

## C A P. V.

AN ACT to explain and amend the Laws of this Island, appointing and directing the recording of DEEDS of SALE, CONVEYANCES and MORTGAGES. (23d July, 1801.)

**W**HEREAS by the provisions of the Laws passed in this Island, appointing and directing the recording of Deeds of Sale, Conveyances, and Mortgages, the same are declared to be of no force or effect in Law, except against the Grantor or Grantees, and his or their heirs, unless such Deeds of Sale, Conveyances, and Mortgages, shall have been recorded in the Register Office, for the said Island, within the time thereby limited.

Preamble,

And Whereas irreparable injuries might arise to persons, who from accident or otherwise, have not caused such Deeds and Conveyances to be registered within such time.

I. Be it therefore enacted by the Lieutenant Governor, Council, and Assembly, That from and after the passing of this Act, no person or persons claiming, or to claim, any Estate, Right, Title or Interest, in, or to any Lands, Tenements or Hereditaments in this Island, by virtue of any Deed of Sale, Grant, Lease, Release, Mortgage, Settlement or other Deed, or Conveyance in the Law, duly made and executed, shall be hindered or prevented the full benefit and advantage thereof, *although the same be not registered within the time by Law limited*, unless the Lands, Tenements or Hereditaments thereby meant, and intended to be conveyed and assured, shall have become charged, or incumbered, by Deed of Sale, Grant, Lease, Release, Mortgage, Settlement or other Conveyance, Attachment, Judgment, Execution or otherwise, by due operation of Law, before such first mentioned Deed of Sale, Grant, Lease, Release, Mortgage, Settlement, or other Deed of Conveyance shall be registered, any thing in the said Laws contained to the contrary notwithstanding.

After passing of this Act, no Person claiming under Deeds, &c. shall be hindered the benefit thereof, altho' not registered within the time limited,

unless the Lands shall have become charged by Deed or otherwise.

And Whereas, there are a number of Grantees of Town and Pasture Lots, and other Lands from the Crown, who either from ignorance of the Register Laws, or from other causes, have not had their Deeds Registered agreeable to the provision of the said Laws.

Preamble,

II. Be it therefore enacted, That all such Grants shall be and they are hereby confirmed, any want of Registry of such Grants notwithstanding.

All Grants of Lands from the Crown are confirmed, want of registry notwithstanding.

Provided, also, that all such Grants shall be duly Registered within ninety days from the passing of this Act.

Provided they shall be registered within ninety days.