

MICHIGAN LAND TITLE STANDARDS

INDEX TO THE SIXTH EDITION

<u>Title</u>	<u>Standard No.</u>
abandonment, easements	14.3; 14.4
abandonment, of profit à prendre	25.7
abbreviations	2.3
acceptance, of dedicated land in plat	13.2
accounts, final - see probate, final accounts	
accretion.....	24.4; 24.5; 24.7; 24.8
acknowledgement, by commissioned officer	3.14
acknowledgement, corporate	10.3
acknowledgement, date of	3.1
acknowledgement, foreign country	3.12; 3.13
acknowledgement, outside of Michigan	3.10; 3.11
administration of estates - see generally Chapter VII	
adverse possession	1.2; 1.4; 1.7
adverse possession, easements	14.3
adverse possession, Great Lakes bottomlands	24.1
affidavits, marital status	6.5; 6.6
after-acquired title, mortgages	16.1
agreement barring dower	4.9
agreement, partnership	11.3; 11.5
alienability of executory interests	9.9
alienability of future interests	9.9
alienability of possibilities of reverter	9.10; 9.11
alienability of remainders	9.9
alienability of reversions	9.9
alienability of rights of entry	9.10; 9.11
alienation, power of - suspension	9.6; 9.8
alienation, restraint on - estate for years	9.2
alienation, restraint on - fee simple	9.1
alienation, suspension of power of	9.4; 9.6; 9.7; 9.8
alleys, vacation of	13.1
alleys, vacation of platted	13.4
ambiguous descriptions	23.2
ancillary administration	7.6; 7.13; 7.14
appurtenant easements	14.1
artificial fill - see lands, filled	
assignability, easements in gross.....	14.2
assignment, homestead rights	5.2; 5.4

assignment, mortgages - see mortgages, assignment	
assignment, of profit à prendre,	25.5
assignment of rents	16.35; 16.36
assignment of residue, order allowing	7.3; 7.15
association, unincorporated, effect of conveyance to	10.4
attaching creditor	18.2
attachment	18.1
attachment lien.....	18.1, 18.2
attachment lien, duration.....	18.1
attachment - discharge of record	18.1
attachment - priority	18.2
attachment - priority conveyances	18.2
attachment - recording	18.1
attorney, power of	3.16; 4.12
authority, corporate conveyances	10.6
authority, partnership dissolution.....	11.7
bankruptcy, effect on debtor's interest in real property	26.1
bankruptcy, effect on joint or entireties interest	26.1
bankruptcy, effect on lien for ad valorem taxes	26.7-2
bankruptcy, effect on mortgage or land contract	26.2
bankruptcy, effect on right to enforce statutory assignment of rents.....	26.9
bankruptcy, effect on tax sale of land in bankruptcy estate	26.6
bankruptcy, effect on unrecorded interest in land	26.8
bankruptcy, effect on vendor's right to forfeiture of land contract	26.3
bankruptcy - generally, Chapter XXVI	
bankruptcy, sale free and clear of liens and other interests	26.5-3
bankruptcy, sale or lease in ordinary course of business.....	26.5-1
bankruptcy, sale or lease not in ordinary course of business	26.5-2
beneficiary, passive trust	8.1
benevolent societies, unincorporated	10.4
bona fide purchaser, execution sale	19.2
bona fide purchasers - see purchasers, bona fide	
bottom lands - see lands, submerged	
boundaries, relocation of condominium units	28.2
boundary lines, riparian lands	24.2; 24.6
by-laws, corporate, conveyances.....	10.6
certificate of error, by state, tax title	22.3
certificate of sale, sheriff's	19.2; 19.3
certificate, county clerk's	17.1
certificate, sheriff's	19.3
chain of title, interests in	1.6
chain of title, land contracts	12.2
chain of title, unbroken	1.3
claim of lien	17.1
class gifts	9.5; 9.7
communitization, oil and gas	15.2

condominiums - generally, Chapter XXVIII	
condominium units	28.1
condominium units, relocation.....	28.2
condominium units, subdivision	28.4
conservators	7.11
conservatorships	7.11
consideration, corporate seal as evidence of	10.2
constitution, Michigan (1850; 1908; 1963)	5.1; 5.2; 5.3; 5.4
constitution, Michigan (1963)	4.8
construction liens - see generally Chapter XVII	
construction liens	17.1
construction lien - duration of enforceability.....	17.1
construction lien - foreclosure	17.1
constructive notice, corporate acknowledgement	10.3
consummate dower	4.4; 4.11
contingent remainder	6.4, 9.9
contract, written - barring dower	4.9
conversion, co-partnership.....	11.8
conveyance, between spouses.....	6.8
conveyance, of qualified fee	13.4
conveyance, omission of dates	3.1
conveyance, to husband and wife and others, presumption.....	6.7
conveyance, to husband and wife, presumption.....	6.5
conveyance, to two or more persons, presumption	6.1
conveyances, barring dower	4.8
conveyances, by partners-see generally Chapter XI	
conveyances, by personal representatives	7.4; 7.14; 7.16; 7.17
conveyances, by probate court order	7.3
conveyances, corporate authority	10.6
conveyances, corporate - see generally Chapter X	
conveyances, foreign	3.9
conveyances, probate - see generally Chapter VII	
conveyances, ultra vires	11.3; 11.5
conveyances, unrecorded.....	3.18
co-partnership, conversion.....	11.8
corporate acknowledgement	10.3
corporate assets, authority to convey	10.6
corporate authority, presumptive.....	10.6
corporate conveyances - see generally Chapter X	
corporate names	2.7
corporate seal	10.2
corporation, dissolved foreign, conveyances	10.5
corporation, involuntary dissolution, conveyances.....	10.5
corporations, authority to convey	10.6
corporations, dissolved conveyances	10.5

