

onistic principles of (1) "negotiability" of the documents, and (2) *caveat emptor* as to the goods they represent, can be rationalized and rendered consistent only by the steady application to it of the law of estoppel by assisted misrepresentation.

(C) Rules governing priorities to real estate — those relating to the legal estate, to possession of the deeds, to *Qui prior est tempore potior est jure* — must be superseded by the principles of estoppel.

(D) The distinction between void and voidable instruments (with reference to their obligatory character upon the signers of them when obtained by fraud) is unscientific, and must give place to estoppel.

(E) Distinction between general and special agency, so far as estoppel is concerned, will be denied. The same principles apply to agencies of all kinds.

(F) Perplexing points in the law of partnership will be found to yield easily when treated upon the lines of estoppel.

(G) "Estoppel by negligence," for which elaborate rules have been framed, but of which it is said there is no example in the law, will, it is hoped, with the help of "assisted misrepresentation," be reduced to intelligibility. Various classes of such cases will be discovered, but the rules provided for their decision will be found to be unsupportable.

(H) The relation of estoppel to deceit is in need of explanation. Its elucidation will be attempted.

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The method of the present work is to investigate and establish (in succeeding chapters) the essential requisites of estoppel by misrepresentation, and to formulate them in such terms as will permit of their being carried into and effectively applied in all the departments of the law in which estoppel operates.