

could never again come into existence. We should also have to bid a fond adieu to numerous other eccentric subjects known to the lawyers as mystic spirits, by which they may dazzle and confound the unlearned. We should find the Statute of Uses out of date, and those mysterious remainders, cross-remainders, contingent-remainders, springing-uses, shifting-uses, and executory devises, &c., &c., would all have to depart to some better land, where people have more time for puzzling over such intricate subjects than this go-ahead country possesses. At present, in Ontario, it is almost certain, that in nine cases out of every ten in which an estate tail is created, it is done by accident, and contrary to the intention of the person who is said to have created it.

#### CONCLUSION.

The questions we have been discussing are questions which are seriously engaging the attention of people in other countries besides our own, where the English land system prevails, and we cannot better conclude these remarks than by submitting to the attention of the reader the following extracts from a pamphlet published by "The Land Transfer Reform Association of New York." After very strongly advocating the Torrens system of transfer, the writer (Dwight H. Olmstead, Esq.,) proceeds: "But the question of the mode of transferring land in this country is not one of convenience or expediency merely. The question goes further, and brings up for discussion one of the most important subjects of modern times.

"It might be pertinent to enquire how it happens that Mr. Vanderbilt or Mr. Gould is able to sell and transfer millions of dollars of railway or other personal securities in Wall street, in a few moments without expense or risk, and the owner of a single lot of land in this city, be put to the present delay, danger and cost in transferring his property.

"Therefore I go further, and urge the more immediate and modern question, namely: 'Should there be, or is it necessary there should be, in the nature of things, any difference between the methods of transferring real and personal estate?'

"Is not land 'property' equally with Western Union stock? Is there any reason why land should go to the heir-at-law, and personal estate to the executor or administrator?'

"Why, then, if the discrimination in our statutes between real and personal property has no real foundation, why is it suffered to remain? I answer it is due to the pure ignorance and lack of