corporations, foreign, conveyances	10.5
corporations, non-officers authority to convey	10.6
corporations, officers, authority to convey.....	10.6
corporations, voluntary dissolution, conveyances.....	10.5
co-tenant, death of.....	6.9; 6.12
co-tenants, marital status.....	6.2; 6.15
co-tenants, marriage of.....	6.15
county clerk's certificate.....	17.1
covenants, oil and gas lease.....	15.2
coverture.....	4.2; 4.3
creditor, attaching.....	18.2
creditor, attaching real estate.....	18.1
date of acknowledgement.....	3.1
date of execution.....	3.1; 3.2
death of joint tenant.....	6.9; 6.12; 6.13
death of spouse.....	6.9; 6.12; 6.13
decedents' estates - see generally Chapter VII	
dedication, of lands in plat.....	13.1; 13.2; 13.3
dedication, of platted land for other than public use	13.3
dedication, of platted land for public use.....	13.2
deed, by personal representative - see generally Chapter VII	
deed, executed and unrecorded - priority	18.2
deed, sheriff's, execution sale.....	19.2; 19.3
deeds, corrective, from state, tax title	22.2
deeds, executed pursuant to 1937 P.A. 155	22.4
deeds, quit claim	6.9
deeds, redemptive - tax titles	22.2
deeds, scavenger.....	22.4
deeds, tax reverted lands.....	22.5
deeds, unrecorded, execution sale	19.4
defective execution, corporate conveyance.....	10.1
delay of recording.....	3.15
delivery of instruments	3.2
Department of Natural Resources, tax reverted lands.....	22.2, 22.5
descent and distribution, law of.....	7.1; 7.2; 7.3; 7.4; 7.9; 7.15
description, erroneous.....	3.3
description, of platted lot after vacation of abutting street.....	13.4
descriptions, ambiguous	23.2
descriptions, intent.....	23.1; 23.2
descriptions, interpretation.....	23.1
descriptions, rules of construction.....	23.2
descriptions - see generally Chapter XXIII	
descriptions, unambiguous	23.2
determinable fee	9.4
devisees, two or more persons, presumption	6.1

devises, residuary	7.1; 7.2; 7.3; 7.15
discharge, effective - construction liens	17.1
discharge of mortgages - see mortgages, discharge	
disclosure, waiver of dower	4.11
dissolution, partnership, authority to convey	11.7
distrain - see levy and distraint	
distribution - see descent and distribution	
divestiture of interest	1.4
divestiture of title	1.2
divorce judgment	6.14
documentary stamps	3.6; 3.7
dominant estate or tenement, easements	14.1
Dormant Minerals Act	15.4
Dormant Minerals Act, effect on oil and gas profit à prendre	25.6; 25.7
dormant oil and gas interest	15.4
dower in partnership property	11.2
dower, decedents' estates	7.1; 7.2
dower, effect on power of sale	7.9
dower, election of (probate)	7.1; 7.2; 7.9
dower, entireties property	6.8
dower, homestead property	5.2; 5.4
dower, judgment of divorce	6.14
dower, probate sales	7.9
dower - see generally Chapter IV	
drilling, oil and gas	15.2; 15.4
drilling, oil and gas, affidavit regarding	15.2
drilling, oil and gas, permit for	15.2; 15.4
duress, waiver of dower	4.9
dwelling, right to remain in	7.1; 7.2
easement, compared to profit à prendre	25.1
easements, abandonment	14.3; 14.4
easements, adverse possession	14.3
easements, appurtenant	14.1
easements, as affected by tax foreclosure	22.9-1
easements, as effected by tax sale	22.7; 22.8; 22.9
easements, by implication	14.5
easements, conveyance of dominant estate	14.1
easements, creation	14.5; 14.6; 14.7
easements, extinguishment	14.5
easements, grant of	14.6
easements, in gross	14.2
easements, merger	14.5
easements, non-assignability	14.2
easements, nonuser	14.3; 14.4
easements, reference to in conveyances	14.1

