

like increase of expense in procuring their concurrence in any dealing with, or transfer of, the descended property. In the case of personal estate, the executor or administrator may sell it, and distribute the proceeds among the beneficiaries; if a person cannot be found, or is an infant, the personal representative may pay his share into the High Court of Justice. But in the case of land, the same result can only be attained after an expensive lawsuit, in carrying on which, a considerable portion of the value of the estate is sacrificed in costs and legal expenses. This is the history of hundreds of estates in Ontario during the past few years. One of the objects of the Land Law Amendment Association is to place land in this respect on the same footing as personal estate.

In amending the law so as to make land pass to the executor and administrator not only would a most direct and positive benefit thus accrue to those beneficially entitled; but the transfer of land, would also be greatly facilitated, as on the death of the owner instead of it being necessary to ascertain who are the heirs before the title could be registered, the registration would be at once easily effected in the name of the executor or administrator.

ANOTHER BENEFIT.

By amending the law in this direction we should also get rid of the estate of dower, which is a source of so much trouble and expense in the investigation of titles. But the widow of a deceased intestate would, instead of a precarious life estate, generally of little tangible value to her, have an absolute estate in a certain portion of her husband's lands as she now has in his personal property.

At present much of the delay and expense in land transactions, is due to this simple fact, that the owner is required to prove that possible outstanding claims for dower, do not exist; that former owners were unmarried when they conveyed, or if married, that their wives are dead, &c., &c. The benefit to widows of the present dower estate is infinitesimal compared with all the trouble and inconvenience which it creates in the transfer of land.

STILL ANOTHER BENEFIT.

By this change we should also be able to bid good-bye to that relic of antiquity, "the estate tail," and all its attendant satellites, "the protector of the settlement," the base fee, the fee tail general, the fee tail male, and the fee tail female, and we should no longer have any necessity to resort to devices for "barring the tail," for it would be so effectually barred that it