References are to sections.

ABANDONMENT

Bankrupt's property, Debtor in possession, § 167. Easements, §§ 283, 294. Effect on lender, § 505. Non-conforming use, § 627. Non-user, § 283. Reportable to Internal Revenue Service, § 889. Street or way, § 250.

ABSENTEES

Generally, § 736.

ABSTRACTS

Abstract of record, § 1120. Divorce decrees, §§ 419, 751.

ACCELERATION CLAUSE

Mortgages, §§ 502, 504. Due on sale, § 504.

ACCEPTANCE

Acceptance of deed, §§ 417, 893. Acceptance of street on plan, § 283. Agent, §§ 413, 414. Delivery of deeds, §§ 411, 413, 414. Necessity for, § 417.

ACCESS

Across servient tenement, § 274. Easement by implication, §§ 250, 281. Public access, § 250.

ACCESSIBLE ENTRANCE

Requirements, § 328.

ACKNOWLEDGMENT

Attorney at law, §§ 16, 20, 21, 383.

Date of, § 383.

Foreign, § 383.

Forms, § 384.

Instruments without, effect of, § 421.

Justice of the Peace, termination of authority, § 383.

Ministerial act, § 383.

Name printed beneath signature, §§ 1, 3.

Notary public, seal no longer required, § 383.

Officers authorized to take, §§ 383, 1111.

Omission of title of officer, § 383.

Power of attorney, § 380.

Recording improperly acknowledged instrument, § 421.

ACKNOWLEDGMENT—Continued

Refusal to acknowledge, § 382.
Required for recording, §§ 41, 1111.
Service personnel, § 383.
Time of, § 383.
Title, rank, serial number, of officer, § 383.
Validity limited without, § 41.
When required, § 383.
Who may acknowledge, §§ 41, 383.

ACQUIESCENCE

Boundary, § 249. Easement by prescription, § 275. Permission distinguished, § 275.

ACT OF LEGISLATURE

Eminent domain authority, § 673.

ACTION FOR DECEIT

Generally, § 91. Damages, § 94.

ACTIONS

Breach of covenant against encumbrances, § 210. Breach of covenant of seisin, § 205. Breach of covenant of warranty, § 213. Slander of title, § 216.

ADDRESS

Grantee's contained in deed, § 42.

ADJUSTMENTS

Use of sale proceeds to clear title, § 888.

ADMINISTRATORS

See also, Personal Representative Lack of, § 737.

ADOPTED CHILDREN

Property rights, § 732.

ADVERSE POSSESSION

Generally, § 711. Boundary on a public way, § 711. Capacity to acquire title by, § 718. Easements, § 715. Encroachment on public ways, § 718. Future interests, §§ 712, 717. Governmental entity, § 712. Intention, § 713. Interruption of continuity, § 714. Life tenant, §§ 124, 712. Prescription, §§ 712, 715. Preventing by notice, § 716. Privity, § 714. Public ways, §§ 712, 718. Record title compared, § 711. Tacking of possession, § 714. Unorganized territory, § 716.

AFFIDAVIT

Facts relating to title, § 424.

AGENT

See also, Brokerage Contracts
Apparent authority, §§ 53, 380.
Appointment on Sunday, § 378.
Broker, § 96.
Escrow, §§ 413, 414.
Escrow agent, Form, § 415.
Death or disability of principal, § 380.
Delegation of powers, § 380.
Delivery of deed to, §§ 411, 413, 416, 423.
False representations by, §§ 93, 94.
Filling blanks in sealed instrument, § 379.
Form, § 381.
Husband, as wife's, § 94.
Unfair trade practices act, §§ 93, 96.

AGRICULTURAL LAND

Abutters to, § 335.
Alien as seller or buyer, § 891.
Corporation or partnership as seller or buyer, § 891.
Effect of registration on adjacent land, § 335.
Farm, recording name of, § 418.
Indexing of registered farmland, § 335.
Prohibited acts on abutting land, § 335.
Registration of farmland, §§ 335, 343.
Taxation of, § 343.

ΔIR

Light and easement for, § 289. Rights, acquisition of, § 290. Quality control, § 810.

AIRCRAFT

Easement for airways, § 290. Zoning regulations, § 290.

AIRSPACE

Statutory zoning authority, § 290.

ALIEN

Agricultural Foreign Investment Disclosure Act, 335. As grantee, §§ 63, 335.

ALIENATION

Right of, § 121.