easements, reservation.....	14.7
easements - see generally Chapter XIV	
easements, termination.....	14.3; 14.4; 14.5
effective discharge - construction liens	17.1
encumbrances, as affected by tax foreclosure.....	22.9-1
encumbrances, as affected by tax sale.....	22.7; 22.8; 22.9
entireties, tenancy by - creation of.....	6.1; 6.2; 6.5
entireties, tenancy by - severance of	6.3; 6.8; 6.9; 6.14
entireties, tenancy by, dower not attaching to	4.1
entirety - see entireties	
equitable conversion, dower interest.....	4.2
estate for years, restraint on alienation	9.2
estate of inheritance.....	4.1; 4.3; 5.2
estate, fee simple.....	4.1
estate fiduciaries - see generally Chapter VII	
estate, life.....	4.1
estate tax lien - see tax lien, estate	
estate taxes - see taxes, federal estate	
estates, intestate.....	6.1
estates, joint life	6.4; 6.1; 6.11
estates, probate	6.1
estoppel, barring probate and dower rights	7.9; 7.10; 7.11
evidence, parol - joint tenancy	6.2
evidence, prima facie - affidavit as to marital status	6.5
execution creditor.....	19.4
execution levies.....	19.1; 19.4
execution levy, duration.....	19.1
execution levy, expired judgment.....	19.1
execution levy, priority, unrecorded conveyances.....	19.4
execution of conveyances, corporate authority.....	10.6
execution sale, good faith purchaser	19.2
execution sale, improper notice	19.2
execution sale, period of redemption	19.3
execution sale, proper notice	19.2
execution sale, rights under	19.3
execution sale, sheriff's certificate	19.3
execution sale, sheriff's deed - failure to record.....	19.3
execution sale, sheriff's deed.....	19.3
execution sale, validity	19.2
execution sales	19.2; 19.3
execution, absence of sale.....	19.1
execution, date of	3.1; 3.2
execution, defective - corporate	10.1
execution, duration of.....	19.1
execution, foreign country.....	3.12, 3.13

execution, levy	18.1
execution, notice of	19.1
execution, outside of Michigan.....	3.8; 3.9; 3.10; 3.11
execution, redemption period.....	19.3
execution, sale on	5.1
execution, unreleased	19.1
execution, valid sale.....	19.1
execution, writ of	18.1
executions - see generally Chapter XIX	
exemption, homestead.....	5.1
federal tax liens - see generally Chapter XX	
fee simple estate, dower in	4.1
fee simple, restraint on alienation	9.1
fee simple, subject to condition subsequent	9.4
fiduciaries, estate - see generally Chapter VII	
fiduciaries, foreign.....	7.6; 7.12; 7.13; 7.14
fiduciary capacity.....	4.1
filled lands - see lands, filled	
final account, order allowing (probate).....	7.3; 7.15
foreclosure, judicial - see judicial foreclosure-land contracts	
foreclosure, judicial - see judicial foreclosure-mortgages	
foreclosure - construction liens	17.1
foreclosure, land contracts, MSHDA.....	12.16
foreclosure, land contracts, notice of sale.....	12.8
foreclosure, land contracts, receivership.....	12.7
foreclosure, land contracts - see generally Chapter XII	
foreclosure, mortgages - see generally Chapter XVI	
foreign conveyances	3.9
foreign corporations	10.5
foreign country, acknowledgement in.....	3.12; 3.13
foreign country, execution in	3.12; 3.13
foreign fiduciary, deed pursuant to land contract	12.6
foreign fiduciary, mortgage discharge	16.8
forfeiture, land contracts.....	12.15
forfeiture, land contracts, receivership	12.7
forfeiture, oil and gas lease, statutory procedure.....	15.3
fraternal societies, unincorporated, effect of conveyance to.....	10.4
fraud, barring of dower.....	4.11
future advances, state tax lien	21.1
future interests, alienability of.....	9.9
future interests - see generally Chapter IX	
gas - see oil and gas	
gas storage operations, underground	15.4

general partnerships - see partnerships, general	
general tax lien - see tax lien, general	
gift tax lien - see tax lien, gift	
gifts, class	9.5; 9.7
governmental ownership, oil and gas.....	15.4
grant, easement by	14.6
grantee, designation as trustee.....	8.2
grantee, priority	18.2
grantor as grantee.....	6.10; 6.11
grantor, male - marital status.....	3.4; 3.8; 4.6
Great Lakes.....	24.1; 24.3; 24.4; 24.5; 24.6
Great Lakes Submerged Lands Act.....	24.1; 24.6
guardian ad litem.....	7.4
guardians and guardianships.....	7.4
heirs at law.....	7.1; 7.3; 7.4; 7.15
high water mark, ordinary.....	24.6
holiday, legal, execution on.....	3.2
homestead and homestead rights.....	5.1; 5.2; 5.3; 5.4; 6.9; 7.1
homestead exemption.....	5.1
homestead property, void instruments.....	5.4
homestead - see generally Chapter V	
hostile possession.....	1.2; 1.5
hunting rights, profit à prendre	25.2; 25.3; 25.4; 25.6
husband - see generally Chapter IV	
idem sonans.....	2.1
identity, recital of	2.4
imperfect title, land contract vendor	12.1
incorporeal hereditament, profit à prendre.....	25.1
independent probate administration - see probate, independent administration	
inheritability, of profit à prendre	25.5
inheritance, estate of.....	4.1; 4.3; 5.2
inheritance taxes - see taxes, inheritance	
initial, middle	2.2
inland lakes and streams	24.2; 24.3; 24.4; 24.5
instrument, correction of.....	3.3
interest, divestiture of.....	1.4
interests, executory - alienability of.....	9.9
intestate estates	6.1; 7.1; 7.3
inventories, probate.....	7.3
joint life estate	6.4; 6.10; 6.11
joint tenancy.....	4.1; 4.4; 6.1; 6.2; 6.10; 6.11
joint tenancy - see generally Chapter VI	
joint tenancy, severance of.....	6.3; 6.14
joint tenants, marriage of.....	6.15
judgment of divorce.....	6.14
judgment, judgment creditor - writs of attachment.....	18.1

