

and is based on the principles of the registration of title—as distinguished from the registration of *deeds*. But perhaps the words, “registration of title” do not sufficiently convey the idea we wish to express, and it is therefore necessary to explain more in detail the principles of the system.

In order to make the matter clearer, it will be as well to show the way in which it differs from our present system of registration. Some might hastily assume that the registration system at present in force in Manitoba is a registration of title; but this is a mistake. Our present registry offices are mere depositories for deeds, where, it is true, you may find the various documents recorded which collectively constitute what is called the title. But the registry office is no further help than a tin box in the work of ascertaining the state of the title to a parcel of land. It does not afford any guarantee that the various deeds recorded have been drawn in proper form, or that they really carry out what may have been the intention of the parties. Some skilled person must examine all the recorded instruments, and then make up his mind whether, as a matter of law, those documents do or do not, in fact confer a legal title. But, as man is at the best a fallible creature, mistakes are often made, and titles which are thought to be good, turn out to be bad.

Now the registration of titles under the Australian system of transfer is a vastly different thing. Under that system the registry office ceases to be a mere depository of deeds, and becomes an active living agent in the work of conferring and transmitting title to land. In the register is recorded, not the fact that a deed has been made, but the legal effect of that deed—so that, on every transfer recorded, the register does not merely preserve a record of the transaction, leaving its legal effect to be gathered by inspection, but the public officer determines at once whether it is sufficient for the purpose intended by the parties, and if sufficient he records, not the fact of its being made, but the legal result which it has accomplished.

Now it may be reasonably asked: How is the method worked out? Assuming that land has been granted by the