ALTERATION

Effect, § 372. Short Form Deeds, § 4.

AMBIGUOUS

Descriptions, §§ 241, 243, 244, 245, 246. Easements, §§ 274, 279.

ANTI-FRAUD

Interstate land sales, § 1202.

APPURTENANT EASEMENT

Creation of, § 274. Defined, § 271.

ARBITRATION

Provision for in protective covenants, § 327.

AREA

Descriptions, § 246. False representation concerning, § 93. Quantity expressed in deed, § 246.

ASBESTOS

Hazardous materials, § 890. Super lien, § 344.

ASSIGNMENT

Lease, §§ 645, 651. Lease, Form, §§ 648, 649, 652.

ASSOCIATION

Condominium, §§ 131, 132, 136, 137.

ATTACHMENT

Generally, §§ 580, 1122. Dissolution of, §§ 580, 1122. Duration of, § 580. Lien, § 575. Precedence of, § 1122. Record of, § 580.

ATTORNEY AT LAW

Acknowledgments as a notary public, §§ 16, 21. Checklist for mortgage foreclosures, § 506.

ATTORNEY, POWER OF

Generally, §§ 380, 1110. Broad form, durable, Form, § 381.

AUGMENTED ESTATE

Removal from, §§ 4, 7, 10.

BANK

Distinguished from Shore, § 251.

BANKRUPTCY

Generally, § 167.
Consent by lienholder or cotenant, § 29.
Deed, Forms, §§ 27, 28.
Insolvency, § 100.
Preferences, § 99.
Title examiner's duties, § 167.

BANKS

Mortgage, Form, §§ 442, 454, 456. Mortgage loan authorization, § 457.

BEACH

Aircraft on, § 280. Definition, § 273. Rights to use, §§ 273, 280, 292.

BLANKS

Agent filling, § 372.

BOUNDARY

Generally, §§ 248, 1106. Adjoining land as, § 249. Ancient surveys, § 248. Bank as, § 251. Beach as, § 292. Building as, §§ 248, 252. Condominium, unit of, §§ 135, 136. Courses and distances, § 248. Lake as, § 251. Monuments, § 248. Party wall, § 288. Pond as, § 251. Private way as, § 248. Public way as, § 250. Shore as, § 251. Streets and ways as, § 250. Structure on, § 247. Thread of river distinguished from channel, § 248. Water as, §§ 248, 251.

BROKERAGE CONTRACTS

Generally, § 901.

Commissions, when earned, § 903.

Housing discrimination, § 904.

Licensee's duties, § 902.

Listing agreement, Form, § 905.

Oral listing, § 903.

BURYING GROUND

Easement by necessity, § 276.

BUY AND SELL

See also, Purchase and Sale Contracts Contract, description and definition in, § 883.

COASTAL ISLAND REGISTRY

Generally, § 1091.

COLONIAL ORDINANCE OR COLONY ORDINANCE 1641-1647

Easement in gross, § 273. Fishing, fowling, navigation, § 292. Submerged and intertidal lands, § 293.

CONDOMINIUM

Generally, § 131.

Association by-laws, Form, § 137.

Association lien, § 578.

Budget model, Form, § 139.

Declaration, Form, § 136.

Discrimination, leased unit, § 635.

Maine condominium act, § 135.

Membership camping, § 133.

Offering statement, receipt of, Form, § 141.

Ownership of unit, § 1104.

Public offering statement, Form, § 138.

Purchase agreement, Form, § 140.

Release from blanket mortgage, Form, § 142.

CONDOMINIUM—Continued

Time shares, § 134. Unit as lot for Interstate land sale, § 1201. Unit ownership act, § 132.

CONSERVATOR

See also, Guardian Duties and powers, § 16. Party to a lease, § 623. Public, § 48.

CONSIDERATION

Recital, §§ 15, 25.

CONSUMER CREDIT CODE

Mortgage escrow for taxes, etc., § 447. Principal residence restriction, § 448. Regulations, § 458. Truth in Lending, § 458.

CONVEY

Statutory use of term, § 22.

CONVEYANCE

Buildings, § 247. By reference to a plan, § 250. Land abutting a town or private way, § 250.

CORPORATIONS

Generally, §§ 54, 1103.
Agricultural land, §§ 54, 63.
Certificates at closing transfer, § 55.
Church and Parish distinguished, § 62.
Deed, Form, § 56.
Deeds and mortgages, § 55.
Dissolution, ownership on, § 54.
Foreign, § 63.
Grantee, § 61.
Independent local church, § 62.
Proprietors of Lands and Wharves, § 125.
Municipal, § 66.
Religious, § 62.