judicial foreclosure -	
land contracts	12.8; 12.9; 12.10; 12.11; 12.12; 12.13; 12.16
judicial foreclosure -	
mortgages	16.30; 16.31; 16.32; 16.33; 16.34; 16.35; 16.36
laches, barring probate and dower rights	7.9; 7.10; 7.11
lakes - see inland lakes and streams	
land - owned by debtor	18.2
land contract, bankruptcy of vendor, effect on vendee not in interest	26.4
land contract, bankruptcy of vendor, effect on vendee's interest	26.4
land contract, bankruptcy, treatment as executory contract	26.4
land contracts, deed, foreign fiduciary	12.6
land contracts, deed, personal representative	12.5
land contracts, dower interests	4.2; 4.3
land contracts - see generally Chapter XII	
land contracts, foreclosure, notice of sale	12.8
land contracts, summary proceedings	12.15
land contracts, vendee interest	5.1; 5.2; 12.4
land contracts, vendor interest	12.3
land, attached	18.2
lands, filled	24.1
lands, made	24.1
lands, submerged - ownership of	24.1; 24.2
lands, submerged	24.1; 24.2; 24.4
last will and testaments - see generally Chapter VII	
lease, effect of mortgage foreclosure	27.3
lease, expiration of	1.6
lease, interest in	1.6
lease, lessor's interest	27.2
lease, oil and gas	15.2; 15.3; 15.4
leasehold estates, creation by instrument	27.1
leases	5.1; 6.9; 27.1; 27.2; 27.3
legal holiday, execution or delivery	3.2
levy and distraint, tax liens	20.18
levy, execution	18.1
levy, levies - see execution	
lien, attachment	18.1; 18.2
lien, claim of	17.1
liens, as affected by tax foreclosure	22.9-1
liens, as affected by tax sale	22.7; 22.8; 22.9
liens, construction	17.1
liens, construction - see generally Chapter XVII	
liens, mechanics - see construction liens	
life estate, dower	4.1
life estate, homestead right	5.1

life estate, mineral(s).....	15.1
life estate, oil, gas and minerals.....	15.1
life estate, with power to convey.....	9.3
limitation of actions, tax titles.....	22.1
limitation, period of, for enforcement of possibilities of reverter and rights of entry.....	9.13
limitations, statute of (probate).....	7.3
limitations, statute of, on homestead mortgage.....	5.4
limited common elements, reassignment.....	28.3
limited liability company.....	29.1
limited liability company, conversion to.....	11.8
limited liability company, conveyance before dissolution.....	29.1
limited partnerships - see partnerships, limited	
limited partnership, conversion.....	11.8
lis pendens, notice - construction liens.....	17.1
littoral property.....	24.1
lots, platted, title to abutting vacated streets and alleys.....	13.4
made lands - see lands, made	
marital status.....	3.4; 3.8; 4.6
marital status, co-tenants.....	6.2; 6.15
marketable record title - see generally Chapter I	
Marketable Record Title Act.....	1.1; 1.2; 1.4; 1.5; 1.6; 1.7
marketable title, mineral(s).....	1.1; 1.2; 1.3; 1.4; 1.6; 15.1
marketable title - see generally Chapter I	
marriage of co-tenants.....	6.15
married man, homestead property.....	5.1; 5.2; 5.3; 5.4
meander line.....	24.6
mechanics liens - see construction liens	
merger, doctrine of - easements.....	14.5
merger, profit à prendre.....	25.7
Michigan Employment Security Commission - liens.....	21.2
Michigan State Housing Development Authority, land contracts.....	12.16
Michigan, State of - tax titles - see generally Chapter XXII	
military service, effect on redemption from land contract foreclosure.....	12.14
mineral interests, abandonment.....	15.4
mineral interests, creation.....	15.1
mineral interests, production of.....	15.1; 15.4
mineral interests, reservation.....	15.1
mineral interests, surface owner.....	15.4
mineral rights - see generally Chapter XV	
mineral(s).....	15.1
mineral(s), life estate.....	15.1
mineral(s), marketable title.....	15.1
mineral(s), reservation of.....	15.1
mineral(s), undivided interest.....	15.1

