CHAPTER 1. DEEDS IN GENERAL

Sec.

- 1. Deed Forms in Use Today.
- 2. Warranty Deed.
- 3. Long Form.
- 4. Statutory Warranty Deed.
- 5. ____ Form.
- 6. Meaning of "Warranty Covenants".
- 7. Quit-Claim Deeds.
- 8. Long Form.
- 9. Statutory Quitclaim Deed.
- 10. Quitclaim Deed-Short Form.
- 11. Meaning of "Quitclaim Covenant".
- 12. Release Deed.
- 13. ____ Short Form.
- 14. Municipal Quitclaim Deed-Form.
- 15. Written Instrument.
- 16. Probate Deeds and Other Short Forms.
- 17. Deed of Distribution, Intestate—Form.
- 18. Deed of Sale by Personal Representative (Intestate)—Form.
- 19. Deed of Distribution, Testate—Form.
- 20. Deed of Sale by Personal Representative (Testate)—Form.
- 21. Deed of Conservator-Form.
- 22. Grant, Convey, or Release as Word of Conveyance.
- 23. Words of Inheritance.
- 24. Easements, Privileges and Appurtenances.
- 25. Seals and Consideration.
- 26. Homestead Exemption.
- 27. Bankruptcy Trustee's Deed of Sale Free and Clear-Form.
- 28. Bankruptcy Trustee's Deed Subject to Liens-Form.
- 29. Written Consent by Lien Holder or Co-owner-Form.

CHAPTER 2. GRANTORS AND GRANTEES

- 41. Grantor and Grantee Defined.
- 42. Designation by Name.
- 43. Assumed Name.
- 44. Recording of Statements Relating to Title.
- 45. Single Persons.
- 46. Transfers Between Husband and Wife.
- 47. Minors.
- 48. Insane Persons.
- 49. Spendthrifts.

Sec. 50. Fiduciaries. 51. Two or More Persons. 52. Transfers to Self and Others. 53. Partnership. 54. Domestic Corporations. 55. Disposition of Corporate Assets. 56. Corporate Grantor—Form. 57. Corporate Resolutions—Directors—Form A. 58. _____ _ Form B. 59. ____ Shareholders—Form A. 60. ____ Form B. 61. Prior to Incorporation. 62. Religious Societies. 63. Foreign Corporations. 64. Dissolved Corporations. 65. Sheriff's Deeds and Other Methods. 66. Municipal Corporations. **CONVEYANCES**

CHAPTER 3. FRAUD AND FRAUDULENT

| 91. | False Representation—Generally. | | |
|------|-----------------------------------|--|--|
| 92. | Title. | | |
| 93. | Area. | | |
| 94. | Condition. | | |
| 95. | Undue Influence. | | |
| 96. | Maine Unfair Trade Practices Act. | | |
| 97. | Uniform Fraudulent Transfer Act. | | |
| 98. | Creditor's Rights. | | |
| 99. | Preferences. | | |
| 100. | Insolvency. | | |

CHAPTER 4. ESTATES CREATED

- 121. Fee Simple. 122. Defeasible Fee. 123. Estate Tail. 124. Life Estate.
- 125. Tenancy in Common.
- 126. Joint Tenancy.
- 127. Relationship Between Cotenants.
- 128. Conveyances by Cotenants.
- 129. Tenancy by the Entirety.
- 130. Tenancy in Partnership.
- 131. Condominium.
- 132. Unit Ownership Act—A Form of Condominium.
- 133. Membership Camping.
- 134. Time Shares—A Form of Condominium.

Sec.

- 135. Maine Condominium Act.
- 136. Declaration of Condominium-Form.
- 137. Condominium Association By-laws-Form.
- 138. Public Offering Statement-Form.
- 139. Budget Model for Condominium-Form.
- 140. Unit Purchase Reservation—Form.
- 141. Purchaser's Acknowledgement of Receipt of Statement-Form.
- 142. Release From Blanket Mortgage-Form.
- 143. Unit Mortgage.