COTENANTS

Condominium, §§ 131, 132, 135. Conveyances by, § 128. Damages between, § 127. Entirety, abolished, § 129. Membership camping, § 133. Partition between, § 127. Partnership, § 130. Rights of, § 127. Time shares, § 134. Unit ownership, § 132.

COUNTY

Road, conveyance of land abutting, § 250.

COVENANTS

Generally, §§ 201, 211.

Damages for breach, §§ 205, 210, 213.

COVENANTS—Continued
Encumbrances, §§ 208, 209.
Estoppel, §§ 214, 215.
Intervening owners, § 210.
Lease, covenant to renew, § 629.
Liability on, § 203.
Meaning in quit claim deeds, §§ 11, 202, 212.
Meaning in short form deeds, § 202.
Meaning in warranty deeds, §§ 6, 202, 211.
Not to compete, § 330.
Seisin and right to convey, § 204.
Slander of title, § 216.
Warranty, estoppel raised, § 214.

CREDITORS

Fraudulent transfers, §§ 96, 97.

CURATIVE STATUTES

Generally, § 419.

DAM

Effect on water as boundary, § 251. Fixture, § 581. Water and water courses, §§ 291, 337.

DAMAGES

Creation of public, private, or town way, § 250.

DATE

Recital of, effect, § 378.

DEDICATION

Street on a plan, § 250.

DEED

Acknowledgment of, § 372. Alteration of, § 372. Cancellation and rescission, § 372. Certified copy, § 418. Curative, § 371. Death of grantor before recording, § 423. Defective, § 371. Delivery of, §§ 372, 411, 413, 414. Destroyed before recording, § 418. Effective when delivered, § 372. Forms in use today, §§ 1, 4, 7, 9, 12, 16. Bankruptcy, Trustee, subject to liens, § 28. Trustee free and clear, § 27. Conservator, § 21. Distribution, probate, Intestate, § 17. Testate, § 19. Quit claim, Long form, § 8. Municipal, § 14. Short form, with covenant, § 10. Release, short form, without covenant, § 13. Sale, probate, Intestate, § 18. Testate, § 20.

DEED—Continued

Warranty,

Long form, § 3.

Short form, § 5.

Recording improperly acknowledged, § 421.

Recording statute, § 418.

Signed in blank, § 372.

Unrecorded, § 422.

DELIVERY OF DEED

Date of, § 412.

Delivery to third person, § 413.

Delivery to Register of Deeds, § 416.

Effect of, §§ 411, 416.

Escrow, § 414.

Nature of, § 411.

Necessity for, § 411.

DEPOSITIONS

Statutory, § 44.

DESCRIPTIONS

Generally, §§ 241, 1105.

Conflict within, §§ 242, 243.

Leases, § 632.

Other instruments as reference, § 245.

Plan reference as, § 244.

Reference to, § 1113.

Structure, dimensions of land, § 247.

Survey, governs, § 245.

DISCONTINUANCE

Ways, § 283.

DISTRICTS, REGISTRY

List of, §§ 418, 1092.

DIVORCE

Effect on real estate ownership, § 750.

Effect under prior laws, § 751.

DOWER, CURTESY, INCHOATE RIGHTS BY DESCENT

See also, Probate

Abolished, effective January 1, 1981, §§ 374, 731.

DUMP

Hazardous waste, § 344.

Licenses required, § 324.

Municipal, § 324.

Private, § 324.

Restrictions, §§ 324, 336.

DUNES

Generally, § 338.

EASEMENTS

Generally, §§ 271, 1107.

Abandonment of, § 294.

Airways, § 290.

Across and along, distinguished, § 279.

Appurtenant or in gross, §§ 271, 274.

EASEMENTS—Continued

Beach, § 292.

Boundary on a way, § 277.

Conservation, § 333.

Conveyed with granted estate, §§ 24, 278.

Creation of, methods, § 274.

Custom, by, not recognized, § 275.

Definition, § 271.

Express, § 276.

Extent of, §§ 279, 280, 281, 284.

Extinguishment, §§ 275, 281, 283.

Grant or reservation for benefit of stranger, § 274.

Implication, creation by, §§ 276, 281.

Indefinite reference to, §§ 282, 420, 1113.

License distinguished, § 271.

