

1 IN THE SENATE

BY RULES COMMITTEE
BY REQUEST OF THE GOVERNOR

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SENATE BILL NO. 24

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

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SECOND LEGISLATURE - FIRST SESSION

5

A BILL

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For an Act entitled: "An Act to provide for statutory warranty

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deeds and quitclaim deeds in the State of

8

Alaska; and providing for an effective date."

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

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Section 1. a. Warranty deeds for the conveyance of land may

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be substantially in the following form, without express covenants:

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"The grantor (here insert the name or names and place or

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residence) for and in consideration of (here insert consideration)

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in hand paid, conveys and warrants to (here insert the grantee's

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name or names) the following described real estate (here insert

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description), situated in the State of Alaska.

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

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b. Every deed in substance in the above form, when otherwise

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duly executed, shall be deemed and held a conveyance in fee simple

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to the grantee, his heirs and assigns, with covenants on the part

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of the grantor: (1) That at the time of the making and delivery

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of such deed he was lawfully seized of an indefeasible estate in

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fee simple, in and to the premises therein described, and had good

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right and full power to convey the same; (2) That the same were

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then free from all encumbrances; and (3) That he warrants to the

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grantee, his heirs and assigns, the quiet and peaceable possession

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of such premises, and will defend the title thereto against all

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persons who may lawfully claim the same, and such covenants shall

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be obligatory upon any grantor, his heirs and personal representa-

SB #24 as amended by the House -1-

1 tives, as fully and with like effect as if written at full length
2 in such deed.

3 Sec. 2. a. Quitclaim deeds may be in substance in the
4 following form:

5 "The grantor (here insert the name or names and place of
6 residence), for and in consideration of (here insert consideration)
7 conveys and quitclaims to (here insert grantee's name or names)
8 all interest which I (we) have, if any, in the following described
9 real estate (here insert description), situated in the State of
10 Alaska.

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

12 b. Every deed in substance in the above form, when otherwise
13 duly executed, shall be deemed and held a good and sufficient
14 conveyance, release and quitclaim to the grantee, his heirs and
15 assigns in fee of all the then existing legal and equitable rights
16 of the grantor in the premises therein described.

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

19 Passed by the Senate January 27, 1961

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President of the Senate

22 ATTEST:

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Secretary of the Senate

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Passed by the House February 20, 1961

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Speaker of the House

28 ATTEST:

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Chief Clerk of the House

SB #24 as amended by the House -2-