

Cap III.

An ACT for the PUBLIC REGISTRING of all DEEDS, CONVEYANCES, and WILLS, and other incumbrances which shall be made of, or that may affect any LANDS, TENEMENTS, or HEREDITAMENTS, within this province.

Preamble.

WHEREAS by the different and secret ways of transferring, conveying and incumbring lands, tenements and hereditaments, such as are ill-disposed have it in their power to commit frauds, whereby persons who purchase lands, or lend monies on land security, are liable to be injured in their purchases and mortgages, and to be utterly ruined by prior and secret conveyances and fraudulent incumbrances; for preventing whereof,

Deeds, conveyances and wills, may be registred.

I. *Be it enacted by the Governor, Council and Assembly,* That all deeds and conveyances which shall hereafter be made and executed, and all wills and devises in writing, made or to be made and publish'd, where the devisor or testatrix shall hereafter die, of or concerning, and whereby any lands, tenements or hereditaments in this province, may be any way affected in law or equity, may be registred at full length in such manner as is herein after directed; and that every such deed and conveyance, that shall any time hereafter be made and executed, shall be adjudged fraudulent and void, against any subsequent purchaser or mortgagee for valuable consideration, unless such deed and conveyances be registred as by this act is directed, before the registering of the deeds or conveyances under which such subsequent purchaser or mortgagee shall claim; and that every such devise by will shall be adjudged fraudulent and void against any subsequent purchaser or mortgagee for valuable consideration, unless such will be registred at such times and in such manner as is herein after directed.

Adjudged fraudulent and void against subsequent purchasers unless registred.

Registry Office erected in each county.

II. And for the better settling and establishing a certain method, with proper rules and directions for registering such deeds, conveyances and wills as aforesaid, *Be it further enacted,* that in each and every county in this province there shall be erected and establish'd one public office for registering such deeds, conveyances and wills, of and concerning any lands, tenements, and hereditaments, that are situate, lying and being within such county and counties respectively; to be managed and executed, by such fit and able person and persons, as shall thereto be nominated and appointed by the Governor, or the Commander in Chief of this province.

Registry to be appointed by the Governor or Commander in Chief.