Light and air, § 289.

Limitation on use, § 271.

Location, change of, § 274.

Merger of estates, § 275.

Necessity, right of way by, § 276.

Posting to prevent acquisition, § 275.

Prescription, §§ 275, 280.

Preventing acquistion, § 275.

Public easement defined, § 283.

Railroad, special standing, § 275.

Recreational activities, § 294.

Reservation of, § 273.

Right to pave, § 274.

Riparian rights, exercise of, § 279.

Termination, §§ 275, 281, 283.

Water and water courses, § 291.

Width of, § 279.

EMINENT DOMAIN

Generally, §§ 671, 1116.

Authority to take by, § 673.

Distinguished from other powers, § 672.

Environmental factors, public utilities, § 807.

Necessity for public purpose, § 674.

Notice of taking, § 676.

Order of taking, § 675.

Procedures, § 675.

Prohibitions from, § 677.

Public easement, § 292.

Public use, § 671.

Public utilities, §§ 673, 678.

Public ways and public utilities, § 678.

Urban renewal authorities, § 679.

ENCUMBRANCES

Indefinite reference to, §§ 6, 282, 420, 1113.

ENVIRONMENTAL POLICY

Generally, § 340.

Issue resolutions, § 808.

Land Use Regulation Commission, § 811.

Site location of development, § 807.

Subdivision,

Contrasted with zoning, § 809.

Definition, § 807.

ENVIRONMENTAL POLICY—Continued

Details and rulings, § 809.

And land use laws, § 1128.

Permanent corner marker required, § 816.

Of structures, 809.

Variances, § 810.

Water supply, § 807.

ESCROW

Agreement, Form, § 415.
Delivery in, § 414.
Mortgagee holding for taxes, etc., § 447.

EXCEPTION, RESERVATION, RECITAL

Reference required, §§ 6, 282, 1113.

EXECUTION OF DOCUMENTS

Alteration, § 372. Curative statutes, §§ 371, 419. Defective, generally, §§ 371, 1109. Joinder by spouse, § 374.

FARM

Recording name of, § 418.

FEE

Defeasible, § 122.
Determinable, § 122.
Rule in Shelley's Case, § 124.
Simple, § 121.
Streets on plan, § 250.
Subject to condition subsequent, § 122.

FIDUCIARIES

Dealings with, § 50.

FIRST SETTLED MINISTER

Grants to, § 62.

FIXTURES

Dam as, § 581. Fixture filing, UCC, § 581.

FLATS

Use of, § 273.

FLOATABLE

Rivers, distinguished from navigable, § 251.

FLOODS

Building restrictions, §§ 336, 346.

FLOWAGE

Easement or license, § 271. Property rights, § 271. Rights of, § 251.

FORECLOSURE

Mortgage, generally, § 505. Civil action, Checklist for, § 506. Clerk's certificate, Form, § 508.

FORECLOSURE—Continued

Complaint, Form, § 507.

Default application, Form, § 509.

Motion, entry final judgment, Form, § 513.

Motion for default judgment, Form, § 511.

Motion for summary judgment, Form, § 510.

Notice of public sale, Form, § 515.

Notice under Fair Debt Collection Practice Act, Form, § 516.

Order and judgment of foreclosure and sale, Form, § 517.

Order directing final judgment, Form, § 514.

Redemption, letter describing period of, § 512.

Report of public sale, Form, § 518.

FRAUD

Generally, §§ 91, 97, 98. Area of parcel, § 93. Condition of premises, § 94. Creditors, § 97, 98. Ground for rescission, § 373. Material fact, § 95. Title, § 92. Undue influence, § 95.

GRANT

Statutory use, § 22.

GRANTEE

Address, mailing, § 42. Defined, § 41. Identification, § 42. Mortgagees, § 51. Trustees, §§ 50, 51.

GRANTOR

Defined, § 41. Designation, § 42. Minors, § 47.

GROUNDWATER

Generally, § 339. Rights to, § 807.

GUARDIAN

Deed of, § 47. Duties and powers, § 16. Public, § 48.

HABITABILITY

Generally, § 633.

HANDICAPPED

See, Human Rights Act

HAZARDOUS SUBSTANCES AND SUPER LIEN

Generally, § 344. Lien, §§ 573, 574. Purchase and sale contracts, § 890.

HIGHWAY

Abutter, rights in, § 285. Conveyance of land abutting, § 250.