CHAPTER 5. TRUSTS

- 161. Trust or Use?
- 162. Trusts in General.
- 163. Express Trusts.
- 164. Business Trusts.
- 165. Charitable Trusts.
- 166. Spendthrift Trusts.
- 167. Trustee in Bankruptcy.
- 168. Foreign Trustees.
- 169. Trusts and the Rule Against Perpetuities.
- 170. Resulting Trusts.
- 171. Constructive Trusts.
- 172. Municipalities.
- 173. Liabilities of Trustees.
- 174. Revocation of Trusts.

CHAPTER 6. COVENANTS OF TITLE

- 201. Covenants in General.
- 202. Covenants Concern Granted Premises Only.
- 203. Liability on Covenants.
- 204. Covenants of Seisin and Right to Convey.
- 205. Damages for Breach of Covenants of Seisin and Right to Convey.
- 206. Encumbrances in General.
- 207. Oral Agreements Concerning Encumbrances.
- 208. Covenant Against Encumbrances in Warranty Deed.
- 209. Covenant Against Encumbrances in Quitclaim Deed.
- 210. Damages for Breach of Covenant Against Encumbrances.
- 211. General Covenant of Warranty in Warranty Deed.
- 212. Limited Covenant of Warranty in Quitclaim Deed.
- 213. Damages for Breach of Covenant of Warranty.
- 214. Estoppel Raised by General Covenant of Warranty.
- 215. Estoppel Not Raised by Limited Covenant of Warranty.
- 216. Slander of Title.

CHAPTER 7. DESCRIPTIONS

| 56 6. | |
|------------------|--|
| 241. | Descriptions in General. |
| 242 . | Conflict Within the Description. |
| 243 . | Conflicting or Double Descriptions. |
| 244. | Reference to a Plan. |
| 245. | Reference to Other Instruments. |
| 246. | Descriptions Concerning Quantity of Land Conveyed. |
| 247. | Conveyances of Buildings. |
| 248. | · · · · · · · · · · · · · · · · · · · |
| 249. | Adjoining Land as a Boundary. |
| 250. | |
| 251. | · · · · · · · · · · · · · · · · · · · |
| 252. | ♥ |
| | and the desired state of the st |
| | CHAPTER 8. EASEMENTS |
| | CHAPTER 6. EASEMENTS |
| 271 . | Easements in General. |
| 272. | Profits á Prendre and Licenses Distinguished. |
| 273. | Easements in Gross. |
| 274. | Easements Created—Grant, Reservation or Covenant. |
| 275. | Easements Created by Prescription. |
| 276. | Easements Created—Implication. |
| 277. | Boundary on a Way. |
| 278. | Appurtenant Easements Not Mentioned in Conveyance. |
| 279. | Extent of Easement Created—Grant. |
| 280. | Prescription. |
| 281. | Implication. |
| 282. | Indefinite Reference to Easements. |
| 283. | Termination of Easements. |
| 284. | Private Ways. |
| 285. | Public Ways. |
| 286. | Public or Private Ways. |
| 287. | Public Parks. |
| 288. | Party Walls. |
| 289. | Easement of Light or Air. |
| 290. | Easement for Use of Airways. |
| 291. | Water and Water Courses. |
| 292. | Reserved Easement for Fishing and Fowling and Navigation. |
| 293. | <u> </u> |
| 294. | Abandonment of Easement. |
| | |

CHAPTER 9. RESTRICTIONS ON LAND USE

- 321. Restrictions in General.
- 322. Implied Restrictions.
- 323. Enforceability of Restrictions.
- 324. Waste Disposal Restrictions.
- 325. Duration Period for Restrictions.

Sec.

- 326. Simple Restrictions—Form.
- 327. Declaration of Restrictive Covenants-Form.
- 328. Illegal Restrictions.
- 329. Restrictions Imposing Affirmative Burdens.
- 330. Covenant Not to Compete.
- 331. Indefinite Reference to Restrictions.
- 332. Restrictions on Railroad Locations.
- 333. Conservation Easements and Preservation Interests.
- 334. Saco River Corridor.
- 335. Agricultural Land.
- 336. Floods and Shorelands.
- 337. Shorelands, Lakes and Great Ponds.
- 338. Coastal Wetlands, Sand Dunes and Wetlands in General.
- 339. Groundwater.
- 340. Maine Environmental Policy.
- 341. Historic Preservation Interest.
- 342. Maine's Rivers and Streams.
- 343. Recreational Land, Farms, Woodlands.
- 344. Hazardous Substances and Super Lien.
- 345. Overboard Effluent Discharges.
- 346. National Flood Insurance.
- 347. Sludge Spreading.

