

trar, on any such document, instrument in writing, act or thing registered at full length, shall be evidence of such Registry; Provided, that if such document, instrument in writing, act or thing to be registered at full length, be passed before Notaries, or be a judicial act or proceeding, or any matter of record, the production to the Registrar of a notarial copy thereof, or of a copy thereof certified by the proper officer, shall be sufficient to oblige such Registrar to register the same, without requisition in writing from any of the parties thereto. (7 V. c. 22, s. 5.)

5. Registration may be made by extracts from Notarial Instruments made as provided by the tenth section of the Act for the organization of the Notarial Profession passed in the Session held in the thirteenth and fourteenth years of Her Majesty's Reign, chaptered thirty-nine; and such registration shall have the same effect, as regards the contents of such extract only, as the registration of such instrument at full length: the fee of the Registrar for the certificate on such extract shall be one shilling and six pence currency. (19, 20 V. c. 15, s. 2.)

6. The Registration of any document, instrument in writing, act or thing shall avail to preserve the rights of all parties interested therein. (7 V. c. 22, s. 6.)

7. No notice or knowledge of any prior unregistered sale, grant, mortgage, hypothec, privilege or incumbrance, of or upon any real estate, subject to registration, given to or possessed by any party to whom or in whose favour any subsequent sale, grant, hypothec, privilege or charge of or upon the same land or any part thereof, duly registered, has been made or created, shall in any wise affect any right, title, claim or interest whatever, so derived to and vested in any such subsequent purchaser, grantee, mortgagee, hypothecary or privileged creditor or incumbrancer, for valuable consideration. (4 V. c. 30, s. 1 part.)

8. Registration of any title to, or instrument creating any charge, incumbrance, or servitude upon, any immoveable property, posterior to the title of any party in open and public possession of such property as proprietor, shall not affect the title or rights of such party, although the title of such party be not registered until after the registration of such posterior title or instrument. (8 V. c. 27, s. 7.)

9. The registration of any deed, conveyance or will, whereby an estate of inheritance, or in freehold is passed, shall not prejudice any grantee or purchaser, for valuable consideration, or devisee, whose title is derived from a different grantor, vendor, or testator, but shall have effect only between and in respect of grantees, purchasers and persons whose title is derived from the same grantor, vendor, or testator. (4 V. c. 30, s. 3.)

10. The registration of hypothecs and hypothecary rights and claims, made within the ten-days next before the bankruptcy of the debtor, shall give no priority to the registering creditor over other creditors, or produce any effect whatever. (4 V. c. 30, s. 18.)

11. It shall not be necessary to register any claim for arrears of *cens* due to the seignior, or for seigniorial dues, servitudes, or rights, (legal or conventional,) or for arrears of *rentes foncières* for not exceeding seven years, or for the expenses of affixing seals for safe custody, or of making any inventory when required by law, or for costs of suit incurred for the common benefit of creditors, or for funeral expenses and those of the last sickness, or for servants' wages for not exceeding two years; and such debts shall not require registration to preserve any hypothec or privilege attached to them. (4 V. c. 30, s. 2.)

11½. The *bailleur de fonds* shall register the deed creating his right as such, in the manner prescribed with respect to the registering of hypothecary claims, within thirty days from the date of the passing of such deed, and failing so to do, such right of *bailleur de fonds* shall be of no effect with respect to any subsequent purchaser, donee or hypothecary, privileged or judgment creditor, for valuable consideration; but until the expiration of the said thirty days, such privilege of *bailleur de fonds* shall not be affected by the nonregistration thereof: Provided always, that nothing in this section shall be construed to affect judgments of the Civil Courts in Lower Canada which have decided that the *bailleur de fonds* was not bound to register the deed establishing his right of *bailleur de fonds*. (16 V. c. 206, ss. 4, 5, 6.)

12. The provisions of this Chapter, shall not extend to leases for a shorter period than nine years. (4 V. c. 30, s. 17.)

2.—Registry Offices.

13. The present Registry Office for any place shall continue to be the Registry Office for such place until some other shall, under this chapter, become the Registry Office thereof, and the present Registrars shall continue in office, subject always to the exceptions hereinafter contained. (*Present Acts passim.*)