

1904, art. 21, sec. 67. 1888, art. 21, sec. 66. 1860, art. 24, sec. 69.
1856, ch. 154, sec. 94.

Form of Acknowledgment of Husband and Wife.

69. State of _____, _____ county, to wit:

I hereby certify, that on this _____ day of _____, in the year _____, before the subscriber, (here insert the official style of the person taking the acknowledgment,) personally appeared (here insert name of the husband,) and (here insert name of the married woman making the acknowledgment,) his wife, and did each acknowledge the foregoing deed to be their respective act.

Ibid. sec. 68. 1888, art. 21, sec. 67. 1860, art. 24, sec. 70. 1856, ch. 154, sec. 95.

Form of Acknowledgment taken out of this State.

70. State of _____, _____ county, to wit:

I hereby certify, that on this _____ day of _____, in the year _____, before the subscriber, (here insert the official style of the officer taking the acknowledgment), personally appeared (here insert the name of the person making the acknowledgment,) and acknowledged the foregoing deed to be his act.

SEAL OF THE COURT.	}	In testimony whereof I have caused the seal of the court to be affixed, (or have affixed my official seal,) this _____ day of _____, A. D. _____.
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Ibid. sec. 69. 1888, art. 21, sec. 68. 1860, art. 24, sec. 71. 1856, ch. 154, sec. 91.

71. Any form of acknowledgment containing in substance the foregoing forms shall be sufficient.

This section referred to in upholding an acknowledgment, notwithstanding a clerical omission therein. *Basshor v. Stewart*, 54 Md. 383.

Ibid. sec. 70. 1888, art. 21, sec. 69. 1864, ch. 252, sec. 1.

72. When in a deed conveying real estate, the words "the said _____ covenants" are used, such words shall have the same effect as if the covenant was expressed to be by the covenantor for himself, his heirs, devisees and personal representatives, and shall be deemed to be with the grantee in the deed, his heirs, devisees and personal representatives and assigns.

This section applied to a covenant in a deed to a railroad company that the company will maintain a station on the land conveyed. This section being in derogation of the common law, will be strictly construed. *Maryland, etc., R. R. Co. v. Silver*, 110 Md. 517.

No words of inheritance are now necessary to create a fee simple estate—sec. 11.

Ibid. sec. 71. 1888, art. 21, sec. 70. 1864, ch. 252, sec. 2.

73. A covenant by the grantor in a deed conveying real estate, "that he will warrant generally the property hereby conveyed," shall have the same effect as if the grantor had covenanted that he, his heirs, devisees and personal representatives, will forever warrant the said property unto the grantee, his heirs, devisees and assigns, against the claims and demands of all persons whomsoever.