

purchase money, into the office of the said Commissioner of Public Lands, and, at the same time, sign and execute an assignment or surrender of his lease or agreement to the said Commissioner of Public Lands, and his successors in office, in the form in the Schedule to this Act annexed, marked (A), or in such other form as the said Commissioner of Public Lands shall direct.

VIII. The Commissioner of Public Lands shall, upon receipt of the said moiety or equal half part of the said purchase money, and the execution of the said assignment or surrender as aforesaid, pay over to the said proprietor or landlord, by a check or order on the Treasury of this Island, the full amount of the said purchase money so agreed to be paid, by the said leaseholder or tenant as aforesaid, when, and so soon as the said proprietor or landlord shall duly execute a Deed of conveyance of the reversion in fee-simple of the said farm, to the said Commissioner of Public Lands, and his successors in office, upon the trusts, and for the intents and purposes of this Act; and which said deed of conveyance, shall be in the form or to the effect in the schedule to this Act annexed, marked (B), or in any other form which the said Commissioner may think fit, or the circumstances of each case may render necessary or advisable; and such deed of conveyance shall be good and valid in law and equity, to vest the legal estate and fee-simple in the said Commissioner of Public Lands, and his successors in office, subject only to the provisions and directions of this Act, without any entry made thereon, or possession given, any law, custom or usage to the contrary thereof in anywise notwithstanding.

IX. Immediately after the execution of the said deed of conveyance to the Commissioner of Public Lands, as aforesaid, he shall execute and deliver to the said leaseholder or tenant a deed of conveyance of his said farm, in the form or to the effect set forth in the schedule (C), to this Act annexed, altered when necessary to suit the circumstances of any particular case; and on such deed of conveyance there shall be endorsed a memorandum or defeazance specifying the amount remaining unpaid, and when and how payable, in form as set forth in schedule (D), to this Act annexed, also varied where necessary to meet the circumstances of the case; and the amount so specified as unpaid, with interest after the rate of six pounds per centum per annum, as therein mentioned, shall be, and the same is hereby declared a specific lien and charge on the land described in the Deed for which payment is due, superior to, and having priority over every other

lien or charge on the said land, created by the purchaser or any claiming by, from, through, under or in trust for him, whether before or after the date of the deed, rights of dower or otherwise, and payment thereof shall be enforced from time to time, in the same manner as mentioned and prescribed in and by the Act for the purchase of lands on behalf of the Government of Prince Edward Island, and to regulate the sale and management thereof, and for other purposes therein mentioned, and of all Acts in amendment thereof.

X. The Commissioner of Public Lands, shall cause duplicate copies of all deeds of conveyance executed by him, under this Act, with any memorandum or defeazance relating to the payment of the purchase money endorsed thereon, as aforesaid, to be made and executed; and he shall cause the purchaser to execute the same, and by endorsement thereon to declare it to be a true copy of the original Deed of Conveyance; and every such duplicate copy of any Deed shall be deposited by the Commissioner of Public Lands in his office, and remain of record therein.

XI. The original Deed of Conveyance, and also the duplicate copy thereof, executed as aforesaid, and attested by the Commissioner of Public Lands, shall be evidence in all Courts in all actions wherein the title of the lands under this Act, or those claiming under them, shall come in question, or wherein any proceedings shall be taken under this Act for the recovery of the purchase moneys due thereon, with interest, and in all other cases wherein it shall become necessary to give such deeds in evidence.

XII. The Commissioner of Public Lands shall be entitled to receive a fee of ten shillings from the purchaser of any lands under this Act, for preparing the deed of conveyance and the duplicate thereof.

XIII. The consideration Money, for all sold by the Commissioner of Public Lands, under this Act, shall be paid in the following proportions and instalments, that is to say, not less than a moiety or equal half part of the purchase money at the time and in the manner hereinbefore prescribed, and the remainder, with interest at the rate of six pounds per centum per annum, on the amount, from time to time, remaining unpaid in ten equal annual instalments; the said interest to be paid annually with each instalment: Provided, nevertheless, that any purchaser may, at any time, pay off the whole amount of the purchase money, and interest, if any be due, and obtain a full discharge of his Land thereof.