

King George the Fourth, intituled *An Act to provide for the Registering of Judgments and Recognizances which are intended to bind or affect Real Estates*; the first and second Sections of an Act passed in the second year of the Reign of His late Majesty William the Fourth, intituled *An Act to improve the Law relating to Mortgages*; an Act passed in the seventh year of the same Reign, intituled *An Act in addition to the Acts relating to the Public Registry of Deeds in this Province*; and an Act passed in the fourth year of the Reign of Her present Majesty, intituled *An Act in addition to the Registry Acts of this Province*: Provided always, that nothing in this Act contained, shall extend to repeal any of the said recited Acts, so far as they or any of them repeal any former Act or Acts, or so far as respects any act, matter or thing heretofore done under or by virtue of the said recited Acts; and provided that every such act, matter or thing heretofore done under or by virtue of any of the said recited Acts, shall be and continue valid and effectual, and of the like force and effect as if this Act had not been made and passed; and provided further, that every Register now appointed under the provisions of any of the said recited Acts, shall continue in office, and have full power and authority to act under the provisions of this Act, until some other person be appointed in his place; and further provided, that the Registry Offices erected and established at the time of the passing of this Act, shall continue and remain to be the proper Registry Offices of the Counties for which they were respectively established, for all the purposes of this Act, until other Offices be erected in their place; and that the several Books of Record belonging to any such Offices shall still continue to be the Records of such Offices.

II. And be it enacted, That in each and every County in this Province there shall be established one Public Office for the Registering of all Conveyances and other Instruments of and concerning any Lands, Tenements and Hereditaments, that are situate, lying and being within the County for which such Office is established.

III. And be it enacted, That such Office shall be managed and conducted by such person as shall thereto be nominated and appointed by the Lieutenant Governor or Administrator of the Government for the time being, and the person so appointed shall be designated the Register of Deeds of the County for which he is appointed; and before entering upon the duties of his office he shall be sworn before one of Her Majesty's Justices of the Peace well and faithfully to execute the duties of his office, which oath every such Justice is hereby empowered and required to administer; and if any such Register shall be guilty of any neglect, misdemeanor or fraudulent practice in the execution of his said office, he shall be liable to pay all damages, with full costs of suit, to the party injured, to be recovered in an action on the case in any of Her Majesty's Courts of Record in this Province; and that every such Register, at the time of his being sworn into the said office, shall enter into a recognizance with two or more sufficient sureties to be taken and approved of by the Justice by whom the said oath shall be administered, in the penalty of three hundred pounds to Her Majesty, Her Heirs and Successors, conditioned for his true and faithful performance of his duty, in the execution of the said office; the same to be transmitted within three months after the date thereof, by the said Justice, into the Office of the Clerk of Her Majesty's Supreme Court of Judicature, there to remain amongst the Records of the said Court; and a copy of such recognizance, certified by such Justice, shall also be filed with the Clerk of the Peace for the County where such Register of Deeds resides, to remain with the Records of the Sessions for the said County.

IV. And be it enacted, That the said Register shall from time to time, as the same may be required, provide suitable Books for the Records, and Indices; that such Books shall be regularly paged throughout, and lettered, for the purpose of marking their regular succession, and that only one such Book shall be in course of filling up at any one and the same time; and such Indices to contain the names of the Grantees, the names of the Grantors and Grantees arranged in alphabetical order; that all conveyances and other instruments required to be registered in the County Registry shall be numbered in the order in which they are received, and shall be consecutively transcribed in the like order into the said Registry; that every such Register, or in case of the necessary absence or illness of the said Register, a sworn Deputy to be approved of by the Lieutenant Governor or Administrator of the Government for the time being, shall give due attendance at his office daily, from ten o'clock A. M. to four o'clock P. M., except Sundays and Holidays, for the despatch of all business belonging to his Office, and shall, as often as required, make searches concerning all conveyances and instruments so entered and registered, or supposed to be entered and registered, and give copies

2 W. 4, c. 23,  
s. 1 & 2.

7 W. 4, c. 15.

4 V. c. 33.

Repeal not to affect  
the repeal of former  
Acts, nor the validity  
of things done.

Registers, Registry  
Offices and Records  
to continue.

One Registry Office  
to be established in  
each County.

Register of Deeds  
to be appointed by  
the Lieutenant  
Governor;

Sworn;

Liable for damages  
by neglect, &c.;  
and

To enter into a re-  
cognizance to Her  
Majesty.

General duties of  
Registers.