

Crown, and that it is desired to bring it under the system of transfer, the title must first be submitted to examination by a public officer appointed for the purpose, any defects he may point out have to be remedied, an advertisement of the application is then published, and if no objection be made the title is registered, that is to say: the property in question is entered upon the register and the applicant certified to be the owner absolutely, or with qualification, according as to how he may have shown his title to be absolute or subject to qualification. Each title constitutes a separate folium of the register, and upon this folium are recorded all transactions short of an absolute transfer of the estate; *e. g.*, all mortgages, leases, etc. The registered owner is furnished with a certificate of title, which is an exact counterpart of the entry in the register. And on any transaction taking place this certificate of title is required to be produced so that the entries made in the register may also be endorsed on the certificate of title. By this means a glance at the folium containing any given piece of land shows the present state of the title to it. For instance, that A. B. is owner, that his title is subject to a mortgage to C., and a lease to D., &c., &c.

Upon an absolute transfer taking place, the entry in the register and the certificate of title are cancelled, and a new folium opened whereon is recorded the title of the transferee, to whom a new certificate title is issued.

Each absolute transfer, therefore, operates as a new starting point.

Let us, for the sake of further illustrating the difference between the system which at present prevails in Manitoba and the Torrens System, pay an imaginary visit to a registry office in Manitoba, and then to one conducted under the Torrens system. In the former, on asking to search the title to a parcel of land, we shall be shown a book called the abstract index; in this book we shall find perhaps, a list more or less lengthy, of the various deeds recorded upon the lot in question; we shall then have to refer to each one of those instruments, carefully weigh its contents, see that it is duly