

Commissioner duly authorized to take Affidavits in the Supreme Court, or before any Justice of the Peace of this Island, whereupon the said Deed, Conveyance, or other Assurance, shall be deemed and taken to be duly registered, any thing in the said in-part-recited Act to the contrary thereof in any wise notwithstanding.

Deeds, &c., executed after the passing of the above recited Act to be deemed void unless registered as herein required.

III.—*And be it further enacted*, that every Deed, Conveyance, or other Assurance, of any Lands, Tenements, or Hereditaments, made or executed after the passing of the before in-part-recited Act, shall be adjudged fraudulent and void against any subsequent Purchaser or Mortgagee for a valuable consideration, unless such Deed, Conveyance, or other Assurance, shall have been duly registered within the times limited by the said in-part-recited Act for the Registration thereof, or if subsequently then unless the same shall have been registered before the Registry of the Deed, Conveyance, or other Assurance, under which any such subsequent Purchaser or Mortgagee shall claim. *Provided always, and be it further enacted*, that nothing in this or in the said in-part-recited Act, shall extend to any Lease at a Rack-rent, where the actual possession and occupation shall go with the Lease.

Proviso.