

the proviso as to the death of J. G. in the lifetime of the husband did not depreciate the effect of the proviso as to the death of J. G. in the lifetime of the testatrix. There was nothing to control the clear effect of the earlier provision by which the estate in remainder was vested in J. G. upon her attaining 21; and the result, in the events which had happened, was that the earlier provision was left to its operation. *McNeil v. Stewart*, 1 O. W. N. 19.—C.A.

10. Construction — Devise — Estates for Life — “Family” — Tenants in Common—Joint Tenants—Statute of Limitations —Remainder—Legacies—Improvements—Costs. *McKinnon v. Spence*, 1 O. W. N. 240, 20 O. L. R. 57.—D.C.
11. Construction — Devise—Life Estate—“Balance or Remaining Portion of Estate”—Remainder—Title by Possession — Vendor and Purchaser. *Re Nicol and Reardon*, 1 O. W. N. 757.—RIDDELL, J.
12. Construction — Devise — Tenants in Common—Restrictions upon Incumbering and Alienation — Time.]—Testator gave land to two grandchildren J. and N., “to have and to hold unto them, their heirs and assigns, as tenants in common forever, without power to incumber the same during the lifetime of J. and N., but with the power of disposing of the interest of one to the other, but to no other person. N. bought J.’s share:—*Held*, upon a petition by N. under the Quieting Titles Act, that the restriction forbidding incumbering was valid, and applied to the land when in the sole ownership of N.; but the restriction upon alienation except from one to the other was legally inoperative, for the effect of forbidding disposing of property to all the world except one individual is a general restraint, which is invalid, and, that being so, any limitation as to time does not make it valid. *Attwater v. Attwater*, 18 Beav. 330, and *Blackburn v. McCallum*, 33 S. C. R. 65, followed. *Re Buckley*, 1 O. W. N. 427.—BOYD, C.
13. Construction — Devise — Vested or Contingent Estate. *Re Becksted*, 1 O. W. N. 424.—LATCHFORD, J.
14. Construction—Devise of Dwelling — Lands Enjoyed with — Addition of Buildings after Date of Will—Con. Rule 938—Scope. *Re Stokes*, 1 O. W. N. 982, 21 O. L. R. 464.—BOYD, C.