

Register to
be kept.

39. A separate book shall be kept in Chancery for the registering of these and other Certificates of Title, and conveyances given under this Act, and the certificates and conveyances registered therein shall be numbered in order, and convenient indexes to the book shall be kept in such form as the Court from time to time directs. .

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Where any
party is a
minor, luna-
tic, &c.

40. In case any person who, if not under disability, might have made any application, given any consent, or done any act, or been party to any proceeding under this Act, is a minor, an idiot or a lunatic, the guardian of the minor, or Committee of the estate of the idiot or lunatic, may make such application, give such consent, do such act and be party to such proceeding as such person might, if free from disability, have made, given, done or been party to, and shall otherwise represent such person for the purpose of this Act; and if the minor has no guardian, or the idiot or lunatic no Committee of his estate, the Court or Judge may appoint a person with like power to act for the minor, 10
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idiot or lunatic. But a married woman shall, for the purposes of this Act, be deemed a feme-sole

Married
women.

Reinvestiga-
tion at the
instance of
any party
aggrieved.

41. After a certificate is granted in regard to any of the matters investigated under this Act, any party aggrieved thereby may, on petition, and after satisfactorily accounting for his delay, have the title or 20
claim re-investigated on such terms as may be just.

But those who
have purchas-
ed, &c. in the
meantime not
to be affected.

42. But no proceeding on such petition shall affect the title of any person who, in the meantime, and after the registration of the certificate, shall have acquired, by sale, mortgage or contract, for valuable consideration, any estate or interest in the land specified in the certi- 25
ficate of title; or (in case the certificate was under the thirty-fourth section of this Act,) on any land or other property, the title to which was derived from, through or under the person named in the certificate, in the character which is thereby declared to belong to him.

Proceedings
not abated
by certain
events.

43. Proceedings under this Act shall not abate or be suspended by 30
any death or transmission or change of interest, but in any such event the Court or Judge may require notices to be given to persons becoming interested, or may make any order for discontinuing, or suspending, or carrying on the proceedings, or otherwise in relation thereto, as under the circumstances may be just. 35

Proceedings
not void for
want of form.

44. No petition, order, affidavit, certificate, registration or other proceeding under this Act shall be invalid by reasons of any informality or other technical irregularity thereon, or of any mistake not affecting the substantial justice of the proceeding.

Appeals.

45. An Appeal will lie from any order or decision of a Judge under 40
this Act to the full Court, and from the full Court to the Court of Error and Appeals, as in the case of Orders, Decrees, Rules and Judgments, in suits.

Construction
of this Act.

46. The foregoing provisions of this Act shall be so construed and carried out, as to facilitate, as much as possible, the obtaining of inde- 45
feasible titles by the owners of estates in land through the simplest machinery, at the smallest expense, and in the shortest time, consistent with reasonable prudence in reference to the rights or claims of other persons.