

might before the passing of this Act have conveyed by lease and release; and every such conveyance shall take effect as if it had been made by lease or release.

Partitions, &c.,
to be by deed.

III. And be it enacted, That no partition or exchange or assignment of any freehold or leasehold land shall be valid at law unless the same be made by deed. 5

Lease and surrenders in writing, to be by deed.

IV. And be it enacted, That no Lease in writing of any freehold or leasehold land, or surrender in writing of any freehold or leasehold land, shall be valid as a lease or surrender, unless the same shall be made by deed; but any agreement in writing to let or to surrender any such land shall be valid and take effect as an agreement to execute a lease or surrender; and the person who shall be in the possession of the land in pursuance of any agreement to let, may, from payment of rent or other circumstances, be construed to be a tenant from year to year. 10 15 20

Contingent interest may be conveyed by deed.

V. And be it enacted, That any person may convey, assign or charge by any deed, any such contingent or executory interest, right of entry for condition broken, or other future estate or interest as he shall be entitled to, or presumptively entitled to, in any freehold or leasehold land, or personal property, or any part of such interest, right or estate respectively; and every person to whom any such interest, right or estate shall be conveyed or assigned, his heirs, executors, administrators, or assigns, according to the nature of the interest, right, or estate, shall be entitled to stand in the place of the person by whom the same shall be conveyed or assigned, his heirs, executors, administrators or assigns, and to have the same interest, right or estate, or such part thereof as shall be conveyed or assigned to him, and the same actions, suits, and remedies for the same, as the person originally entitled thereto, his heirs, executors, or 25 30 35 40