HIGHWAY—Continued Distinguished from town way, § ^35. Purchase by governmental agency in fee, § 250. Water as a highway, § 291.

HISTORIC PROPERTY

Preservation of, § 333.

HOME REPAIR FINANCING

Generally, § 459.

HOMESTEAD

Exemption, §§ 26, 375. Release of, § 375.

HOUSING AUTHORITY

Generally, § 680. Eminent domain, § 680.

HUMAN RIGHTS ACT

Brokerage contracts and showing, § 904. Housing discrimination, §§ 328, 904. Purchase and sale contracts, § 884.

IMPROPERLY ACKNOWLEDGED

Recorded instrument, effect, § 421.

IMPROVIDENT TRANSFERS

Generally, § 735.

INCHOATE RIGHTS

Spousal, § 45.

INDEFINITE REFERENCE

Recorded instrument, §§ 282, 420.

INHERITANCE

Words of, §§ 23, 53, 121.

INSANE PERSON

Deed of, § 48.

INTERSTATE LAND SALES

Generally, § 1201.

Anti-fraud provisions, § 1202.

Applicability of Act, § 1203.

Manufactured home site, § 1204.

Single family residence exception, § 1204.

INTERTIDAL

See also, Shore or Flats Definition, § 293. Lands, §§ 293, 337.

INTESTACY

See, Probate

JOINT OWNERSHIP

Divorce, effect of, § 126. Historically, §§ 51, 126. Mortgagees, § 51. Partners, § 53.

JOINT OWNERSHIP—Continued

Proprietors of Lands and Wharves, § 125. Rights of co-owners or joint owners, § 127. Spouses, § 51. Transfers to self and others, § 52. Trustees, § 51.

JUSTICE OF THE PEACE

Authority, §§ 15, 16, 62.

LAND INSTALLMENT CONTRACTS

Generally, § 453.

LANDLORD

See, Leases

LEASES

See also, Tenancy Generally, §§ 621, 627, 631, 633. Agreements to lease, § 628. Assignment, form, §§ 648, 649, 652. Assignment of, §§ 629, 651. Cable television installation, § 638. Checklist, § 627. Commercial and shopping center lease, checklist, § 656. Commercial lease and memorandum, Form, §§ 648, 649. Covenant to renew, § 629. Defects in premises, § 633. Descriptions in, §§ 632, 635. Discrimination, §§ 623, 635, 638. Eminent domain, effect of, § 643. Electric metering, § 642. Entry by landlord, § 634. Escalation clauses, § 636. Estoppel certificate, Form, § 646. Eviction control, mobile homes, § 639. Extensions and renewals, § 629. Forcible entry and detainer action, § 629. Forfeiture, § 640. Habitability, § 633. Illegal eviction, § 644. Improvements to leasehold, § 647. Landlord's title and reversion, § 631. Late charge, § 637. License distinguished, § 626. Memorandum, § 621. Form, §§ 622, 648. Mortgaging and assigning, § 645. Normal wear and tear, definition, § 637. Notice of, § 621. Option to purchase in, Form, § 630. Parties to, § 623. Purchaser of fee subject to leases, rights of, § 631. Quiet enjoyment, § 634. Recording, § 621. Renewals and extensions, § 629. Rent receipts, § 633. Residential lease, Form, § 650. Security deposits, § 637. Sublease, Form, § 653. Sublease or assignment, § 651.

LEASES—Continued
Subletting, § 627.
Termination of, §§ 640, 643.
Vacation camp or cottage lease, Form, § 655.
Vacation cottage, § 654.

LESSEE

See, Leases

LICENSE

Cemetery lot, § 626.
Coupled with an interest, §§ 271, 626.
Examples, §§ 271, 626.
Lease distinguished, § 626.
Profit á prendre distinguished, § 272.
Revocable, § 272.

IIFNS

Generally, § 571. Attachment, § 575. Condominium or association lien, § 578. Defined, § 571. Duration and dissolution, § 580. Employment security, § 573. Estate tax, § 573. Federal tax, §§ 572, 583, 1117. Release and discharge, checklist, § 583. General assistance, § 573. Hazardous substances, §§ 573, 574. Income tax, § 573. Inheritance tax, § 573. Maine list, § 573. Mechanic's and materialmen's, §§ 579, 1123. Municipal, General assistance, § 573. Real estate, § 573. Sanitary district, § 573. Water district, § 573.

MEMBERSHIP CAMPING

Special provisions, § 133.

