

Code: Section: [Up^](#)[Add To My Favorites](#)**CIVIL CODE - CIV****DIVISION 2. PROPERTY [654 - 1422]** (*Heading of Division 2 amended by Stats. 1988, Ch. 160, Sec. 13.*)**PART 4. ACQUISITION OF PROPERTY [1000 - 1422]** (*Part 4 enacted 1872.*)**TITLE 4. TRANSFER [1039 - 1231]** (*Title 4 enacted 1872.*)**CHAPTER 1. Transfers in General [1039 - 1090.5]** (*Chapter 1 enacted 1872.*)**ARTICLE 5. Effect of Transfer [1084 - 1085]** (*Article 5 enacted 1872.*)

[1084.](#) The transfer of a thing transfers also all its incidents, unless expressly excepted; but the transfer of an incident to a thing does not transfer the thing itself.

(Enacted 1872.)

[1085.](#) A present interest, and the benefit of a condition or covenant respecting property, may be taken by any natural person under a grant, although not named a party thereto.

(Enacted 1872.)