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## Questions and Answers. Miscellaneous.

### Mortgages.

A party gave a mortgage on a piece of land for 5 years, and about 8 years afterwards gave another party a second mortgage for 5 years. The interest has been paid, but nothing on the principal. I understood that 10 years was the life of a mortgage, and that after that it required to be renewed, and then the second mortgage would become the first mortgage. Again I am told by a solicitor that a mortgage never outlaws if interest is paid. Which is correct?

Ontario. M. B.  
Ans.—The latter.

### Leasing Land.

1. A and B own a farm. A has two-thirds. Can he rent same without consent of B, or must B's name be on the lease?

2. A having rented farm, would notice to leave given by B be lawful, A still being satisfied with tenant?

Ontario. O. S.

Ans.—1. He can to the extent of his own interest in the land, but obviously it would be more satisfactory all round if B joined in the lease.

2. No.

### Lien on Cow.

A party sells me a cow. In addition to its being grossly misrepresented, I am now notified that it is covered by lien and is likely to be called for. Further, I am told the party is financially irresponsible, so it would be useless to sue. What redress have I against the party selling it to me?

Ontario. W. A.

Ans.—Better instruct a solicitor, personally, to look into the matter generally. It may be that there is no valid lien, and, in view of what you say about the vendor's financial position, the question of lien would seem to be the only thing really worth investigation.

### Yearly Tenancy.

A leases a farm from B for a term of five years. The lease expires but A remains on the farm, and B signs lease each year as rent is paid. B's son, who is owner of farm, becomes of age and takes over management. No new lease is drawn up, and the rent is paid into a bank, the lease not being signed as before. Are the terms of the lease still binding on A, and can he be compelled to carry out the same?

J. S.

Ans.—A is now a yearly tenant, but otherwise the provisions generally of the old lease apply to the present tenancy.

### Assessment of Farm.

A rented farm from B. B said there was one hundred and forty acres in the farm. In 1919 I was assessed for one hundred and fifty acres. For 1920 I am assessed for one hundred and sixty acres. I spoke to the owner about it, but he says it doesn't make any difference in my taxes.

1. Will it make any difference?  
2. If so, can you tell me how much?  
3. If I have been paying taxes on too much land could I get a refund of the money?

Ontario. W. M.

Ans.—1. It might.  
2. No.  
3. Probably not.—But when the next assessment is made you ought to take the matter up with the assessor, personally.

### Gossip.

Those of our readers who are interested in Dorset-Horned sheep will be interested to know that John F. Robertson has purchased a 200-acre farm just outside of the town limits of Acton, Ontario, and his flocks will now be found at the new farm. Mr. Robertson's flock it will be remembered was founded with ewes from the old flock of James Robertson & Sons, of Hornby, and the present stock ram is the first prize year-old ram at the Toronto Exhibition last year, and was bred by Heart's Delight Farm, at Chayze, N. Y. Nearly all of the 1920 lambs are got by this sire. The present offering is advertised elsewhere in this issue.

## PICKERING FARM JERSEYS

FOR SALE  
**GLITTERS RALEIGH** (Born May 1, 1919. Solid color, black tongue and switch.)  
No. 13300 Bred by R. J. Fleming, Pickering Farms.  
One of the choicest young bulls we have ever raised—a real herd header.

### RALEIGH MEADOW

**GRASS—7509**  
Grand champion Canadian National Exhibition 1916 as a senior calf—also grand champion again in 1918 as a 2-year-old; never defeated in the show-ring. His mother was the greatest cow ever on the Canadian show circuit. His sire—the sensational yearling grand champion at Chicago 1914. Also sire of many prize-winners.

**Allendale Raleigh**  
Grand champion at Chicago, 1914.

### Meadow Grass

**2nd**  
First prize over Jersey, 1909. Four times grand champ. at the Canadian National Exhibition. Greatest cow on the Canadian circuit.

**Melvin 11148**  
His dam was one of the heaviest milking cows ever in England.

**Glaze Vol. XXVI**  
Said by Lord Rothchild's herdsman to be the heaviest milking 2-year-old ever in their herd. Certain winner at Royal Show had she freshened two weeks earlier.

