

marriages which have taken place in the various States of the American Republic, or in the other British Provinces on this Continent, or in Australia, or in the countries of Continental Europe, form essential links in a Title. It is obvious that the difficulty of searching for such facts, and then of establishing them, must sometimes be very great, even when the events are comparatively recent ; but when they occurred many years ago, the difficulty may amount to an impossibility. Every Title depending on such events, becomes less safe with every year that passes ; and as the law stands now, no reasonable caution and no moderate expense can make such a Title entirely secure.

Again, in this country large blocks of farming land often depend on a single Title ; or a farm lot is, in the formation of our cities, towns and villages, divided into building lots ; and a flaw in the Title of one of those who owned the property before the division of it, destroys the Title not of one person only or of one family only, but of many persons and many families.

It often happens too that the original Title is in such cases less carefully examined than if there had been no subdivision, and one person was buying all. Parties appear to think that a weak Title acquires strength by the number of persons who hold by it ; or everybody assumes that his neighbour has examined the Title and found it correct, and he trusts to this supposed investigation in order to avoid the expense of an independent investigation of his own. Were there an easy method for obtaining an indefeasible Title, no one would think of sub-dividing his land without first obtaining a Certificate of Title.

Our Registry law has, beyond all controversy, been of immense advantage to the country ; and yet in regard to any of the questions I have spoken of, it cannot be said to afford any protection whatever ; we need something

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