

inheritance in possession, (other than an estate in joint tenancy,) then his Widow shall be entitled in equity to dower out of the same land.

XIV. *And be it further enacted by the authority aforesaid,* That when a Husband shall have been entitled to a right of entry or action in any land, and his Widow would be entitled to dower out of the same if he had recovered possession thereof, she shall be entitled to dower out of the same although her Husband shall not have recovered possession thereof; *Provided* that such dower be sued for or obtained within the period during which such right of entry or action might be enforced.

Seisin shall not be necessary to give title to Dower.

XV. *And be it further enacted by the authority aforesaid,* That no Widow shall hereafter be entitled to dower ad ostium ecclesie, or dower ex assensu patris.

Certain descriptions of Dower abolished.

XVI. *And be it further enacted by the authority aforesaid,* That after the first day of July, one thousand eight hundred and thirty four, no person shall make an entry or distress, or bring an action to recover any land or rent but within twenty years next after the time at which the right to make such entry or distress or to bring such action, shall have first accrued to some person through whom he claims; or if such right shall not have accrued to any person through whom he claims, then within twenty years next after the time at which the right to make such entry or distress, or to bring such action shall have first accrued to the person making or bringing the same.

No Land or Rent to be recovered but within twenty years after the right of action accrued to the claimant, or some person whose Estate he claims.

XVII. *And be it further enacted by the authority aforesaid,* That in the construction of this Act, the right to make an entry or distress, or bring an action to recover any Land or Rent, shall be deemed to have first accrued at such time as hereinafter is mentioned, that is to say, when the person claiming such Land or Rent, or some person through whom he claims shall, in respect of the Estate or Interest claimed, have been in possession or in the receipt of the profits of such Land, or in receipt of such Rent, and shall, while entitled thereto, have been dispossessed or have discontinued such possession or receipt, then such right shall be deemed to have first accrued at the time of such dispossession or discontinuance of possession, or at the last time at which any such profits or Rent were or was so received; and when the person claiming such Land or Rent shall claim the Estate or Interest of some deceased person who shall have continued in such possession or receipt, in respect of the same Estate or Interest, until the time of his death, and shall have been the last person entitled to such Estate or Interest who shall have been in such possession or receipt, then such right shall be deemed to have first accrued

When the right shall be deemed to have accrued—

in the case of an Estate in possession;

on dispossession;

on abatement or death;