MILL ACT

Water rights, §§ 283, 291.

MINISTRY

Grants to, § 62.

MINORS

Deed of, § 47. Definition of, § 47. Guardian of, § 47.

MOBILE HOMES

Generally, § 639. Manufactured home site, § 1204.

MORTGAGES

Generally, § 491. Asset of estate of decedent, § 491. Assignment of, §§ 491, 492.

MORTGAGES—Continued Assumption of, § 504.
Authorization for short form, § 445.
Commercial, Form, § 442.
Consumer credit code, §§ 447, 458, 459.
Consumer mortgage regulations, § 458.
Credit unions as mortgagees, § 452.
Deed as a mortgage, § 441.
Delay in discharge of, penalty, § 500.
Discharge of, §§ 491, 500.
Discharge of, Form, § 503.
Foreclosures,

Generally, §§ 505 through 518.

Methods of, § 1114.

"FREDDIE MAC", Form, § 454.

Future advances, § 449.

Lease, subordination of, § 1115.

Mistake, discharge by, § 500.

Mortgagee in possession, § 492.

Land installment contracts distinguished, § 453.

Open end provisions, § 449.

Payment escrow, § 447.

Power of sale, corporate, § 446.

Prepayment of, § 450.

Redemption of, § 502.

Residential,

Form, § 443.

Form, § 443.
Plain language, Form, § 456.
Restrictions, § 448.
Savings and loan associations, § 451.
Savings banks, loan authorization, § 457.
Settlement Statement, HUD-1, §§ 455, 955.
Statutory short form, Form, § 444.
Support mortgage, § 492.
Theory in the State of Maine, § 441.
Transfer of mortgaged property, § 504.
Two or more named mortgagees, § 500.
Undischarged of record, § 501.
Usury, § 459.

NAMES

Assumed, § 43. Partners, § 53. Print beneath signature, §§ 1, 3.

NATIONAL FLOOD INSURANCE

Generally, § 346.

NAVIGABLE

Rivers, distinguished from floatable, § 251.

NOISE

See, Environmental Policy

NOTICE

Actual notice of encumbrance, §§ 282, 1113.

OMITTED SPOUSE

Prior to 1975, § 45.

OPTION

Lease renewal or extension, § 629. Purchase leased premises, § 630.

PARKS

Public, generally, § 287.

PARTNERSHIP

Tenancy, §§ 130, 1101. Uniform act, §§ 53, 130.

PARTY WALL

Condominiums, in, § 288. Elements of, § 288.

PERSONAL REPRESENTATIVE

Party to a lease, § 623. Party to purchase and sale agreement, § 884.

PLANS AND PLATS

Recording of, § 816.

POND

As boundary, § 251. Great Pond, reference, § 251.

PRESERVATION

Historic property, §§ 333, 341.

PRINTING

Name beneath signature, §§ 1, 8, 9, 14.

PROBATE

Generally, §§ 731, 734, 1125. Absence of, §§ 734, 737. Administration, § 734. Ancillary administration, § 734. Conservators, §§ 735, 1126. Descent of real estate, § 1127. Disability, persons under, § 735. Guardians, §§ 735, 1126. Intestate succession, § 732. Lack of administration, § 737. Personal representatives, § 734. Will, effect of, § 733.

PROFIT Á PRENDRE

License distinguished, § 272.

PUBLIC ACCOMMODATIONS

Generally, § 328.

PURCHASE AND SALE CONTRACTS

Generally, § 881.
Agricultural land, § 891.
Auctioneer or broker, § 882.
Buildings and fixtures, mention of, § 886.
Clearing title with purchase money, § 888.
Closing agent or "broker" duties, § 889.
Condition of premises, § 892.
Default by one or both parties, § 883.

PURCHASE AND SALE CONTRACTS—Continued

Description of premises, § 885.

Environmental considerations, § 890.

Human rights act, effect of, § 884.

Knowledge of adverse ownership, § 883.

Minimum requirements for, § 882.

Parties to agreement, § 884.

Performance of, §§ 883, 888.

Possession and condition of premises, § 892.

Purchase price provisions, § 887.

Residential, Form, § 893.

Time and place for performance, § 889.

Written instrument, § 881.

RECORDING INSTRUMENTS

Generally, § 1112. Declaration of value, § 1112.

REGISTRY OF DEEDS

Listed, §§ 418, 1092.

REGISTRY OF PROBATE

Generally, § 1093. Listed, § 1093.

