

and whether the same Estates, possibilities, rights, titles and interests, or any of them, shall be in possession, reversion, remainder, or contingency; and the words "the purchaser" shall mean the person who last acquired the Land otherwise than by descent or than by any partition, by the effect of which the Land shall have become part of or descendible, in the same manner as other Land acquired by descent; and the word "descent" shall mean the title to inherit Land by reason of consanguinity, as well where the heir shall be an ancestor or collateral relation, as where he shall be a child or other issue; and the expression "descendants" of any ancestor, shall extend to all persons who must trace their descent through such ancestor; and the expression "the person last entitled to the Land" shall extend to the last person who had a right thereto, whether he did or did not obtain the possession or the receipt of the rents and profits thereof; and the word "Assurance" shall mean any Deed or Instrument (other than a Will) by which any Land shall be conveyed or transferred at Law or in Equity; and the word "Rent" shall extend to all annuities and periodical sums of money charged upon or payable out of any Land; and the "person through

whom another person is said to claim," shall mean any person by, through, or under, or by the Act of whom the person so claiming became entitled to the Estate or Interest claimed as heir, issue, in tail, tenant by the courtesy of England, tenant in dower, successor, special or general occupant, executor, administrator, legatee, husband, assignee, appointee, devisee, or otherwise; and every word importing the singular number only, shall extend and be applied to several persons or things, as well as one person, or thing; and every word importing the masculine gender only, shall extend and be applied to a female, as well as a male.

60. And be it further enacted by the authority aforesaid, That this Act shall not have operation retrospectively, so as by force of any of its provisions to render any title valid, which in regard to any particular Estate has been adjudged, or may in any suit now depending be adjudged invalid, on account of any defect imperfection, matter or thing which is by this Act altered, supplied or remedied; but that in every such case the Law, in regard to any such defect, imperfection, matter or thing, shall as applied to such title, be deemed and taken to be as if this Act had not been passed.