that the chattels go to the executor and the executor gets the certificate of ownership in his turn. The title would appear first as Mr. Walker's, then Mr. Walker's executor comes, with a probate of will and the certificate of ownership which Mr. Walker held, and asks to be registered. On giving up Mr. Walker's certificate of ownership and showing letters of probate, the executor's name is put down as the owner of the land. The heir goes to the executor and gets a conveyance; he then goes in his turn to the registry office, gives up his certificate and gets a new one.

Then if there is no will, the chattel administrator is bound by the Statute of Distributions, which is much the same in all the provinces, and which we propose to introduce into the North-West Territories, and the executor will be bound to distribute the land according to that statute. These are important points, and points of very considerable interest, especially to lawyers, one of the first ones I have mentioned being part of the common system, that of the abolition of trusts. The land, instead of going absolutely to the heir or to the devisee, would go of necessity through the executor or administrator, but the executor or administrator would be obliged to carry out the provisions of the will, and would be obliged to convey to the heir or to the devisee or other persons entitled. Then another point which is introduced into the Bill, and which is not a part of the common system at all, is the short form of conveyance. We have had these short forms of conveyance for years. Perhaps before I leave the point about "chattels real," I might refer to a very strong opinion which has been expressed on the subject by Chief Justice Hoyles, of Newfoundland, who writes a letter to Mr. George S. Holmestead, a gentleman in Toronto, who has taken an interest in this subject, on that feature of the "Real Chattels Act" of Newfoundland. It seems they have taken this step in Newfoundland and in some of the Australian Provinces. I do not gather that they have taken it in all those provinces, though they have in some, and it is very much praised by Mr. Becket, who writes a work on the common system generally. In Newfoundland they have adopted the system since 1832. They there passed an Act in accordance with public opinion and feeling on the subject, and Judge Hoyles says of it:

"By one stroke it swept away primogeniture, entails, curtesy dower, and numerous other incidents of land in England, reduced to the condition of a literary curiosity a large body of real property law, and by the substitution of a single and simple tenure for the complex titles by which land is held in the Mother Country, it lessened litigation and rendered simple and easy the proof of title and the construction of deeds and wills."

I may perhaps trouble the House by reading some of those papers in Committee but I will not do it now to embarrass the consideration of the larger features of the subject. The Bill also does away with with dower and tenancy by curtesy. All these things follow the general principle which the Bill lays down, that real estate shall be no longer real estate, but shall be "chattels," and then all the rest follow. I think, myself, that the chief result so far as the improvement goes, is in this: that on each occasion of a transfer the title will be made clear. As it is now in all the provinces, I may sell a lot to-day to Mr. Walker, and a lawyer investigates the title, and it may cost a considerable sum of money. If Mr. Walker wants to sell it next year to somebody else the title is again investigated, at further expense, and so on from transfer to transfer. Under the Torrens system that investigation is done by the officer and the new grantee gets a certificate at once that he is the sole owner, and that is good against all the world. Then if he wants to sell he goes to the person who wants to buy who asks, "Are you the owner?" He says "Yes, this is my certificate of ownership." He produces his certificate and that is the end of all litigation and dispute; the title is perfect and good. Many of the advantages which the Bill otherwise offers, I think, exist in the older provinces of Canada already.

Great stress is laid, in works before me, on the advantages of short forms of conveyance, which are quite common with us: that a few words shall have a meaning given to them, by statute, of a very enlarged character. If you say, for instance, "and the grantor undertakes to produce all deeds," or if you say, "and the grantor covenants there are no incumbrances," then by a statute in force in Ontario,