

Custody of bonds. his sureties shall be verified by affidavit of a subscribing witness (form D), taken before a justice of the peace, and one of such duplicates, with the affidavits appended, shall be forthwith transmitted to the Secretary of State, to be filed in his office, and the other shall be filed in the office of the Lieutenant-Governor of the Territories. 5

New bonds when required. **24.** The registrar shall, when required by the Secretary of State, execute a new bond in the form and to the effect provided in Section twenty-two of this Act, or furnish such other security as is deemed expedient. 10

Seals of office. **25.** Each registrar shall have a seal of office, approved by the Governor in Council, with which he shall seal all certificates of title and stamp all instruments which are presented to him for registration.

Copies of documents in registrar's office to be evidence. **26.** Each registrar shall, when required, and upon the payment of the legal fees, furnish, attested by the seal of his office, exemplifications, copies and abstracts of any uncancelled instrument affecting land, which is deposited, filed, kept or registered in his office, and every such exemplification or certified copy shall be received as evidence in every court in Canada, in the same manner and with the same effect as if the original was produced. 15 20

Registrars, etc., not to act as agents, etc. **27.** No registrar, deputy registrar or clerk in any land titles office under this Act shall, directly or indirectly, act as the agent of any person investing money and taking securities on real estate within his registration district, nor shall such registrar, deputy registrar, or clerk, advise, for any fee or reward, or otherwise, upon titles of land, nor practice as a conveyancer, nor shall he carry on or transact, within the registry office, any business or occupation whatever, other than his duties as such registrar, deputy or clerk. 25 30

Nor carry on other business in office.

Indemnity of registrars, etc., for acts *bonâ fide* under this Act. **28.** The registrar shall not, nor shall any deputy registrar or any person acting under authority of the registrar, be liable to any action or proceeding for or in respect of any act *bonâ fide* done or omitted to be done in the exercise or supposed exercise of the powers given by this Act, or any order or general rule made in pursuance of this Act. 35

Office. Days and hours. **29.** The land titles office shall be kept open on all days except Sundays and legal holidays, between the hours of ten in the forenoon and four in the afternoon, during which time either the registrar or his deputy shall be in attendance, and except within the said hours no registration shall be effected. 40

#### REGISTRATION.

Form of instruments for registration. **30.** The registrar shall not register any instrument purporting to transfer, or otherwise to deal with or affect any land under the provisions of this Act, except in the manner herein provided, nor unless such instrument is in accordance with the provisions hereof; but any instrument sub- 45