

Martin executors to plaintiffs) over the above-mentioned 68 feet and the rear 11 feet 4 inches of the southerly part of the James street lot.

In January, 1912, plaintiffs acquired title to the part of lot 3 on James street so conveyed to Jane Burgess, following which the executors of the Martin estate released to them the right of way over the 68 feet and over the easterly 11 feet 4 inches of that lot.

On 24th December, 1903, the North American Life Assurance Company granted to defendants the northerly 22 feet 7½ inches of lot 2 on James street (being immediately south of lot 3 on James street) and on 29th October, 1910 Mark Hill conveyed to defendants the rear part of lot 3 on Hughson street, by the following description:—

“That part of lot number three on the west side of Hughson street between Gore and Cannon streets according to James Hughson’s survey in said city, described as follows: Commencing on the westerly margin of Hughson street and at the south-east angle of said lot number three; thence westerly along the southerly margin of said lot number three one hundred and forty-eight feet, more or less, to the south-west angle of said lot 3; thence northerly along the westerly margin of said lot three seventy-one feet four inches, more or less, to the north-west angle thereof; thence easterly along the northerly margin of said lot three twenty-three feet, more or less, to the lands of one Murphy; thence southerly along the westerly boundary of said Murphy’s lands and parallel with the westerly margin of Hughson street thirty feet; thence easterly parallel with the southerly margin of said Murphy’s lands ten feet, more or less, to the lands of one Bartman; thence southerly along the westerly margin of said Bartman’s lands and parallel with said westerly margin of Hughson street thirty feet; thence easterly along the southerly margin of said Bartman’s lands and parallel with the southerly margin of said lot three one hundred and fifteen feet, more or less, to the westerly margin of Hughson street; thence southerly along the westerly margin of Hughson street eleven feet four inches, more or less, to the place of beginning. Together with the right, title and interest of the grantor, if any, over the rear twelve feet of lot number three fronting on the east side of James street in the same block, as reserved in instrument No. 46171 duly registered in the Registry office for the county of