

vated, is by purchase from individual proprietors; at the sheriff's sales; or at the annual sales of land which has been granted, and where the grantees have failed in performing the conditions of the grant or to pay the assessment.

There is some risk in purchasing land in the Lower Province from individuals; and great caution should be exercised, part only being subject to registry; but in the Upper Province there is little danger of getting a bad title, as every part is subject to registry, and common prudence is sufficient to guard against that risk.

It may here be allowed to call the attention of the intended settler to the *situation* of the Canada Company's large tracts, viz., Guelph, and the Huron tract.

Individuals of small means, and not connected with others going out with the like intentions, may perhaps not do amiss by taking up land at Guelph, which is within thirty miles of a port on Lake Ontario, to which there is a road called *good* in American phrase, but which will not be estimated at that rate by an Englishman, until he has lost all recollection of those which he has been in the habit of calling *bad*. The land bears an excellent character; and the Company