

2012 -- H 7392

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LC00976  
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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2012

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A N A C T

RELATING TO PROPERTY - FORM AND EFFECT OF CONVEYANCES

Introduced By: Representatives Lally, Jackson, and Schadone

Date Introduced: February 02, 2012

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1           SECTION 1. Chapter 34-11 of the General Laws entitled "Form and Effect of  
2   Conveyances" are hereby amended by adding thereto the following sections:

3           **34-11-42. Effect of special warranty deed.** – A deed entitled “special warranty deed”  
4 shall, when duly executed, have the force and effect of a deed in fee simple to the grantee and his  
5 or her heirs and assigns, to his, her and their own use, with covenants on the part of the grantor,  
6 for himself or herself and for his or her heirs, executors and administrators, with the grantee and  
7 his or her heirs and assigns, that he or she will, and his or her heirs, executors and administrators  
8 shall, warrant and defend the granted premises to the grantee and his or her heirs and assigns  
9 forever against the lawful claims and demands of all persons claiming by, through or under the  
10 grantor.

11           **34-11-43. Meaning of special warranty covenants.** – In any deed of conveyance of real  
12 estate, the use of the words “special warranty” in the title of said deed, and/or use of the words  
13 “special warranty covenants” in the body of said deed shall have the full force, meaning, and  
14 effect of the following words: “The grantor, for himself or herself and for his or her heirs,  
15 executors and administrators, covenants with the grantee and his or her heirs and assigns, that he  
16 or she will, and his or her heirs, executors and administrators shall, warrant and defend the  
17 granted premises to the grantee and his or her heirs and assigns forever against the lawful claims  
18 and demands of all persons claiming, by, through or under the grantor.”

19           SECTION 2. This act shall take effect upon passage and shall apply to all deeds with the

- 1 words "special warranty" in their title and/or the words "special warranty covenants" in the body
- 2 thereof, recorded prior to and subsequent to passage of this act.

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
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1           This act would allow for the use of the terms “special warranty deed” and “special  
2 warranty covenants” in any deed of conveyance, whereby the grantor will warrant and defend the  
3 granted premises to the grantee forever against lawful claims.

4           This act would take effect upon passage and would apply to all deeds with the words  
5 “special warranty” in the title and/or “special warranty covenants” in the body thereof, recorded  
6 prior to and subsequent to passage of this act.

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