minerals, profit à prendre	25.1; 25.2; 25.4; 25.6; 25.7
minors, rights in decedent's estates	7.1; 7.2; 7.8; 7.14
mortgage, by personal representative	7.7; 7.17
mortgage, executed and unrecorded - priority	18.2
mortgage, oil and gas	15.4
mortgage, power to (probate)	7.7; 7.17
mortgage, purchase money	4.5; 5.3; 5.4
mortgagee, effect of dower	4.5
mortgagee, priority	18.2
mortgagees, conveyance to	6.1
mortgages, foreclosure, military service	16.27; 16.36
mortgages, assignment	16.7; 16.8; 16.9
mortgages, assignment of rents	16.37; 16.38
mortgages, assignment, foreign fiduciary	16.8; 16.9
mortgages, assignment, Michigan fiduciary	16.7
mortgages, chain of title	16.3
mortgages, correction	16.2
mortgages, discharge	16.5; 16.7; 16.8; 16.9
mortgages, discharge by foreign fiduciary	16.8
mortgages, discharge by Michigan fiduciary	16.7
mortgages, entireties and homestead property	5.3; 5.4; 6.9
mortgages, foreclosure - see generally Chapter XVI	
mortgages, foreclosure by advertisement, contest of sale	16.29
mortgages, foreclosure by advertisement, federal tax lien	16.15; 16.16; 16.17
mortgages, foreclosure by advertisement, notice of sale	16.18; 16.19; 16.20; 16.21; 16.22
mortgages, foreclosure by advertisement, pending legal proceedings ...	16.14
mortgages, foreclosure by advertisement, posting notice	16.24
mortgages, foreclosure by advertisement, power of sale	16.12
mortgages, foreclosure by advertisement, publication and sale	16.23
mortgages, foreclosure by advertisement, recording assignments	16.13
mortgages, foreclosure by advertisement, recording deed	16.28
mortgages, foreclosure MSHDA	16.39
mortgages, foreclosure, sale of distinct tracts	16.25; 16.26
mortgages, homestead property	5.3
mortgages - see generally Chapter XVI	
mortgages, land contract mortgage	16.40
mortgages, real property description	16.2
mortgages, unrecorded, execution sale	19.4
mortgages, void - validation of	5.4
MSHDA - see Michigan State Housing Development Authority	
names, abbreviations	2.3
names, corporate	2.7
names, corporate, variance	2.7

names, effect of suffix	2.5
names, erroneous or different spelling	2.1
names, middle	2.2
names, recital of identity	2.4
names - see generally Chapter II	
names, spelling	2.1
names, variance within instrument	2.6
navigable waters	24.3
navigable waters, test for	24.3
navigable waters, use	24.3; 24.4; 24.5
navigational servitude - reservation of	24.1; 24.2; 24.3; 24.4
non-resident wife, dower rights	4.9
non-resident wife, homestead rights	5.1
nonuser, easements	14.3; 14.4
nonvested interests in land	9.4, 9.5, 9.12
notarial seal	3.10; 3.11; 3.12; 3.13
notary public	3.10; 3.11
notice of lis pendens, construction liens	17.1
notice of intent to preserve oil and gas interest	15.4
notice of right to reconveyance	22.1
notice of sale - levy on execution	19.2
notice of state tax lien, effect of recording	21.1
notice of tax sale	22.6
notice, constructive, deficiencies in deeds	3.4; 3.5; 6.13
officers, corporate, authority to convey	10.6
oil and gas interest, dormant	15.4
oil and gas interest, severed - abandonment	15.4
oil and gas lease	15.2; 15.3; 15.4
oil and gas lease, affidavit of forfeiture	15.3
oil and gas lease, delay rental	15.3; 15.4
oil and gas lease, forfeiture by statutory procedure	15.3
oil and gas lease, notice of forfeiture	15.3
oil and gas lease, pooling clause	15.2
oil and gas lease, primary term	15.2; 15.3; 15.4
oil and gas lease, release	15.3
oil and gas lease, royalty	15.2
oil and gas lease, termination	15.2
oil and gas unit	15.2
oil and gas well	15.2; 15.4
oil and gas well, commencement	15.2
oil and gas well, completion	15.2
oil and gas well, permit	15.2
oil and gas, communization	15.2
oil and gas, governmental ownership	15.4
oil and gas, lessee	15.2

