

Acts of the General Assembly of His Majesty's Province of New-Brunswick passed in the year 1812. Saint John, NB: Jacob Mott, Printer to the King's Most Excellent Majesty, 1812.

52 George III – Chapter 20

An Act supplementary to the Acts now in force for the public registering of Deeds, Conveyances, and Wills, and other incumbrances of, or which may affect any lands, tenements, or hereditaments within this Province, and for more effectually securing the title of purchasers of real Estates, against claims of dower. Passed the 7th of March, 1812.

Whereas it has been found to be necessary or expedient to make some further provision for the making and taking of acknowledgments or proof of any Deeds and Conveyances of lands within this Province, in order that the same may be registered in the respective offices erected in the several Counties for registering such Deeds and Conveyances.

I. Be it enacted by the President, Council, and Assembly, That from and after the passing of this Act, if the grantors or, bargainors in any Deeds or Conveyances of lands lying within this Province heretofore executed, or hereafter to be executed, shall live in any foreign state or kingdom, the acknowledgment or proof of such Deeds or Conveyances may be had and taken by and before any Public Minister, Ambassador, or Consul, from the Court of Great-Britain, resident in any such state or kingdom, and certified on such Deeds or Conveyances, by and under the hand and seal of such Minister, Ambassador or Consul, so taking the acknowledgment or proof thereof, as aforesaid; and if such grantors or bargainors shall live or reside in any part of the United Kingdom of Great-Britain and Ireland, the acknowledgment and proof of the execution of such Deeds or Conveyances, by the grantors or bargainors respectively, and also the acknowledgment of any *Femes Covert* therein named, of the execution of the same, by them may in all cases be had and taken before any Mayors or other Chief Magistrate of the City, Borough or Town, Corporate in any part of the said United Kingdom, where or near to which the said grantors or bargainors, and their wives respectively, shall reside, and certified under the Common Seal of such City, Borough, or Town Corporate, or the seal of the office of such officer, or other Chief Magistrate, and that all such acknowledgments or proofs so taken, under and by virtue of this Act, shall be registered with the respective Deeds and Conveyances, so acknowledged in the respective offices; of the registers of Deeds and Wills, established in and by an Act made and passed in the twenty-sixth year of His Present Majesty's Reign, intituled "An Act for the public registering of all Deeds, Conveyances and Wills, and other incumbrances which shall be made of, or that may affect lands, tenements, or hereditaments within this Province," and such Deeds or Conveyances so acknowledged, certified, and registered, shall be subject to the same rules of construction, and shall have the same operation, force, and effect, and the certificates of the registry thereof, intituled to the same credit in every respect as any other Deeds or Conveyances, acknowledged or proved, and registered, agreeably to the provisions of the same Act: Provided always that nothing herein contained, shall be construed to deprive any other officers or persons before authorised by any Act of the General Assembly of this Province, of the power of taking the acknowledgment or proof, of the execution of any Deeds or Conveyances of any persons residing within the said United Kingdom.

II. And be it further enacted and declared, That all Deeds, Grants and Conveyances which have been, or which hereafter shall be duly acknowledged or proved, before any Court, or Officer, or person authorised and empowered by the said Act, or by this or any other Act of the General Assembly of this Province, and duly registered agreeably to the provisions thereof, shall be, and shall be deemed and taken to be good effectual, and available for the passing and transferring the estate and possession of such lands, tenements, and hereditaments, according to the intents and uses and purposes in such Deeds, Grants, and Conveyances, expressed without livery of seisin, or any other act or deed, or form or ceremony whatsoever.

III. And be it further enacted, That the Registers of Deeds and Wills respectively, shall be intitled to receive for the entering and Registering all Deeds, Conveyances and Wills, and for all Certificates and all office copies at the rate of one shilling for every hundred words contained therein, instead of the fees provided for the same services by the thirteenth Section of the said in part recited Act.