

Wentworth, in common with the owners, tenants and occupants of the remainder of said lot number three, and subject also to a right of way over the southerly eleven feet four inches of lot number three fronting on the west side of Hughson street, hereinbefore in part described, from front to rear in common with the owners, tenants and occupants of said lot number three fronting on the east side of James street and the owners, tenants and occupants of the whole of lot number two fronting on the west side of Hughson street between Gore and Cannon streets, and subject also to the use in common with all other parties who may now have a right of way over the same."

On 30th May, 1913, Hill made a further conveyance to defendants of part of lot 3 on Hughson street in which, after referring to the conveyance of 29th October, 1910, from Hill to defendants, it was recited that:—

"Whereas the description of said lands so granted and conveyed did not fully and accurately describe the lands which were intended to be conveyed by the grantor to the said grantees,

"And whereas the said grantees have requested the execution of this deed for more effectually conveying and confirming conveyance of the said lands to them, and more particularly describing the same;" and the conveyance then proceeds to grant the lands by the following description:

"Part of lot three on the west side of Hughson street between Gore and Cannon streets according to James Hughson's survey in the said city described as follows: Commencing at a point on the westerly limit of Hughson street and at the south-east angle of said lot three; thence westerly along the southerly margin of lot three one hundred and sixty feet eleven inches to a point; thence northerly seventy-two feet one inch to and along the westerly wall of a brick stable now erected and standing on lot three fronting on James street; and thence to the southerly limit of lot four fronting on James street; thence easterly along the said southerly limit thirty-four feet five and one-half inches to a point; thence southerly and at right angles to the said southerly limit thirty feet nine inches to a point; thence easterly and parallel to the said southerly limit ten feet to a point; thence southerly parallel to the easterly limit of James street thirty feet to a point distant northerly eleven feet four inches from the southerly limit of lot three fronting on Hughson