REGULATION Z

Generally, § 458.

RELEASE

Deed, § 12.
Form, § 13.
Effect of, § 12.
Homestead, § 375.
Mortgage, partial release, § 497.
Mortgagee, § 12.
Municipal, § 12.
Form, § 14.
Short form deeds, § 1102.
Spousal, §§ 4, 5, 9, 10, 374.
Statutory use, § 22.

RESPA

See, Settlement Procedures

RESTRICTIONS

Generally, § 321. Abutters, §§ 324, 335. Affirmative burdens, imposition of, § 329. Agricultural land, § 335. Common scheme of, § 321. Conservation easements, § 333. Covenant not to compete, § 330. Dumps, municipal, private, § 324. Duration period, § 325. Enforceability, § 323. Examination of, § 1108. Floods and zoning, §§ 336, 346. Form, Declaration of protective covenants, § 327. Simple restrictions, §§ 326, 327. Hazardous wastes, §§ 324, 336, 344.

RESTRICTIONS—Continued

Illegal, § 328.
Implied, § 322.
Indefinite reference to, § 331.
Municipal zoning, effect of, § 323.
Railroad locations, § 332.
Saco River Corridor, § 334.
Variance, § 810.
Shoreland, §§ 336, 337.
Statute of Frauds, effect of, § 322.
Statutory time limit, § 321.
Waste disposal, §§ 324, 336, 344.

RIVERS

Floatable and navigable, § 251. Planning and zoning restrictions, § 336. Preservation interest, § 342. Saco River Corridor, § 334.

SAND DUNES

Generally, § 338.

SCHOOLS

Grant for use of, § 62.

SEA SHORE

See, Shore or Flats

CEAL

Required prior to 1968, §§ 15, 25, 372.

SECURITY DEPOSITS

See, Leases

SELF TRANSFER

When proper, § 52.

SEPTIC SYSTEMS

Regulation of, § 345.

SETTLEMENT PROCEDURES

Advance inspection of settlement statement, § 956. Coverage of RESPA, § 952. Good faith estimate of charges, § 954. HUD-1,

Form, § 455.

Instructions, § 955.

Maine generic closing statement, Form, § 958.

Model Maine statement, §§ 956, 957.

Real Estate Settlement Procedures Act, § 951.

Special information booklet, § 953.

Uniform settlement statement, §§ 455, 955.

SHERIFF

Deed of, § 65.

SHORE OR FLATS

Use of, §§ 273, 291, 292, 337. Use of term, Fresh water, §§ 251, 276. Tidewater, § 291.

SHORE OR FLATS—Continued Zoning, § 336.

SIGNATURE

Personal signature and seal on plat or plan, § 816. Print name beneath, §§ 1, 8, 9, 14, 17, 20, 21. Required, § 379. Spouse, § 4.

SLUDGE SPREADING

Generally, § 347. Pulp and paper mill, § 347.

SMOKE DETECTORS

Required in many dwellings, § 890.

SPENDTHRIFT

Deed of, § 49.

SPOUSE

Joint tenant, § 51. Recital, if none, § 45. Release by, §§ 4, 5, 9, 10, 45. Transfer to other spouse, § 46.

STATEMENTS RELATING TO TITLE

Recording, § 424.

STREAMS

See, Rivers

SUBDIVISION

See, Environmental Policy

SUBMERGED AND INTERTIDAL LANDS

Generally, §§ 293, 337.

TAXATION

Employment security tax lien, § 573. Estate tax lien, §§ 576, 577, 1117, 1118. Income tax lien, § 573. Municipal tax lien, §§ 573, 1119. Recreational, farm, or wood land, § 343. Transfer by deed, §§ 376, 425. Transfer tax computation, § 425.

TENANCY

At sufferance, generally, § 625.
At will, generally, § 624.
By the entirety, § 1099.
Common areas, electric metering, § 642.
For years, generally, § 627.
Illegal eviction, § 644.
In common, § 1097.
Joint, § 1098.
Termination, §§ 641, 643.

TENANCY BY THE ENTIRETY

Abolished, §§ 52, 129.

TENANT

By the entirety, § 126.

TENANT—Continued
Fee simple, § 121.
Fee tail, § 123.
In common, § 125.
Joint, § 126.
Landlord and, see Leases
Life, § 124.
Proprietors of Lands and Wharves, § 121.
Timber rights, § 124.

TIDEWATER

Boundaries on, § 251. Planning and zoning, § 336.