CHAPTER 10. FORMALITIES OF EXECUTION

- 371. Defective Execution in General.
- 372. Alterations.
- 373. Cancellation and Recission.
- 374. Release of Dower and Curtesy.
- 375. Release of Homestead.
- 376. Transfer Tax Requirement.
- 377. Recital of Sealing.
- 378. Recital of Date.
- 379. Signature.
- 380. Power of Attorney.
- 381. ____ Broad Form.
- 382. Witnesses.
- 383. Acknowledgment.
- 384. Acknowledgments—Form.
- 385. Reformation of Instruments.

CHAPTER 11. DELIVERY AND RECORDING OF DEEDS

- 411. Necessity for Delivery.
- 412. Date of Delivery.
- 413. Delivery to a Third Person.
- 414. Delivery in Escrow.

Sec.

- 415. Escrow Agreement-Form.
- 416. Delivery to Register of Deeds.
- 417. Acceptance.
- 418. Recording Statute.
- 419. Curative Statutes.
- 420. Indefinite References to Recorded Instruments.
- 421. Recording Improperly Acknowledged Instrument.
- 422. Unrecorded Instruments.
- 423. Death of Grantor Before Recording.
- 424. Recording Statements Relating to Title.
- 425. Transfer Tax.

CHAPTER 12. MORTGAGES

- 441. Mortgage Theory in the State of Maine.
- 442. Commercial Mortgage—Accleration and Other Clauses—Form.
- 443. Residential Mortgage Deed-Form.
- 444. Statutory Short Form.
- 445. Statutory Short Form Authorization.
- 446. Power of Sale in Corporate Mortgage.
- 447. Mortgage Payment Escrow and Other Matters.
- 448. Restrictions on Mortgages.
- 449. Open End Mortgage Provisions.
- 450. Prepayment of Loan.
- 451. Savings and Loan Associations.
- 452. Credit Unions.
- 453. Land Installment Contracts.
- 454. Mortgage Deed-Form-1 to 4 Family "FREDDIE MAC".
- 455. Settlement Statement—HUD-1.
- 456. Mortgage Deed-Residential-Plain Language.
- 457. Mortgage Loan Authorization—Savings Banks.
- 458. Consumer Mortgage Regulations.
- 459. Usury.

CHAPTER 13. TRANSACTIONS AFFECTING MORTGAGES

- 491. Transactions Affecting Mortgages in General.
- 492. Assignment of Mortgage and Note.
- 493. Assignment of Mortgage-Form.
- 494. Rights of Assignee of Mortgage.
- 495. Liabilities of Assignee of Mortgage.
- 496. Assignment to Mortgagor.
- 497. Partial Release From Mortgage.
- 498. Modification of Terms.
- 499. Extension of Mortgage-Form.
- 500. Discharge of Mortgage.
- 501. Undischarged Mortgages.

| - | 40 | L |
|---|----|---|

- 502. Redemption of Mortgages.
- 503. Discharge of Mortgage-Form.
- 504. Transfer of Mortgaged Property.
- 505. Foreclosures in General.
- 506. Foreclosures by Civil Action—Checklist.
- 507. Complaint for Foreclosure—Form.
- 508. Clerk Certificate—Foreclosure—Form.
- 509. Application for Default-Form.
- 510. Motion for Summary Judgment-Form.
- 511. Motion for Default Judgment-Form.
- 512. Letter Describing Period of Redemption—Form.
- 513. Motion for Entry of Final Judgment-Form.
- 514. Order Directing Entry of Final Judgment-Form.
- 515. Notice of Public Sale-Form.
- 516. Debt Notice to Mortgagor.
- 517. Order and Judgment of Foreclosure-Form.
- 518. Report of Public Sale and Disbursement of Funds-Form.

