

which relate, or purport to relate, to that particular piece of property. As to what their effect may be the registrar assumes no responsibility whatever. The intending purchaser may examine the records of the registry office with respect to any property, but he must satisfy himself from the records, or if the record is incomplete, then from outside information, that the deed is good. To verify the validity of a deed thus frequently incurs extensive and expensive research under the systems of registration commonly in use. The Torrens system aims to simplify this procedure and to facilitate the ready transfer of real property. The Torrens system does not pretend merely to record that a deed or instrument has been made, and it does not permit to be registered instruments affecting the title which are, in fact, in many instances, of no more legal effect than mere waste paper, as is the case under other systems of registry. What the Torrens system does is to record the title, *i. e.* the legal effect of all instruments affecting the land. In order to bring property under this system, it is necessary that the person claiming to be first registered as owner be investigated by a public officer; the title having been proved to his satisfaction, it is then registered—not the string of deeds under which the owner claims, but the fact that the person who has thus established his title is the owner of the property; and if the title is subject to any qualifications, mortgages or otherwise, those are also specially stated in the register. If one wants, therefore, to ascertain the state of a title registered under the Torrens system, instead of having to search through a long list of deeds, as under existing registry systems, one may examine the register, or be shown an official certificate on which is set out distinctly who is the present owner, and what charges, if any, affect his title. This certificate is a copy of the register, and after ascertaining from the registry office that nothing affecting the title has been lodged since the date of the certificate, one has all the information which it is necessary to have, in order safely to deal with the person claiming to be the owner. Under the Torrens system the purchaser of land runs no risks as to the title; the risk and responsibility of determining the legal effect of instruments affecting the title are wholly assumed by the public officer, because no devolution of the title can be recorded until he is first satisfied as to the legal validity and sufficiency of the instrument by which it is affected. These questions he settles at the time each transfer is made, and even should he by any chance make a mistake, persons who would otherwise suffer are guaranteed compensation for any loss occasioned by the mistake. The results claimed for the Torrens system, therefore, are certainty of title, expedition in showing title, the avoidance of great expense and loss of time attending the investigation of titles under the old system, and a guarantee against loss arising through mistakes.

CANADIAN V. C's.

For conspicuous bravery during the action at Komati River, on the 7th November, 1900, the following members of the Canadian contingent to South Africa during the Boer War, were awarded the Victoria Cross: Lt. H. Z. C. Cockburn, R. C. D., Lt. R. E. W. Turner, R. C. D., Sergt. E. J. Holland, R. C. D.

REDEMPTION OF POSTAGE STAMPS.

The Canadian Government does not redeem postage stamps. The abolition of the practice of redeeming postage stamps on the 1st of October, 1898, was a step which the Post Office Department considered necessary in order to stop a growing abuse. Stamps were to a considerable extent used as a form of remittance in payment of small accounts or of fractional parts of accounts. Persons who readily accepted such remittances, knowing that they could call upon the Department to redeem the stamps, were perhaps