

THE GLEANER.

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THURSDAY, SEPTEMBER 4, 1884.

LAND TRANSFER IN NEW BRUNSWICK.

The *Canadian Gazette* discusses the question of land transfer in Canada, which it thinks is susceptible of great improvement. Our contemporary says a purchaser or mortgagee must accept some risk in the matter of title. In making its observations the *Gazette* falls into the very common error of taking a part of Canada for the whole, and adversely criticizing the whole Dominion for reasons only applicable to a part of it. In the Province of New Brunswick there is no need of a purchaser or mortgagee running any risk in the matter of title unless he wishes to do so; and the risks that he might have to run in any case are only such as would arise from defective conveyances or defective possession. In the vast majority of cases the titles to land are plain and readily traced. The possession of title deeds, while it is convenient, is not necessary to the making of a complete title, as if all a man's deeds and mortgages were burned, the Record Office will furnish all the documentary proof of title needed in any case. Only a small proportion of the ejection cases tried in our Courts involve questions of documentary title; for the reason that unless a man wilfully takes a bad title he need never have to rely upon an imperfect one so far as documentary evidence is concerned. The *Gazette* says that in very few cases will the examining solicitor give a certificate that the title is good. So far as New Brunswick is concerned a qualified solicitor who examines the records for an intending purchaser or investor, will have, in the majority of cases, no difficulty in giving his client such an opinion as to the title as will relieve him of all risk. We are unable to say how far the *Gazette's* remarks apply to some of the other Provinces, but we think it ought to correct them so far as relates to New Brunswick. A statement that there is always a risk in buying or loaning money on land in New Brunswick is calculated to do harm, particularly at the present time, when numerous enquiries are being made as to the opportunities offered by the Province to persons of limited means who wish to buy a home and invest their capital in mortgages on real estate.

We brought the portion of the *Gazette's* article above referred to under the notice of Chief Justice Allen and Judge Wetmore, and they both authorized the use of their names to give authority to a denial of its applicability to New Brunswick. The Chief Justice said he could not imagine a more simple and certain means of preserving the titles to land than was in force in New Brunswick, a system which had received a most favorable notice from Sir James Carter, formerly Chief Justice of the Province, and was found most effective after many years of trial. Judge Wetmore said that it was possible, under our system of registry, to find out a title "to the very letter." We hope the *Gazette* will give prominence to this correction of its observations, in making which it has been too sweeping. The fact cannot be too widely made known that if persons wish to purchase farms or loan money on real estate in New Brunswick they can do so without any fear as regards title.

LIEUTENANT GOVERNORS.

In default of something of more present interest our esteemed contemporary, the *John Globe*, discusses whether the Provinces might not advantageously elect their Lieutenant Governors. We are not sure that before this question is decided another ought not to be considered, namely: Do the Provinces require Lieutenant Governors? These functionaries cost the people of Canada something like \$100,000 a year; and it is worth while to enquire what there is to show upon the other side of the ledger. To get at this, it is necessary to consider, let, What is a Lieutenant Governor? He cannot strictly be called a representative of the Crown, for it has been decided that the use of Her Majesty's name in the enacting clause of Acts of Assembly is improper. He is not appointed by the Crown, nor is he authorized to act in the name of the Crown in any way. Certain Crown prerogatives are exercised by the Local Governments, such as the right of making highways, bridges and the like, but with these the Lieutenant Governors has nothing to do. He is understood to possess the power of dissolving the Legislature

but in exercising it he is governed by the advice of his Council. He probably has the right to dissolve the Legislature of his own motion; but it would be an extreme case in which he would presume to use it. He has no power of appointment to offices, and in short little to do except the merest routine. The Lieutenant Governors, who cost the people the large sum mentioned above, take and are expected to take a very small part in the administration of affairs, and are the representatives of the political party which appointed him to office.

We come now to a second question—Is the office of Lieutenant Governor likely to be a source of danger? The answer is that it may be. Given an unscrupulous administration at Ottawa, and an unscrupulous incumbent of the Local Governorship, and unless the Local Executive is subservient to the Federal authorities, means may be found to make their tenure of office uncomfortable if not insecure. It is quite possible under our present system, that the Lieutenant Governor may be hostile to his Executive, and may be plotting to defeat them by the aid of the Federal Government. Such a state of things ought not to be possible; but it always will be as long as the appointments to the office are made on political grounds, and party politics are carried into the Local Legislatures. While the good sense of the Lieutenant Governors of the various Provinces has kept them from any serious breaches with their advisers, probably the inner history of all the local cabinets contains instances where temporary embarrassment has been caused by party antagonism between the administrator of the Government and his Council.

