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IN THE SENATE

BY RULES COMMITTEE
BY REQUEST OF THE GOVERNOR

SENATE BILL NO. 24

IN THE LEGISLATURE OF THE STATE OF ALASKA

SECOND LEGISLATURE - FIRST SESSION

A BILL

For an Act entitled: "An Act to provide for statutory warranty deeds and quitclaim deeds in the State of Alaska; and providing for an effective date."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

Section 1. Warranty deeds for the conveyance of land may be substantially in the following form, without express covenants:

"The grantor (here insert the name or names and place or residence) for and in consideration of (here insert consideration) in hand paid, conveys and warrants to (here insert the grantee's name or names) the following described real estate (here insert description), situated in the State of Alaska.

"Dated this _____ day of _____, 19__."

Every deed in substance in the above form, when otherwise duly executed, shall be deemed and held a conveyance in fee simple to the grantee, his heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the making and delivery of such deed he was lawfully seized of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) That the same were then free from all encumbrances; and (3) That he warrants to the grantee, his heirs and assigns, the quiet and peaceable possession of such premises, and will defend the

1 title thereto against all persons who may lawfully claim the
2 same, and such covenants shall be obligatory upon any grantor,
3 his heirs and personal representatives, as fully and with like
4 effect as if written at full length in such deed.

5 Sec. 2. Quitclaim deeds may be in substance in the fol-
6 lowing form:

7 "The grantor (here insert the name or names and place of
8 residence), for and in consideration of (here insert considera-
9 tion) conveys and quitclaims to (here insert grantee's name or
10 names) all interest in the following described real estate (here
11 insert description), situated in the State of Alaska.

12 "Dated this ____ day of _____, 19__."

13 Every deed in substance in the above form, when otherwise
14 duly executed, shall be deemed and held a good and sufficient
15 conveyance, release and quitclaim to the grantee, his heirs and
16 assigns of all the then existing legal and equitable rights of
17 the grantor in the premises therein described, but shall not
18 extend to the after acquired title unless words are added ex-
19 pressing such intention.

20 Sec. 3. This Act takes effect on the day after its passage
21 and approval or on the day it becomes law without such approval.
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