

4. And this Court doth order and adjudge that it be referred to the Master of this Court at Kenora to inquire and state whether the defendants can make a good title to the lands in the pleadings mentioned without the concurrence of the said Mrs. Gore, and in case he shall find that the defendants can make a good title as aforesaid to the said lands, he is to take an account of what is due to the defendants, or either of them, in respect of the purchase money of the said lands under the said agreement for principal and interest, and to tax to the plaintiff his costs of this action, and of the appeal to the Divisional Court and the Court of Appeal up to and inclusive of this judgment, which are to be deducted from what shall be found due in respect of the said purchase money, and the costs of the said reference are to be in the discretion of the said Master, and in case he shall find the defendants entitled to any costs thereof, the same are to be added to what shall be found due to the defendants, and in case he shall find the plaintiff entitled to any costs thereof, the same are to be also deducted from the amount which shall be found due to the defendants in respect of the said purchase money, and the said Master is to appoint a time and place for the payment of the balance which may be found due on the footing of such account one month after the making of his report.

5. And upon payment by the plaintiff of the balance which may be so found due to the defendants, or either of them, at such time and place as the said Master shall appoint, this Court doth order and adjudge that the defendants do by a good and sufficient deed convey and assure the said lands and premises to the plaintiff, or to whom he may appoint, and deliver up on oath to the plaintiff, or to whom he may appoint, all deeds and documents relating thereto in their or either of their possession, power, or control, and such conveyance is to be settled by the said Master in case the parties differ about the same.

6. But in case the said Master shall find that a good title cannot be made to the said lands without the concurrence of the said Mrs. Gore, and the defendants are unable to procure such concurrence on payment of a sum not exceeding \$100, and that a good title can be made in other respects, but the plaintiff is not willing to accept the title subject to the claim with a deduction of \$100 from the purchase price, it