CHAPTER 14. TAX LIENS AND OTHER ENCUMBRANCES

- 571. Liens in General.
- 572. Federal Tax Liens in General.
- 573. Maine Tax Liens.
- 574. Hazardous Substance Lien.
- 575. Attachment Lien.
- 576. Maine Estate Tax Lien.
- 577. Federal Estate Tax Lien.
- 578. Condominium or Unit Ownership Liens.
- 579. Mechanics' and Materials Liens.
- 580. Duration of Attachments and Dissolution.
- 581. Fixtures and Financing Statements.
- 582. Municipal General Assistance Lien.
- 583. Federal Tax Lien Release and Discharge.

CHAPTER 15. LEASES

- 621. Leases in General and Notices of Lease.
- 622. Memorandum of Lease-Form.
- 623. Parties to a Lease.
- 624. Tenancy at Will.
- 625. Tenancy at Sufferance.
- 626. Licensee.
- 627. Tenancy for Years.
- 628. Agreements to Lease.
- 629. Renewals and Extensions.
- 630. Option to Purchase in a Lease.
- 631. Landlord's Title and Reversion.

Sec.

- 632. Descriptions in Leases.
- 633. Habitability of Premises.
- 634. Quiet Enjoyment.
- 635. Discrimination in Housing.
- 636. Escalation Clauses—Taxes—Fuel.
- 637. Security Deposits and Other Obligations and Rights.
- 638. Cable Television Installation.
- 639. Eviction Control-Mobile Homes.
- 640. Termination and Forfeiture of Leases.
- 641. Termination of Tenancy-Rent Non-payment.
- 642. Electric Metering in Common Areas.
- 643. Termination of Tenancy by Eminent Domain.
- 644. Illegal Eviction—Remedies.
- 645. Mortgaging and Assigning Leases.
- 646. Lessee Estoppel Certificate—Form.
- 647. Leasehold Improvements.
- 648. Commercial Lease and Memorandum-Form.
- 649. Commercial Lease—Landlord's—Form.
- 650. Residential Lease-Form.
- 651. Sublease or Assignment.
- 652. Assignment of Lease-Form.
- 653. Sublease-Form.
- 654. Vacation Cottage Leases.
- 655. Camp or Cottage Lease—Short Term—Form.
- 656. Commercial and Shopping Center Leases—Checklist.

CHAPTER 16. EMINENT DOMAIN

- 671. Eminent Domain in General.
- 672. Power of Eminent Domain Distinguished.
- 673. Authority to Take by Eminent Domain.
- 674. Necessity for a Public Purpose.
- 675. The Order of Taking.
- 676. Notice of Taking.
- 677. Prohibitions From Takings.
- 678. Relocation of Public Utilities on Public Ways.
- 679. Urban Renewal Authorities.
- 680. Housing Authority.

CHAPTER 17. ADVERSE POSSESSION

- 711. Adverse Possession in General.
- 712. Persons Entitled to Claim by Prescription.
- 713. Intention of the Parties.
- 714. Privity or Tacking of Possession.
- 715. Easements by Prescription.
- 716. Preventing Acquisition of Easements by Prescription.
- 717. Future Interests.
- 718. Encroachment on Public Ways.

CHAPTER 18. PROBATE PROCEEDINGS

| C | _ | _ |
|---|---|---|
| J | c | u |

- 731. Probate Proceedings in General.
- 732. Intestate Succession.
- 733. Effect of a Will.
- 734. Probate and Administration.
- 735. Persons Under Disability.
- 736. Estates of Absentees.
- 737. Lack of Administration.

CHAPTER 19. DIVORCE

- 750. Effect of Divorce on Real Estate Ownership.
- 751. Brief Summary of Prior Distribution Procedures.