We are far from satisfied that the continuance of the office of Lieutenant Governor, as it now exists, can be justified by argument. If he should act independently of his Council, the people would not stand it; and while he acts under the direction of his advisers, he is simply a figure head, and a costly one at that. It will be claimed in favor of the office that it gives the Federal Government a certain amount of control over local affairs, but to our mind this is the greatest objection to it. The Provincial Legislatures should be absolutely independent within their jurisdiction, and this they cannot be while the Lieutenant Governors are appointed by and responsible to the Federal authorities.

THE GLEANER.

The great success which has attended the canvass of York, Sunbury, Carleton, Northumberland, Restigouche and Queens Counties, in the interests of THE GLEANER encourages us to extend the scope of our operations, and an effort will be made at once to increase our already large list in Kings County. Our agent, Mr. Morrell, will leave for Kings to-morrow. We want to see the WEEKLY GLEANER in the hands of as many of the farmers of New Brunswick as feel able to afford the low subscription of one dollar per year. We mean to have six thousand subscribers by Christmas, to whom it shall be our duty to tell all the news, and advocate the sound principles of Liberalism and Democracy. We intend to make THE GLEANER the people's paper to fight those who would continue caste distinctions, and deny the men whose labor makes the country prosperous their due influence in framing its policy. We will treat all men alike. It is because we have done so heretofore that the success of THE GLEANER has been so great.

NOTES AND COMMENTS.

Alderman Gunter's criticism of the Water Works test got up by Alderman Black for the information of visiting insurance agents seem to have been entirely unnecessary. We learn that the good results of the test have already been shown in reduced rates of insurance in some cases.

We shall endeavor hereafter to mail THE GLEANER in time for the five o'clock mail so that our St. John morning contemporaries may be able to give due credit for the matters contained in their special despatches from Fredericton.

Since the 1st of June last ten Dominion and Provincial elections have been held in the older provinces. Out of these the Tories have gained not a single seat, whereas the Liberals have gained four. The record is as follows:—
 Cumberland (Dominion). Tory. No change.
 Cumberland (Provincial). Liberal gain.
 Cape Breton (Dominion). Tory majority reduced 1,421.
 Magalloway (Dominion). Liberal gain.
 Laval (Provincial). Tory. No change.
 Muskoka (Provincial). Liberal gain.
 Queens, E. E. I. (Dominion). Tory majority reduced 300.
 Halifax (Provincial). Liberal elected by increased majority.
 West Ontario (Dominion). Liberal by acclamation.
 Lennox (Provincial). Liberal gain.
 Ottawa. Free Press.

When a disreputable old hag is brought up before the police court for disturbing the peace of the neighborhood and making herself generally obnoxious, she has to assure the Court that she is a decent respectable woman with nothing against her character. It doesn't help her case any, but she dearly loves to profess

virtue which she knows that everybody knows she does not possess. So our alleged agricultural contemporary, when arraigned at the bar of public opinion for sundry misdoings sticks its journalistic nose in the air and begins to prate about its business standing. But this is not the point at issue between us, nor are we at all concerned about it. If we were, we might reply, to its boast that it has no creditors, that creditors imply credit, to its assertion that there are no bills of sale on its stock, that men must own stock before they can pledge it; to its statement that it never puts a note in the bank, that it could not if it wanted to. But neither our readers nor the public care about those things; neither do they care whether the *Farmer* is subsidized or not; though if they thought about the matter at all they might wonder why anybody would want to subsidize it. Our point is this: The *Farmer* has been soured by the fact that its subscribers are stopping it to take THE GLEANER, and its advertisers deserting for THE GLEANER, and being soured it has said in every issue all the nasty things it could about THE GLEANER. Scarcely a day passes without some one who has stopped the *Farmer* coming in to subscribe for THE GLEANER. These things being so, we repeat what we have already said that the *Farmer's* hatred of THE GLEANER is quite intelligible. It is not the least ridiculous, however, but when it leads to such a funny exhibition as the *Farmer* gave us on Wednesday, it is invaluable as an aid to comic literature.

