a just method, for I do not know that any one will think it unjust or objectionable that latent claims will be shut out by the Certificate. We already by our Registry law recognize the propriety of such a provision; and so great and undeniable are the advantages the country derives from the law, that the tendency is to extend and not to restrict it. Under its operation latent claims are excluded without any of the precautions which the Bill proposes that the Court should observe before a Certificate is granted; and I think there can be no reasonable doubt that when a person is in possession of property as apparent owner, when his Deeds and papers appear on a rigid examination of them to establish clearly that he is owner, when the Registry Office gives no intimation of an adverse claimant, when none can be discovered in answer to public advertisements, it is but just that the law should protect the person who purchases from such an owner, rather than protect the interest of some unknown person who afterwards sets up a claim of which he had taken no steps to give others warning.

The principle of the Act exists in Lower Canada where, I believe, Sheriff's sales give an indefeasible Title. I have been informed that a Sheriff's Deed is in consequence regarded in Lower Canada as the best, and indeed only entirely safe, Title that a man can have.

The machinery which the Bill adopts, is in principle that which was adopted in the Statutes regarding Irish Incumbered Estates, and which was found to work so beneficially in Ireland that it was afterwards made to apply there to all lands, instead of being confined as it was in the first instance to Incumbered Estates. It has also, with the cordial approbation of English Law Reformers of all parties, been lately extended to England; though the opposition of the Solicitors has prevented much use being yet made of it there. In this Province the