CHAPTER 20. ZONING AND SUBDIVISION CONTROLS

- 800. Zoning Regulations in General.
- 801. Conveyancer's Responsibility Concerning Zoning.
- 802. Shoreland Zoning.
- 803. Allagash Wilderness Waterway.
- 804. Saco River Corridor.
- 805. St. Croix International Waterway Commission.
- 806. Land Subdivision in General.
- 807. Site Location of Development.
- 808. Some Illustrative Issue Resolutions.
- 809. Subdivision Details and Rulings.
- 810. Variances.
- 811. Enforcement Sections.
- 812. Scope of Validity.
- 813. Community Living Arrangements.
- 814. Manufactured Housing.
- 815. Regional Planning.
- 816. Recording Subdivision Plats and Plans.
- 817. Conditional and Contract Zoning.

CHAPTER 21. PURCHASE AND SALE CONTRACTS GENERALLY

- 881. Purchase and Sale Contracts in General.
- 882. Minimum Requirements for a Purchase and Sale Contract.
- 883. Performance of Contract.
- 884. Parties to the Agreement.
- 885. Description of Premises in Purchase and Sale Contract.
- 886. Buildings and Fixtures Included in Sale.
- 887. Provisions Concerning the Purchase Price.
- 888. Use of Purchase Money to Clear Title.

Sec.

- 889. Time and Place for Performance.
- 890. Environmental Considerations.
- 891. Agricultural Land.
- 892. Possession and Condition of the Premises.
- 893. Residential Purchase and Sale Agreement-Form.

CHAPTER 22. BROKERAGE CONTRACTS GENERALLY

- 901. Real Estate Brokerage Generally.
- 902. Brokerage Licensee's Duties.
- 903. Brokers and Commissions.
- 904. Housing Discrimination—Unlawful.
- 905. Brokerage Listing Agreement—Form.

CHAPTER 23. REAL ESTATE SETTLEMENT PROCEDURES

- 951. Purpose of RESPA.
- 952. Coverage of RESPA.
- 953. Special Information Booklet.
- 954. Good Faith Estimate of Charges.
- 955. Uniform Settlement Statement.
- 956. Advance Inspection of Settlement Statement.
- 957. Maine Generic Closing Statement.
- 958. ____ Form.

CHAPTER 24. TITLE EXAMINATION PROCEDURES

- 1091. Procedure for Title Examination.
- 1092. Registry of Deeds.
- 1093. Registry of Probate.
- 1094. Beginning Your Search.
- 1095. Running the Grantor Index.
- 1096. Two or More Grantees.
- 1097. Tenancy in Common.
- 1098. Joint Tenancy.
- 1099. Tenancy by the Entirety.
- 1100. Trusts.
- 1101. Partnerships.
- 1102. Short Form Deeds.
- 1103. Corporations.
- 1104. Condominiums.
- 1105. Descriptions.
- 1106. Boundaries.
- 1107. Easements.
- 1108. Restrictions.
- 1109. Defective Execution.

| Sec. | | |
|-------|--|-----------|
| 1110. | Power of Attorney to Convey. | |
| 1111. | Acknowledgment. | |
| 1112. | Recording Instruments. | |
| 1113. | Indefinite References to Encumbrances. | |
| 1114. | Foreclosure of Mortgages. | |
| 1115. | Leases. | |
| 1116. | Eminent Domain. | |
| 1117. | Federal Tax Liens. | |
| 1118. | Maine Estate Tax Lien. | |
| 1119. | Municipal Liens. | |
| 1120. | Abstract of Record. | |
| 1121. | Tax Titles. | |
| 1122. | Attachments. | |
| 1123. | Mechanic's Liens. | |
| 1124. | Fixtures and Financing Statements. | |
| 1125. | Probate Proceedings. | |
| 1126. | Guardians and Conservators. | |
| 1127. | Descent of Real Estate. | |
| 1128. | Subdivision and Land Use Laws. | |
| 1129. | Title Opinion—General Exceptions. | |
| | | |
| | CHAPTER 25. INTERSTATE LAND SALES | |
| 1201. | General Commentary. | |
| 1202. | · · · · · · · · · · · · · · · · · · · | |
| 1203. | Applicability. | |
| 1204. | = - | |
| | | Pag |
| Table | of Statutes and Rules | 71 |
| | of Cases | |
| Index | | 10 74' |