GLEANINGS.

A Good Budget of News from all Parts of the Province.
 The storm of Friday last was terrific in its severity in the vicinity of Sheffield, Sunbury Co.
 The Art Loan Exhibition closed in St. John on Tuesday. The receipts will hardly pay expenses.
 The anniversary of Pictou's settlement, which occurs on Sunday 16th instant will be celebrated with unusual eclat this year.
 Chief Engineer Kerr of the St. John Fire Department, has gone to Chicago to attend the convention of Fire Engineers.
 During the last two months ten or twelve new buildings have been erected at Centreville, Carleton County.
 Rev. Thomas Hartin has commenced to rebuild on the site of his house lately destroyed by fire at Canterbury Station.
 Wm. Hale, Pembroke, had a valuable horse gored to death by an animal while in the pasture last week.
 The different Temperance bodies of St. John are amalgamating for the purpose of erecting a Temperance Hall in this city.
 Nova Scotia apples have made their appearance in the New Brunswick market. The crop promises to be abundant this season.
 A lad named Theriault, has been sent to jail for one month at Grand Falls, for stealing vegetables from the garden of Mr. L. A. Betsy of that place.
 The receipts of the inland Revenue district of St. John for the month of August were \$19,927.17, as against \$34,374.12 for the corresponding month of last year.
 From extensive enquiries made yesterday of the wholesale men of Toronto it was learned that the orders already placed are more than sufficient to indicate a splendid fall business.
 —Toronto World, Friday.
 The Presbyterian Bazaar at Glensville last week was quite successful, some \$200, having been realized. The sum will be appropriated towards a manse.
 Last week, Inspector Smith was presented by the Albert County Teachers' Institute with an address, accompanied by a handsome silver cake basket.
 The Poultry and Pet Stock Association, of St. John, will hold a dog show early in January. A committee has been appointed to make the arrangements.
 Col. Donville had a narrow escape from drowning, while fording Hammond last Monday. His carriage was smashed, and it was only with difficulty that he saved his life.
 The Intercolonial Railway authorities advertise excursion rates to Montreal on the occasion of Dominion Day Exhibition, which opens in that city on Sept. 5, continuing to Sept. 13.
 Alex. Friars, Arthur Street, and John P. McManis of Penobscot and Wm. Scribner of Hampton, Kings County were fined \$20, on Monday last for violation of the Liquor License Act.
 The Albert County Teachers' Institute met at Hillsboro on Thursday last. The following were elected officers for the ensuing year: Reverend Steeves, president; Miss Annie Gifford, vice-president; B. C. Steeves, Secy. Treasurer.
 Rain fell in torrents for half an hour or so on Sunday afternoon. This caused a wash-out of about 60 feet of the I. C. R. Track, one mile this side of Berry's Mill, a working train went immediately after from Moncton and repairs effected.—Moncton Times.
 Eleven cars of horned cattle from the U. P. Provinces were forwarded to Halifax via the I. C. R. on Saturday for transhipment by steamer to England. The cattle were killed to Sir Hugh Allen.
 Mr. Alex. McDougall, formerly of Moncton, and his wife were drowned at Boston five days. They had been married but two months. A man who attempted the rescue of Mrs. McDougall was also drowned. He leaves a wife and five children.
 A large crowd of intelligent neighbors gathered around the post office at Lower Stewiacke N. S., one night recently, and burned W. J. Boomer, the post master in effigy. Their indignation was caused by the post office being taken from F. H. Halesworth and given to Boomer.
 Trade of the Port of St. Stephen for the month of August:—
 1883. 1884.
 Value of dutiable goods imported..... \$20,355 00 \$20,915 00
 Value free goods imported..... 3,190 00 2,253 00
 Total imports..... \$23,545 00 \$23,168 00
 Value of goods paid duty..... \$30,255 00 \$23,848 00
 Amount paid duty..... 6,670 00 4,427 00
 other collections..... 425 42 132 47
 Total..... \$60,912 50 \$51,503 50

On last Monday night a destructive fire occurred at Richibucto, by which the two stores owned by Alexander Robb, and occupied by himself and George McInnis, the law office of Robert Hutchinson and the dwelling house occupied by James Marshall were entirely destroyed.

