

citor employed that the Title is good, the whole investigation has to be gone over again upon every fresh transaction in reference to the property; and a title that was satisfactory to one lawyer may not be satisfactory to another; as among lawyers there are all degrees of professional skill and knowledge, and all degrees of prudence and caution, as well as of experience. Besides, the ablest and most cautious lawyer may occasionally make a slip or overlook a defect which an inferior man may happen to detect. Sometimes, therefore, one solicitor finds it his duty to reject a Title which another solicitor has examined and passed; and this is the case not only in Canada, but in England also, where conveyancing is a distinct branch of professional practice, and has received a degree of careful attention which it is not possible for general practitioners in Canada to give to it.

The desirableness of such a measure as you have brought in and of there being no delay in passing it, further appears from the obvious fact that every year our Titles are becoming more and more complicated by sales, mortgages, wills, and settlements, as well as by deaths, marriages, births, and all other events affecting Titles. Every instrument that is executed, every transaction that takes place, every event that affects the ownership, increases the evil; for the more complicated a Title is, the more numerous the links in the chain are, the greater is the chance of a mistake being made in advising upon it, the greater the chance of there being some flaw which it may be difficult or impossible at the time to detect, and the greater the chance of the proofs necessary to establish the Title, being lost, or for some reason not obtainable when needed. Even the mere lapse of time until it is long enough to give a title by possession, but serves to enhance the danger, through the death of witnesses, or their forgetfulness or mis-recollection of facts, and other causes. With

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