oil and gas, life estate	15.1
oil and gas, mortgage.....	15.4
oil and gas, notice of intent to claim interest	15.4
oil and gas, profit à prendre	25.2, 25.6, 25.7
oil and gas, reservation	15.1
oil and gas, sale	15.4
oil and gas - see generally Chapter XV	
oil and gas, tenants by entireties.....	15.1
oil and gas, transfer.....	15.4
oil and gas, undivided interest.....	15.1
orders, probate court - see generally Chapter VII	
ordinary high water mark.....	24.6
park, dedicated in plat.....	13.3
partner, surviving - death of last.....	11.4
partners, conveyance in individual capacity.....	11.1
partners, conveyance of partnership property.....	11.1; 11.3; 11.4; 11.6
partners, conveyance prior to dissolution.....	11.3
partners, conveyance subsequent to assignment of partnership interest.....	11.6
partners - see generally Chapter XI	
partners, surviving - conveyance by.....	11.4
partnership agreement.....	11.3; 11.5
partnership conveyances - see generally Chapter XI	
partnership dissolution, authority to convey.....	11.7
partnership property, dower in.....	4.1, 11.2
partnership property - see generally Chapter XI	
partnerships, co-	11.1; 11.2; 11.3; 11.4; 11.6
partnerships, limited	11.1; 11.2; 11.5
passive trust, beneficiary of.....	8.1
passive trust, conveyance to.....	8.1
passive trusts	8.1
patent, riparian lands.....	24.1; 24.6
perpetuities, rule against.....	9.4, 9.5, 9.8, 9.12
perpetuities, rule against - class gifts.....	9.5
perpetuities, uniform statutory rule against	9.4, 9.5, 9.8, 9.12
personal representative, conveyance to	6.1
personal representative, death or resignation of.....	7.5; 7.6
personal representative, deed pursuant to land contract.....	12.5
personal representative, dower interest.....	4.2
personal representative, independent.....	7.7; 7.16; 7.17
personal representative, probate	7.1; 7.2
personal representative, successor	7.6
personal representative, surviving	7.5; 7.6
personalty, land contract as	4.2
plat	13.1; 13.2; 13.3; 13.4

plat act.....	13.1; 13.2; 13.3; 13.4
plat, acceptance of dedication in.....	13.2
plat, dedicated land in	13.1; 13.2; 13.3
plat, withdrawal of dedication in	13.2
plats, generally, Chapter XIII	
plats, vacation	13.4
platted alleys, vacation.....	13.4
platted streets, vacation	13.4
pooling and pooled lands, oil and gas interests	15.2; 15.3; 15.4
possession, adverse or hostile.....	1.2; 1.4; 1.5; 1.7
possibilities of reverter	9.4; 9.10; 9.11; 9.13
possibility of reverter, alienability of.....	9.10; 9.11
power of alienation, suspension of	9.6; 9.7; 9.8
power of attorney, appointment of conservator	3.16
power of attorney, barring dower.....	4.10
power of attorney, disability of principal	3.16
power of attorney, durable.....	3.16
power of attorney, incompetence of principal.....	3.16
power of attorney, power to sell not including power to mortgage	3.17
power of attorney, revocation of	3.16
power of attorney, to be strictly construed.....	3.17
power of attorney, to sell and convey land.....	3.17
power of sale (probate), limitations on	7.6; 7.7; 7.8
power of sale (probate) - see generally Chapter VII	
power of sale, independent probate.....	7.16; 7.17
power of sale, supervised probate proceedings	7.5; 7.6; 7.10; 7.11; 7.12
power of sale, trustee.....	8.3; 8.6
power to convey, life estate	9.3
presumptions, statutory - tenancy in common	6.1; 6.2
prima facie evidence, marital status.....	6.5
principal, death of.....	3.16
prior interest, effect of Marketable Record Title Act	1.6
prior interest, free from.....	1.6
priority - attachment lien v. prior unrecorded conveyance.....	18.2
priority - attachment lien v. prior unrecorded mortgage.....	18.2
priority of conveyances	18.2
probate court orders, erroneous.....	7.3
probate court rules	7.15
probate court, confirmation of sale by trustee.....	8.6
probate court sales - see generally Chapter VII	
probate estates	6.1
probate, final accounts.....	7.3; 7.15
probate, independent administration.....	7.7; 7.16; 7.17
probate, spousal rights.....	7.1; 7.2; 7.9
probate, supervised proceedings.....	7.3

profit à prendre - generally, Chapter XV	
profit - see profit à prendre	
property interests, undivided	6.1; 6.2; 6.7; 6.14; 6.15
public record, matters of	1.4
public utility easement, as affected by tax foreclosure	22.9-1
public utility easement, as affected by tax sale	22.8; 22.9
public, rights of - navigable waters	24.3; 24.4; 24.5
purchase money mortgage, dower interests	4.4; 4.5
purchasers, bona fide	3.18; 7.3; 7.4; 7.13; 7.17
qualified fee	13.1
quit claim deeds	6.9
reassignment, limited common elements	28.3
receivership, land contract foreclosure	12.7
receivership, land contract forfeiture	12.7
recital of identity	2.4
reconveyance, right to - notice of	22.1
recorded reference to unrecorded land contract	12.2
recording statutes	6.13
recording, defective corporate acknowledgement	10.3
recording, delay of	3.15
redemption - tax titles	22.2
redemption period, execution sale	19.2; 19.3
redemptive deeds - tax titles	22.2
reliction	24.4
religious societies, unincorporated	10.4
relocation, boundaries, condominium units	28.2
remaindermen	6.4; 6.10
remainders, alienability of	9.9
remainders, contingent	6.4
reservation, easements	14.7
reservation, minerals and mineral interests	15.1
reservation, oil and gas	15.1
residue, assignment of	7.3; 7.15
resolution, corporate board of directors, authority to convey	10.6
restraint on alienation - estate for years	9.2
restraint on alienation - fee simple	9.1
revenue stamps	3.6; 3.7
reversion, alienability of	9.9
reversion, rights of	9.13
reverter, possibilities of	9.10; 9.11; 9.13
Revised Judicature Act	5.3; 5.4
Revised Probate Code - see generally Chapter VII	
right of entry	9.4; 9.10; 9.11; 9.13
right to reconveyance	22.1
rights of reversion	9.13

