

IC 32-21-10

Chapter 10. Conveyances in Which the Grantor and Another Are Named as Grantees

IC 32-21-10-1

"Person" or "persons" defined

Sec. 1. As used in this chapter:

- (1) "person" includes a person who may be married; and
- (2) "persons" includes persons who may be married to each other.

As added by P.L.2-2002, SEC.6.

IC 32-21-10-2

Effect of conveyance by grantee to grantee and another

Sec. 2. (a) A person who owns real property or an interest in real property that the person has the power to convey may effectively convey the property or interest by a conveyance naming as grantees that person and one (1) or more other persons.

(b) Two (2) or more persons who own real property or an interest in real property that the persons have the power to convey may effectively convey the property or interest by a conveyance naming as grantees one (1) or more of those persons and one (1) or more other persons.

(c) A conveyance under subsection (a) or (b) has the same effect as to whether it creates an estate in:

- (1) severalty;
- (2) joint tenancy with right of survivorship;
- (3) tenancy by the entirety; or
- (4) tenancy in common;

as if the conveyance were a conveyance from a stranger who owned the property or interest to the persons named as grantees in the conveyance.

As added by P.L.2-2002, SEC.6.

IC 32-21-10-3

Effects of conveyance by two or more grantees to one or more grantees

Sec. 3. (a) Two (2) or more persons who own real property or an interest in real property that they have power to convey may effectively convey the property or interest by a conveyance naming as grantee or grantees one (1) or more of those persons.

(b) A conveyance under subsection (a) has the same effect, as to whether it creates an estate in:

- (1) severalty;
- (2) joint tenancy with right of survivorship;
- (3) tenancy by the entirety; or
- (4) tenancy in common;

as if the conveyance were a conveyance from a stranger who owned the property or interest to the person or persons named as grantee or grantees in the conveyance.

As added by P.L.2-2002, SEC.6.