

time property is increasing in value; the importance of the Title being unimpeachable, is augmenting; and yet with time, until the period of prescription is actually reached, come increased complication and increased danger.

Property more frequently changes hands in Cities and Towns than in the Country; and at present the evils which the Bill is designed to remove, are greater in the former than in the latter. For the same reason they are greater in those parts of the country which have been long settled, than in those in which the lands have but recently been patented. Indeed some conveyancers of great experience have expressed the opinion that, unless a remedy is found, there will not in a few years be many marketable Titles in this part of the country. The evil is certainly increasing and must increase everywhere, until our Titles become as complicated, and the investigation of them becomes as expensive, as in England itself. There the investigation usually occupies months; and it appears from our law books that ten years and even more have sometimes been spent in making out a Title. Occasionally also the expense has nearly equalled the purchase money; one instance is mentioned by Lord St. Leonards in which a Vendor gave the property to a purchaser for nothing, on condition of the purchaser's relieving him from one part of the expenses of the investigation, namely that of furnishing copies of the Title Deeds. On the other hand, the earlier in a Country's history that some system is adopted for giving certainty to Titles, the easier is the task, and the more effectual are the means which it is practicable to adopt.

The truth is, that under the English system (which is also ours) there are in a larger number of cases than I would like to designate, no means by which any one, when he buys a piece of property unless he buys from the Crown, can be absolutely certain that he is getting a good Title. Even if his Grantor was the Patentee he may not be per-