riparian rights	24.2; 24.4; 24.5; 24.6
rivers - see inland lakes and streams	
roadway - contiguous to water	24.5
rule against perpetuities	9.4; 9.5; 9.8; 9.12
rule against perpetuities, class gifts	9.5
rule against perpetuities, common law rule	9.4; 9.6; 9.8
sale, power of (probate) - see generally Chapter VII	
sale, power of (probate) - see power of sale	
sales, probate court - see generally Chapter VII	
sand and gravel, profit à prendre	25.1; 25.2; 25.5; 25.6
scavenger deeds	22.4
scientific societies, unincorporated	10.4
seal, corporate	10.2
seal, notarial	3.10; 3.11; 3.12; 3.13
servient estate or tenement, easements	14.1; 14.5
severance, of joint tenancy	6.3; 6.8; 6.9; 6.14
severance, of profit à prendre	25.1
severance, of tenancy by entireties	6.3; 6.8; 6.9; 6.14
sheriff's certificate, execution sale	19.3
sheriff's deed, execution sale	19.3
societies, benevolent, effect of conveyance to	10.4
societies, fraternal	10.4
societies, religious	10.4
societies, scientific, effect of conveyance to	10.4
societies, unincorporated, effect of conveyance to	10.4
special assessment, as affected by tax foreclosure`	22.9-1
special assessment, as affected by tax sale	22.7
spouse, death of	6.9; 6.12
stamps, documentary	3.6; 3.7
stamps, revenue	3.6; 3.7
stamps, transfer	3.6; 3.7
state tax liens - see tax lien, state	
state tax titles - see generally Chapter XXII	
"straw" man	5.1
streams - see inland lakes and streams	
streets, dedicated in plat	13.1, 13.2, 13.4
streets, vacation	13.4
Subdivision Control Act	13.3, 13.4
subdivision plats, vacation	13.4
subdivision, condominium units	29.4
submerged lands - see lands, submerged	
subsequent purchasers, state tax lien	21.1; 21.2
subsurface rights - see generally Chapter XV	
successor personal representatives - see personal representatives	
successor trustee, conveyance by	8.5

successor trustee, power of sale.....	8.5
summary proceedings, land contracts	12.15
Sunday, execution of instruments on	3.2
supervised probate - see probate, supervised proceedings	
surviving partner, conveyance by.....	11.4
surviving partner, death of last	11.4
survivorship rights	6.4; 6.12; 6.13; 6.14
suspension of power of alienation.....	9.6; 9.8
tax lien - discharge	20.17
tax lien - duration.....	20.3
tax lien - levy and distraint.....	20.18
tax lien - nonattachment.....	20.17
tax lien - release.....	20.17
tax lien - subordination	20.17
tax lien - surviving tenant	20.9
tax lien, estate - divestment	20.10; 20.11
tax lien, estate - duration.....	20.12
tax lien, estate - special use valuation	20.14
tax lien, estate - scope and priority	20.8
tax lien, farm use.....	20.13
tax lien, general.....	20.1
tax lien, general - discharge.....	20.17
tax lien, general - duration.....	20.3
tax lien, general - entireties property.....	20.2
tax lien, general - filing	20.7
tax lien, general - indexing	20.7
tax lien, general - judgment lien creditor	20.4
tax lien, general - mechanics lienor.....	20.4
tax lien, general - nonattachment.....	20.17
tax lien, general - priority.....	20.5
tax lien, general - protected persons.....	20.4
tax lien, general - recording and indexing	20.6
tax lien, general - refiling.....	20.8
tax lien, general - scope of.....	20.2
tax lien, general - subordination	20.17
tax lien, general - superpriorities	20.5
tax lien, gift - divestment	20.15
tax lien, gift - duration.....	20.16
tax lien gift - protected persons	20.14
tax lien, gift - release	20.17
tax lien, gift - scope and priority	20.14
tax lien, state - duration.....	21.1
tax lien, state - encumbrances	21.1
tax lien, state - future advances	21.1
tax lien, state - generally	21.1; 21.2

