

**SENATE BILL NO. 2168**

Introduced by

Senators Holmberg, Hogue, Triplett

Representative Delmore

1 A BILL for an Act to amend and reenact section 47-10-15 of the North Dakota Century Code,  
2 relating to after-acquired title; and provide for retroactive application.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1. AMENDMENT.** Section 47-10-15 of the North Dakota Century Code is  
5 amended and reenacted as follows:

6 **47-10-15. After-acquired title.**

7 When a person purports by proper instrument to ~~grant~~convey real property in fee simple  
8 and subsequently acquires any title or claim of title ~~thereto to the real property, the same~~real  
9 property passes by operation of law to the ~~grantee or the grantee's successors~~person to whom  
10 the property was conveyed or that person's successor. A quitclaim deed that includes the word  
11 "grant" in the words of conveyance, regardless of the words used to describe the interest in the  
12 real property being conveyed by the grantor, passes after-acquired title. The use of a quitclaim  
13 deed, with or without the inclusion of after-acquired title in the deed, does not create any defect  
14 in the title of a person that conveys real property. This section applies to any conveyance  
15 regardless of when executed.