

and certificates of and concerning the same under his hand ; and in general that he shall do and perform all such matters and things as appertain to his Office of Register, and as are required by the provisions of this Act.

Instruments affecting Lands may be registered ; and to be void against subsequent purchasers unless registered before the subsequent purchaser's conveyance.

Conveyances by persons in an official capacity, and Wills registered within prescribed periods, to have the effect of immediate registry.

Wills being contested, or by other inevitable difficulty not registered, and a memorial of such impediment being entered, registry within six months after removal of impediment to be sufficient.

Purchaser not to be defeated by any title under a suppressed Will, unless the Will be registered within three years.

Acknowledgment or proof of execution of a conveyance to be made before Registry :

How made, if executed in the Province ;

If executed without the limits of the Province ;

V. And be it enacted, That all conveyances and instruments whereby any lands, tenements or hereditaments in this Province, may be any way affected in law or equity, may be registered at full length in the Registry Office of the County where the lands, tenements or hereditaments are situate, in such manner as is hereinafter directed ; and that every conveyance or instrument not so registered, shall be adjudged fraudulent and void against subsequent purchasers for valuable consideration, unless such conveyance or instrument be registered as by this Act is directed, before the registering of the conveyance or instrument under which such subsequent purchaser shall claim : Provided always, that in all cases where any person in the official capacity of Sheriff, Coroner, Executor, Administrator, Master in Chancery, Trustee, Provisional Assignee of the Estate and Effects of any Bankrupt, Commissioner of Sewers, Collector, or of any other office, shall make and execute any conveyance of any interest in lands, tenements, or hereditaments, sold at public auction pursuant to the directions of any Act of the General Assembly, or of any Court of law or of equity, such conveyance, if registered within six months from the day of such public sale, shall be deemed as valid and effectual against any such subsequent purchasers as if the same had been made and registered immediately upon or after such sale ; and provided also, that all Wills which shall be registered within the space of six months after the death of the deviser or testator, dying within this Province, or within the space of three years after his death, if dying without the limits of this Province, shall be deemed as valid and effectual against any such subsequent purchasers, as if the same had been registered immediately after the death of such deviser or testator.

VI. And be it enacted, That in case the devisee or person interested in the lands, tenements or hereditaments devised by any Will, by reason of the contesting of such Will, or other inevitable difficulty, without his neglect or default, shall be disabled to exhibit the same for registry within the respective times hereinbefore limited, and that a memorial shall be entered in the said Registry Office of such contest or impediment, within the space of six months after the decease of such deviser or testator who shall die within this Province, or within the space of three years next after the decease of such person who shall die without the limits of this Province, then, and in such case, the registry of such Will within the space of six months next after his attainment of such Will, or a Probate thereof, or removal of the impediment whereby he was so disabled or hindered as aforesaid, shall be a sufficient registry within the meaning of this Act, anything herein contained to the contrary thereof in any wise notwithstanding : Provided nevertheless, and be it enacted, that in case of any concealment or suppression of any Will or Devise, no purchaser or purchasers for valuable consideration, shall be defeated or disturbed in his or their purchases by any title made or devised in and by any such Will, unless the Will be actually registered within three years after the death of the deviser or testator.

VII. And be it enacted, That before any such conveyance or instrument shall be so registered, the due execution of the same shall be made evident either by the acknowledgment of the party to be bound thereby, or by proof of the same, and a certificate of such acknowledgment, or proof thereof, as hereinafter mentioned, that is to say : the person executing such conveyance, as a party thereto, shall, either before the Supreme Court of Judicature for this Province, or any Judge thereof, or any Inferior Court of Common Pleas in any County in this Province, or any Judge thereof, or any Member of the Executive or Legislative Council in this Province, or before the Register, or any Justice of the Peace of the County in which the conveyance or instrument is to be registered, acknowledge that he did execute such conveyance or instrument ; or else a subscribing witness attesting the execution of any such conveyance or instrument, shall, upon oath, before the said Supreme Court, or any of the Judges thereof, or some Inferior Court as aforesaid, or any Judge thereof, or any Member of the Executive or Legislative Council, or the Register of the County in which the conveyance or instrument is to be registered, prove the execution of such conveyance or instrument by the party thereto ; or in case the subscribing witness or witnesses to any such conveyance or instrument shall be dead, or without the limits of the Province, that then the execution of such conveyance or instrument shall be proved before the said Supreme Court, or some Circuit Court, or Court of Nisi Prius, by the ordinary legal proof ; or in case the person executing such conveyance or instrument as a party, or the subscribing witness or witnesses thereto, shall live out of the