



General Assembly

January Session, 2003

Committee Bill No. 5506

LCO No. 3451

Referred to Committee on Judiciary

Introduced by:
(JUD)

AN ACT CONCERNING A STATUTORY FORM TRUSTEE'S DEED.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 47-36c of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2003*):

3 The forms set forth in this section may be used and are sufficient for
4 their respective purposes. They shall be known as "Statutory Form"
5 and may be referred to as such. Nothing in this chapter precludes the
6 use of any other legal form of deed or mortgage.

7 WARRANTY DEED

8 of for consideration paid, grant to of with WARRANTY
9 COVENANTS

10 (Description and Encumbrances, if any
11 and any additional provisions)

T1 Signed this day of, 20...
T2 Witnessed by:
T3
T4 (Acknowledgment)

12 QUITCLAIM DEED

13 of for consideration paid, grant to of with QUITCLAIM
14 COVENANTS

15 (Description and any additional provisions)

T5 Signed this day of, 20...
T6 Witnessed by:
T7
T8 (Acknowledgment)

16 MORTGAGE DEED

17 of to secure payment of dollars with interest payable as
18 provided in a certain promissory note dated with final maturity on
19 grant to of with MORTGAGE COVENANTS

20 (Description and Encumbrances, if any
21 and any additional provisions)

22 This mortgage is made upon the STATUTORY CONDITION

T9 Signed this day of, 20...
T10 Witnessed by:
T11

T12 (Acknowledgment)

23 ASSIGNMENT OF MORTGAGE

24 of for consideration paid, assign to all interest in a
25 mortgage from to dated and recorded in Volume at Page
26 of the Connecticut Land Records.

T13 Signed this day of, 20...

T14 Witnessed by:

T15

T16 (Acknowledgment)

27 CONSERVATOR'S DEED

28 of conservator of the estate of, an incapable person, for
29 consideration paid, grant to with CONSERVATOR'S COVENANTS

30 (Description and Encumbrances, if any
31 and any additional provisions)

T17 Signed this day of, 20...

T18 Witnessed by:

T19

T20 (Acknowledgment)

32 TESTAMENTARY TRUSTEE'S DEED

33 of ..., trustee under article ... of the last will and testament ...,
34 late of ..., ... duly qualified as trustee, for consideration paid, grant to
35 ... with TESTAMENTARY TRUSTEE'S COVENANTS

36 (Description and Encumbrances if any
37 and any other provisions)

T21 Signed this day of ..., 20...
T22 Witnessed by:
T23
T24 (Acknowledgment)

38 EXECUTOR'S DEED

39 of ... duly qualified and authorized executor of the last will and
40 testament of ... late of ... for consideration paid, grant to ... with
41 EXECUTOR'S COVENANTS

42 (Description and Encumbrances if any
43 and any additional provisions)

T25 Signed this day of ..., 20...
T26 Witnessed by:
T27
T28 (Acknowledgment)

44 ADMINISTRATOR'S DEED

45 of ... duly qualified and authorized administrator of the estate of

46 ... late of ... for consideration paid, grant to ... with
47 ADMINISTRATOR'S COVENANTS

48 (Description and Encumbrances if any
49 and any additional provisions)

T29 Signed this day of, 20...

T30 Witnessed by:

T31

T32 (Acknowledgment)

50 TRUSTEE'S DEED

51 of, trustee under, duly qualified as trustee, for
52 consideration paid, grant to with TRUSTEE'S COVENANTS

53 (Description and Encumbrances if any
54 and any additional provisions)

T33 Signed this day of, 20...

T34 Witnessed by:

T35

T36 (Acknowledgment)

55 Sec. 2. (NEW) (*Effective October 1, 2003*) A deed following the form
56 entitled "Trustee's Deed", when duly executed, has the force and effect
57 of conveying to the grantee the fee simple title which the trustee has
58 pursuant to authority given in the trust instrument or by law with
59 covenants that (1) the trustee is duly qualified to act as trustee, (2) the
60 trustee has full power and authority as trustee to bargain and sell the

61 described premises in manner and form as set forth, and (3) the trustee
62 and the trustee's successors shall warrant and defend the granted
63 premises against all claims and demands of any person claiming by,
64 from or under the trustee.

This act shall take effect as follows:	
Section 1	<i>October 1, 2003</i>
Sec. 2	<i>October 1, 2003</i>

JUD *Joint Favorable*