

FROM PREFACE TO FIRST EDITION.

The chief use of a collection of forms is to furnish precedents which will enable a conveyancer, with the least possible delay or research, to draw an instrument, while at the same time suggesting to him provisions proper to be inserted, and contingencies to be guarded against. It is seldom that a form can be an exact model of the instrument to be drawn.

In the desire that this collection should be kept within a moderate compass, and the book of a convenient size, difficulty was experienced in deciding what forms should be inserted and what omitted. Many forms, not in common use, but usually contained in similar collections, have been omitted in order to make room for others more often required, but not commonly found in books of precedents. Space was also desired for additional forms of the same instrument, and for special clauses for special cases.

The author is indebted to many members of the profession residing in different parts of the Dominion, and who have made a special study of particular branches of conveyancing, for manuscript forms which they had drafted with care for use in their own practice; and grateful acknowledgment is here made of their assistance, which invariably was freely and willingly given.

It has been preferred to follow the English custom, and use generally throughout the book, when property or rights are conveyed, the words "conveyance" and "grant" rather than the word "deed;" every instrument under seal being, properly speaking, a "deed."

TORONTO, December 15th, 1893.