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