

BOOK REVIEW.

DEED FORMS ANNOTATED. BY EMERSON E. BALLARD. Logansport, Ind.: The Ballard Publishing Company. 1900.

Accuracy in the conveyance of real estate affects alike the investment of the capitalist, the security of the money lender and the home of the humblest land owner. Interests of such magnitude and diversity afford a sufficient reason for the publication of a modern book designed to furnish lawyers, bankers, abstracters, conveyancers, real estate dealers and land owners, in a convenient form, accurate information as to the formal requisites of a deed to land in all parts of the United States.

Mr. Ballard's work contains a special treatise upon the formal requisites of deeds as prescribed by the statutes of the various states and territories. The states are alphabetically arranged, each forming a separate division in the book, under which are set forth, with proper section heads, their respective statutory provisions concerning the requisites of a deed to land, to which are added the prescribed forms of warranty deed, quitclaim deed, and such other special forms of deeds as are provided for by statute. These forms are followed by the statutory provisions as to who may take acknowledgments and the prescribed form of the officer's certificate of acknowledgment. In all those states or territories where the forms of deeds or certificates of acknowledgments are prescribed by statute, these provisions are all carefully set forth in the exact language of the statute with a proper reference to it, and in such cases no other forms are given; but if there is no statutory provision as to any essential form that fact is stated and a copy of a form in general use is set forth in the same manner as the statutory forms.

Questions as to the formal sufficiency of deeds so frequently arises in connection with the preparation or examination of abstracts of title that the author has supplemented his work on "Deed Forms" with an Appendix containing a concise but exhaustive treatise on the Law of Abstracts and Abstracters, in which, under appropriate section heads, are epitomized and arranged all the important cases deciding any principle of law concerning the definition, contents, necessity, ownership or use of an abstract, or the duties, rights and liabilities of persons who prepare or examine abstracts. At the close of the article, all the statutory provisions of the several states and territories concerning any phase of this subject are carefully compiled and arranged by states, important information which has not hitherto been made accessible to those interested in this subject in any convenient form. The Appendix also contains the provisions of the Internal Revenue Act of June 13, 1898, concerning the stamping of conveyances and the rulings and decisions construing them.

Mr. Ballard's volume is well calculated to meet the varying exigencies peculiar to real estate law, and we recommend it to all engaged in conveyancing.

P. C.