### Fairy Glen's Raleigh

A noted dairy sire—has many daughters in Register of Merit.

**Golden Maid of Jersey**  
Famous show and dairy cow.

**Monster**  
Second prize at St. Owens.

**Meadow Grass**  
One of the very greatest matrons of the breed.

**Mabel's Raleigh**  
**Fairy Glen**

**Golden Maid's Prince**  
**Fern's Golden Dove**

**Golden Jolly**  
**Jetty of Kirkfield**

**Willo H.**  
**Sweet Meadow**

Write or wire direct to—

**ROBT. J. FLEMING**  
92 KING ST., EAST,  
TORONTO - ONT.

## Prospect Farm Jerseys

—Herd sire, Torono of Prospect Farm 12094, whose sire Lous Torono 106614, dam and both grandams, have an average R.O.M. record of 14,261 lbs. milk and 900 lbs. butter, 85 per cent. fat. Lous Torono is a grandson of Hood Farm Pogie 9th, 55552, and Hood Farm Torono 60326, both Gold Medal bulls. Torono of Prospect Farm, dam Keetsa 333656, has a 2-year record of 10,627 lbs. milk, 617 lbs., 85 per cent. butter, and on retest has milked 60 lbs. milk a day. She is a daughter of Hood Farm Torono 99265, whose first 17 daughters, as 2-year-olds, averaged 8,746 lbs. milk and 600.01 lbs. butter, 85 per cent. fat. We have for sale young bulls sired by Torono of Prospect Farm and from R.O.P. cows, also choice young bulls sired by Brampton Bright Togo 5760, and cows and heifers bred to Torono of Prospect Farm, due to calve Sept. and Oct. Pure-breds and high-grades. The high-grades will make choice family cows.

R. & A. H. BAIRD, R. R. 1, New Hamburg, Ont.

## BRAMPTON JERSEYS

THE LARGEST JERSEY HERD IN THE BRITISH EMPIRE

At Toronto Exhibition, 1919, we won twenty-five of twenty-seven first prizes. We now have for sale first-prize young bulls from R. O. P. dams, as well as females of all ages.

**B. H. BULL & SONS** :: **Brampton, Ontario**

### All Bulls of Serviceable Age Sold

A few young bulls sired by Financial Raleigh King, son of the \$6,000.00 Financial Beauty King, for sale, from R.O.P. dams.

**JAS. BAGG & SONS** (Woodbridge, C.P.R.; Concord, G.T.R.) **EDGELEY, ONTARIO**

### The Woodview Farm Jerseys

London, Ontario  
JNO. PRINGLE, Prop.

### CANADA'S MOST BEAUTIFUL JERSEY HERD

Herd headed by Imported Champion Rower, winner of first prize with five of his daughters on the Island of Jersey, 1914, second in 1916, and again first in 1917. We are now offering for sale some very choice bull calves, ready for service, sired by imported bulls and from Record of Performance imported prize-winning cows. Also some cows and heifers. Prices right. We work our show cows and show our work cows.

### DON HERD OF PRODUCING JERSEYS

We have three young bulls of serviceable age—good individuals and priced right. Could also spare a few choice bred heifers. Visitors welcome.

**D. DUNCAN & SON,**

**TODMORDEN, ONT.**

**Ayrshires—Yorkshires**—If you want a few large and well-developed Ayrshire heifers good enough to win in the show ring, we would like to have you call and see our present offering. From R.O.P. dams and sired by Snow King, the great show bull. Write us also for Yorkshire litters.

**JAS. B. ROSS, Streetsville C.P.R., Stop 38, Guelph Radial, Meadowvale, Ont.**

### INGLEWOOD FARM R. O. P. AYRSHIRES

We are offering for sale at present a great bull calf from our 1918 four-year-old cup winner, Midday. This calf is sired by Briery Boy at Springbank, who was the son of the 14,131-lb. two-year-old Briery 2nd. We guarantee this youngster and will ship on approval. We also have cheaper calves, and are always pleased to show you our females. **Wilson McPherson & Sons, St. Ann's, Ont.**