tax lien, state - Michigan Employment Security Commission (MESC).....	21.2
tax lien, state - notice of filing.....	21.1
tax lien, state - property affected.....	21.1
tax lien, state - subsequent purchasers	21.1
tax lien, state (MESC) - duration.....	21.2
tax lien, state (MESC) - encumbrances	21.2
tax lien, state (MESC) - property affected.....	21.2
tax lien, state (MESC) - subsequent purchasers.....	21.2
tax liens, federal estate - see tax liens, estate	
tax liens, inheritance - see taxes, inheritance	
tax liens, other states	7.1; 7.2
tax reverted lands, deeds.....	22.5
taxes, federal estate.....	7.1; 7.2; 7.3
taxes, inheritance.....	7.1; 7.2; 7.3
tax sales - see generally Chapter XXII	
tax titles - see generally Chapter XXII	
tenancy by entireties, creation of	6.1; 6.2; 6.5
tenancy by entireties, dower	4.1
tenancy by entireties, nature of.....	6.1; 6.2; 6.5; 6.6; 6.7; 6.9; 6.15
tenancy by entireties, oil and gas.....	15.1
tenancy by entireties - see generally Chapter VI	
tenancy by entireties, severance of.....	6.3; 6.8; 6.9; 6.14
tenancy in common.....	6.1; 6.2; 6.3; 6.5; 6.6; 6.7; 6.10
tenancy, joint	4.1; 4.4; 6.1; 6.2; 6.10; 6.11
tenants in common, marriage of.....	6.15
termination, easements.....	14.3; 14.4; 14.5
testate estates.....	7.2; 7.3
title, after acquired - mortgages	16.1
title, chain of.....	1.3
title, conflicting.....	1.7
title, divestiture of.....	1.2; 1.4; 1.5
title, imperfect - land contract vendor.....	12.1
title, unbroken chain of.....	1.2; 1.5; 1.6; 1.7
titles, conflicting marketable record.....	1.7
transfer stamps	3.6; 3.7
trust, ascuisition by trustee of trust property	8.7
trust, certificate of	8.3
trust, notice of	8.2
trust, terms of	8.3
trustee, conveyance from.....	8.3; 8.6
trustee, conveyance to.....	8.2; 8.6
trustee, deed by	8.2; 8.6
trustee, grantee designated as.....	8.2
trustee, power of sale.....	8.3; 8.6
trustee, self-dealing.....	8.7

trustee, successor - power of sale	8.5
trustees, multiple	8.4
trustees, multiple - conveyance from	8.5
trustees - see generally Chapter VIII	
trusts, passive	8.1
ultra vires conveyances.....	11.3; 11.5
unambiguous instrument.....	3.3
unbroken chain of title	1.3; 1.5; 1.6; 1.7
underground gas storage operations	15.4
undivided interest, mineral(s).....	15.1
undivided interest, oil and gas.....	15.1
undivided property interests.....	6.1; 6.2; 6.7; 6.14; 6.15
Uniform Limited Partnership Act.....	11.1; 11.2; 11.5
Uniform Partnership Act	11.1; 11.2
Uniform Recognition of Acknowledgements Act	3.10; 3.11; 3.12; 3.13
Uniform Statutory Rule Against Perpetuities	9.4; 9.5; 9.8; 9.12
unincorporated association, effect of conveyance to	10.4
unincorporated societies, effect of conveyance to	10.4
unincorporated societies, subsequent incorporation, effect of conveyance to	10.4
unit, oil and gas.....	15.2
United States, Great Lakes submerged lands, patented by	24.1
unrecorded conveyances.....	3.18; 18.2
unrecorded deeds, privy, execution levy	19.4
unrecorded instrument	3.18
unrecorded land contract, recorded reference to	12.2
unrecorded mortgage - priority.....	18.2
vacation, alleys.....	13.4
vacation, of lands in plat.....	13.4
vacation, of nonplatted streets or alleys.....	13.4
vacation, of platted lands by administrative action.....	13.4
vacation, of platted lands by judicial action.....	13.4
vacation, recorded subdivision plats	13.4
vacation, streets	13.4
vacation, title acquired by abutting platted lots	13.4
vendee interest, land contract.....	4.3; 4.5; 5.1; 5.2; 5.3; 12.4
vendor interest, land contracts	12.3
void mortgages, deeds and assignments - homestead property	5.4
voluntary association, effect of conveyance to.....	10.4
voluntary associations, subsequent incorporation, effect of conveyance to	10.4
waiver, dower rights	4.9
water's edge.....	24.2; 24.4

waters, navigable - see navigable waters

waterways - see inland lakes and streams

wells, supervisor of..... 15.2

wharf, right to 24.1; 24.2; 24.5

widower..... 4.6

wife, homestead property - signature..... 5.1; 5.2; 5.3; 5.4

wife, non-resident..... 4.7; 5.1

wife - see generally Chapter IV

wills - see generally Chapter VII

witnesses 3.5; 3.9

writ of execution 18.1

writ, certified copy 18.1

writs, attachment - see attachment, writs of