case of loss of mind by subscribing witnesses or their abode having become unknown, or in case the document did not require subscribing witnesses for its validity. Registration is not null because of defective statement of name, &c. of subscribing witness in the affidavit, or any other merely technical or formal error. And so with respect to the attestation of a discharge of a mortgage. Registrations are not null because Registrar has failed to sign the certificates in the margin of the books, and any subsequent Registrar may sign them up. Wherever a township as originally surveyed has been divided and no new books, &c., prepared for the new one, registration of lands in the new as being in the original township is valid; but this does not apply to incorporated towns and villages.

CONVEYANCE OF REAL ESTATE OF MARRIED WOMEN.

Cap. 18—A married woman being twenty-one, may convey her real estate or any interest in it as fully as a *feme sole* and may appoint an attorney, but her husband must be a party to the deed. Except in cases where the Court of Chancery or a trustee is protector of a settlement instead of the husband—a Judge may, by order, dispense with the husband becoming party to the deed, if he be insane, absent and his residence unknown, or in prison, or living apart from his wife. This order may be written on the deed and may be registered. This enactment is not to hinder or limit the exercise of powers already possessed by a wife by statute, contract or settlement, except as she shall herself limit them by any conveyance made under this Act. Deeds heretofore executed by both husband and wife are declared valid though the certificate of her consent be informal or absent and although she has not executed it in presence of her husband but a different place. But these defective titles are not made valid as against subsequent regular and perfected conveyances—unless possession has been held for 3 years under the former, nor to give force to any conveyance in bad faith, or of property of which the married woman or her representatives retain possession. (See 34 V. c. 24. s6.)

INSURANCE ON LIVES OF HUSBANDS AND PARENTS.

Cap. 19—Declares valid insurances of this nature although the premium is paid in one amount or for a limited term of years—less than the life-time of the insured. The insured may, at any time, make a re-distribution of shares among those to be benefited and on the death of any beneficiary make a new allotment of his or her share.

WILLS.

Cap. 20—After 1st Janv., 1874, any person 21 years or over may dispose by will of all property, real or personal, or rights acquired either before or after making the will, which he owns or may be entitled to. The will must be in writing, signed by the testator or some one in his presence and by his direction, such signature to be made or acknowledged in presence of 2 or more witnesses who must also sign in presence of the testator,—no form of attestation being necessary, but such signature shall not give effect to any disposition written below or after it. No other publication is necessary. Appointments must be made by wills in form prescribed above—no other formality being requisite. The law respecting the personalty of soldiers and seamen remains as before. If an attesting witness become afterwards incompetent the will is not therefore invalid. Gifts or legacies to a witness or the husband or wife of one are null, and the witness may be admitted to prove the will. Creditors and executors are competent witnesses. Wills are revoked by subsequent marriage, except those in exercise of power of appointment, when in default of appointment the property would not pass to testator's heir, executor or administrator, or next of kin. No will is revoked by presumption arising from change of circumstances, but only as above and by a declaration in writing to that effect with forms of will, or the destruction of the document itself by the testator or in his presence by his orders. No alterations in the will, unless obviously necessary to render its meaning clear, are valid unless authenticated by signatures. Wills or codicils revoked can only be revived by re-execution. No subsequent conveyance or act can alter destination of property provided by will except its revocation. A will takes effect from death of testator. Any devise which lapses for illegality or because of the death of the devisee, becomes merged in a residuary devise if there be one, unless a contrary intention is apparent. Leasehold estates are devised if lands held by that tenure are described unless a contrary intention appear. A general devise of either real or personal estate includes realty and personalty over which testator has power to appoint and shall operate as such appointment. A devise without limitation passes the fee simple or other whole estate of the testator, to executor and trustee as well as other devisee. When devise to trustee is without limitation, and no beneficial interest for life is given to another, or if given the trust may continue after such person's death, the fee simple or largest estate goes to trustee. The terms "die without issue," "have no issue," &c., will be held to refer to failure of issue before death of such person and not indefinite failure, unless other intention be shewn. When a devise for an estate tail or estate in *quasi* entail is made and the person die in the life-time of the testator any inheritable issue of devisee at the time of death of testator will take the devise. And so with a gift or devise to child, &., of testator who, dying before testator, leaves issue, the latter will take, as if the former had died immediately after the death of testator. As between heirs or devisees the personalty cannot be made liable for mortgages on the real estate—each part of this latter being chargeable in equal proportions of the amount with which it has as a whole been burdened, nor will words in the will directing testator's debts to be paid out of personalty alter this unless they refer expressly or by necessary implication to mortgage debts. When any portion of the real estate is devised in trust for the payment of legacies or debts the trustees or other person in whom, for the time, the estate is vested, or, if not fully vested, the executor may sell or mortgage it to raise money for the purpose; nor shall purchasers or mortgagees be bound to ascertain that the powers given have been