SHORT WEIGHT BREAD.

What the City By-Law Says About It.
 A correspondent asks us to publish the law relating to bread which is short in weight, and says that it would be to the interest of the city to have an inspector appointed to look into the matter. Following is the city bye-law on the subject:—
 Be it enacted by the Mayor, Aldermen and Commonality of the City of Fredericton as follows:—
 I. It shall be the duty of every person using or exercising the trade of a Baker, within the City of Fredericton, to lodge in the Office of the City Clerk, and with the City Clerk, a record of his name, as well as the initial letters which he intends using to designate the Bread made for sale, and failing so to do, such person shall, on conviction, be liable to a penalty of not exceeding five dollars for each and every month he shall exercise the calling of a Baker within the said City without so lodging with the City Clerk the said record.
 II. That every loaf of Bread made for sale, or offered or exposed for sale, shall be of the weight of either one, two or four pounds.
 III. Every loaf of Bread made for sale, or offered or exposed for sale in the City of Fredericton, shall have the initials of the name of the Baker, by whom it was manufactured, stamped in plain and legible characters therein, and also the figure or figures denoting its weight.
 IV. Every loaf of Bread, sold or exposed for sale, which shall not be stamped as provided by the preceding Section, or which does not contain the full weight denoted by the figure or figures stamped upon it, shall be liable to seizure by the Inspector of Bread, and shall be forfeited to the use of the Alms House, and the Baker shall be liable to a penalty of five dollars.
 V. Any bread of any description made or exposed for sale which shall contain in its composition any substance injurious to health, shall be seized by the Inspector of Bread, and on conviction of the maker thereof, of such Bread shall be destroyed, and the offender liable to a penalty not exceeding twenty dollars for each and every offence.

Police Court.

WEDNESDAY.
 Two drunks, fined \$5, each. One paid up, the other went to jail. Several civil suits were disposed of, being undefended.
THURSDAY.
 No business before the Court to-day.

JUST

RECEIVED.

- 1 Gross Warren's Safe Cure;
- 1 " " Pills;
- 1 " Mrs. Lydia Pinkham's Compound;
- 1 Gross Bardock Bitters.

WHOLESALE AND RETAIL.

DAVIS, STAPLES & CO

AUGUST 20th.

Open To-day!

Another lot of Popular Makes in

CORSETS,

INCLUDING—

BALL'S HEALTH CORSET,
 THE CARALINE,
 O. K. LILLY, MOJESKA,
 DR. WARNER'S ETC.

AND A BEAUTIFUL LINE OF

Wool Shawls,

FOR EVENING WEAR.

STILL SELLING

Ladies' Rubber Circulars,

All Sizes, for \$1.50.

For Sale of Remnants, Summer Dress Goods, Carpets, Clothing, etc., will be continued until they are cleared out.

FRED. B. EDGECOMBE,

Agent for St. John Dye Works,

OPP. NORMAL SCHOOL, FREDERICTON

New Advertisements.

Wanted—Board.

WANTED our Factory on George Street, BOARD FOR A GENTLEMAN AND WIFE. Any one having such a place will please call at the Factory or write, stating particulars.
 Fredericton, Sept. 4. D. W. HOBBS & CO.

DEVER BROS.

HAVE JUST RECEIVED

50 Dozen

American CORSETS.

50 Dozen

Canadian CORSETS.

ALL OF THE LATEST STYLES.

Also 100 Dozen

KID GLOVES,

2, 3 and 4 Button,

ROUILLON'S FIRST CHOICE,

Black & Colored.

FLY PAPER!

DALMATIAN

INSECT POWDER!

Carbolic Acid!

Terebene!

JUST RECEIVED

—AT—

WILEY'S

DRUG STORE.

—O—

N. B.—Try our Ottawa Beer.

Aug. 2, 1884.

The Travelling Public

IS INFORMED THAT THE UNDERSIGNED HAVE PLACED A

FIRST-CLASS COACH

ON THE ROAD BETWEEN

Marysville and Fredericton

For their Accommodation,

Leaving Marysville at 7 and 10 a.m.,

and 1, 4 and 7 p.m.

Leaving Fredericton at 8:30 and 11 a.m.; 2:30,

5 and 9 p.m.