TIME SHARES

Generally, § 134.

TITLE EXAMINATION

Abstract of record, contents, § 1120. Attachments, generally, §§ 575, 580, 1122. Attorney, power of, § 1110. Beginning search, § 1094. Boundaries, § 1106. Condominiums, § 1104. Corporations, § 1103. Defective execution, § 1109. Descent of real estate, § 1127. Descriptions, § 1105. Easements, § 1107. Eminent domain, generally, § 1116. Encumbrances, indefinite reference to, § 1113. Federal tax liens, §§ 572, 583, 1117. Grantor index, § 1095. Joint tenancy, § 1098. Leases, generally, § 1115. Maine estate tax liens, § 1118. Mechanic's and materialmen's, §§ 579, 1123. Municipal liens, § 1119. Partnerships, § 1101. Probate proceedings, §§ 731, 734, 1125. Procedures generally, § 1091. Recording instruments, § 1112. Registry of Deeds, location of, § 1092. Registry of Probate, location of, § 1093. Restrictions, § 1108. Short form deeds, § 1102. Subdivisions and land use laws, § 1128. Tax titles, § 1121. Tenancy by the entirety, § 1099. Tenancy in common, § 1097. Title Standards, starting point, § 1091. Trusts, § 1100. Two or more grantees, § 1096. Wild lands, § 1091.

TITLE OPINION

General exceptions, Form, § 1129.

TOWN WAY

Defined, § 285. Encroachment on, § 718.

TRANSFER TAX

Exemptions, § 425. Rate of, §§ 376, 425. Requirement, §§ 376, 425.

TRUSTEE IN BANKRUPTCY

Generally, § 167. Deed of, Form, §§ 27, 28.

TRUSTEES

Liability of, § 173.
Party to a lease, § 623.
Party to purchase and sale agreement, § 884.

TRUSTS

Generally, § 162.
Business, § 164.
Charitable, § 165.
Constructive, § 171.
Express, § 162.
Foreign corporate, §§ 164, 168.
Implied, § 170.
Maine probate code, § 162.
Municipalities, § 172.
Resulting, § 170.
Revocation of, § 174.
Rule against perpetuities, § 169.
Spendthrift, § 166.
Trust or use, § 161.
Trustee in bankruptcy, § 167.

UNFAIR TRADE PRACTICES

Generally, §§ 93, 96, 639. Advertising warning, § 96. Brokers, § 93. Good faith, § 93. Mobile homes, § 639. Private plaintiffs, § 96.

UNIFORM COMMERCIAL CODE

Governs rights of note holder, § 491. Waiver prohibited, § 96.

UNIFORM FRAUDULENT TRANSFER ACT

Definition of lien, § 571.

UNIFORM RECOGNITION OF ACKNOWLEDGMENTS ACT

Generally, § 383.

UNIT OWNERSHIP

Generally, as condominium, § 132.

URBAN RENEWAL AUTHORITIES

Eminent domain by, §§ 676, 679.

WARRANTY DEED

Covenants of, § 6. Long form, § 3. Short form, § 5. Statutory short form, effect, § 4. When needed, § 2.

WATER

Boundary, §§ 248, 251.
Flow of, § 337.
Overboard effluent discharges, § 345.
Planning and zoning near, § 336.
Underground water, § 291.
Water and water courses, generally, § 291.
Wells, §§ 291, 339.

WAY

Abandonment of, presumed, § 283. Abutter's rights in, § 285. Conveyance of land abutting, § 250. Discontinuance of, § 283. Encroachment on, § 718. Proposed, § 283. Public or private, distinguished, § 286. Streams and rivers as, § 286.

WETLANDS

Generally, § 338.

WITNESSES

Deed, § 382.

WRITTEN INSTRUMENT

Requirement for, §§ 15, 162.

ZONING

Generally, § 800. Allagash Wilderness Waterway, § 803. Community living arrangements, § 813. Conditional and contract, § 817. Constitutionality, § 800. Conveyancer's responsibility, § 801. Distinguished from eminent domain, § 672. Land subdivision, generally, § 806. Land Use Regulation Commission, §§ 810, 811. Manufactured housing, § 814. Recording subdivision plats and plans, § 816. Regional planning, § 815. Saco River Corridor, § 804. Shoreland, § 802. Site Location of Development, § 807. St. Croix International, § 805. Subdivision, definition, § 807. Validity, scope of, § 812. Variances, § 810. Village corporations, § 800.