All orders carefully attended to. Extras furnished if required.

Fare, round trip, - 25 cents.

GEORGE W. FOSTER,
 HORACE PUGH.

July 25, 1884.

BUY WHERE

YOU CAN GET

THE BEST VALUE

FOR YOUR MONEY.

THOS. W. SMITH

Is now offering greater inducements to

CASH PURCHASERS.

You can buy Ready-Made Clothing, Men's and Boys' Boots and Shoes, cheaper at THOS. W. SMITH'S

Clothing & Gents' Furnishing Store,

Than at any other place in the city.

Call and see for Yourself.

Hats, Caps, Trunks and Valises,

At prices the lowest in the market.

Call, See and Examine, so as you will be convinced before purchasing elsewhere.

CUSTOM TAILORING

Done in all its branches and every satisfaction guaranteed.

Always on hand, one of the largest and best stocks of CLOTHES of all descriptions in the market to select from. LATEST FASHIONS EVERY MONTH.

Call and examine and you will be convinced.

THOS. W. SMITH.

Fredericton, July 30, 1884.

Lime. Lime!

JUST RECEIVED,

EXTRA No. 1

Green Head

LIME,

ALSO:

Calced Plaster,

ALSO IN STOCK:

Buckwheat Kenell,

Shorts, Bran

and Oats.

LIME & FEED SPECIALTIES

—AT—

W. E. MILLER & Co.'s

FEED AND SEED HOUSE,

QUEEN STREET, OPPOSITE PEOPLE'S BANK

THE GLASGOW & LONDON

Fire Insurance Co'y

OF GREAT BRITAIN.

Capital..... \$2,500,000.00
 Government Deposits..... 1,000,000.00
 Annual Income..... 1,500,000.00
 Issues Special, Fire, Marine, etc., covering Farm Stock killed by Lightning in the Field.

Sun Life & Accident Assurance Co. OF CANADA.

Assets over..... \$1,000,000.00

JOHN B. GUNTER,

Agent for Fredericton.

AXE STEEL.

By Canadian Iron Works—

6 BUNDLES Thomas' Fire & Sons' best Cast Steel, for Axes.

Aug. 21. Z. R. EVERETT.

N. A. LAFOREST

having received the

Contract from the City

FOR PUTTING IN

THE SERVICE PIPES OF THE

WATER WORKS,

He begs to announce that he is now in a position to arrange for the plumbing of all houses into which water is introduced in the most satisfactory manner.

Orders left at his store, on QUEEN STREET, next door above Geo. Hatt & Sons, will receive prompt attention.

N. A. LAFOREST.

Fredericton, May 20th.

FLOUR. FLOUR.

The following patents now in stock:—

280 bbls. "Opal."

145 " "Alba."

105 " "Niphas."

A's a full line of superiors.

Expected Daily to Arrive:—

140 bbls. "Harvest Moon."

125 bbls. "A" Cornmeal.

A. P. RANDOLPH & SON.

F'ron, Aug. 23.

Property for Sale

IN SAINT MARY'S.

THAT beautifully situated property of four acres with buildings, having a frontage of 14 rods on the river, opposite centre of the City. Also a number of fine building lots 50x150 feet which can be purchased by instalments. Also 10 acres with frontage of 24 rods on the Douglas road. Parties desiring of residing near the City with the advantage of light taxes and good water will do well to examine the above property. Terms easy. Apply on the premises.

St. Mary's Aug. 23, 1884. C. E. FRIEL.

J. C. SCOTT'S

PREPARED SPICE

For Horses, Cattle, Sheep & Swine.



It has no equal in curing Horses of the several ailments to which they are subject. For COUGHS, COLDS, ROUGHNESS OF THE HAIR, ROTTEN SCURRY, etc., it is invaluable, and administered in small doses, acts as a Tonic, resulting in a healthy condition and fine appearance of the animal. It is also equally beneficial to CATTLE, SHEEP and SWINE. For sale everywhere.

SOLE PROPRIETORS:

J. C. KEMP & CO.

MONTREAL, P. Q.

See Our Prices.

FURNITURE IS FALLING.

100 Lounges, 15 Easy Chairs,

37 CHAMBER SUITES,

33 CENTRE TABLES.

Please Call and you can be Satisfied.

J. G. McNALLY.