

**A CONCISE EXPOSITION OF
THE NEW CONVEYANCING
ACT AND OF THE SOLICITORS'
REMUNERATION ACT**

Published @ 2017 Trieste Publishing Pty Ltd

ISBN 9780649439775

A Concise Exposition of the New Conveyancing Act and of the Solicitors' Remuneration Act by
Arthur Underhill & Harry Lyndsay Manby

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ARTHUR UNDERHILL & HARRY LYNDSEY MANBY

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REMUNERATION ACT**

A
Concise Exposition
OF THE
NEW CONVEYANCING ACT
AND OF THE
SOLICITORS' REMUNERATION ACT:
With Practical Hints,
AND
AN APPENDIX CONTAINING THE ACTS.


SECOND EDITION.

BY
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ASSISTED BY
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"Behold, what innovation it makes here."—*OTHELLO*, II. 3.

LONDON:
RICHARD AMES, Esq.,
Law Publisher, Bookseller and Binder,
LINCOLN'S INN GATE, CAREY STREET, W.C.
1882.



PREFACE.

◆

THIS little Treatise was originally delivered as a Lecture, before the Wolverhampton Law Students' Society, a fact which must be my excuse for adopting language more colloquial and less soporific in style than that generally adopted in Law Books. Of compendious treatises on the Act there are enough and to spare, but it seemed to me probable that a concise account of its provisions, with a few practical criticisms on them, would not be unwelcome to busy practitioners and to most students, and this surmise has proved to be correct, the First Edition having been sold in less than two months. I gladly take this opportunity of thanking my friend Mr. H. L. MANBY, M.A., of the Chancery Bar, for the valuable assistance which he has afforded me in the preparation of this new edition.

A. U.

1, OLD BUILDINGS, LINCOLN'S INN.

March 21st, 1882.

CONTENTS.



CONVEYANCING AND LAW OF PROPERTY ACT, 1881. (44 & 45 VICT. c. 41.)

The *Italic* figures refer to the page in the Appendix where the Section is given *in extenso*.

Sect.	I. PRELIMINARY.	Page
1.	Short title; commencement; extent	37
2.	Interpretation of property, land, &c.	6, 37
II. SALES AND OTHER TRANSACTIONS.		
<i>Contracts for Sale.</i>		
3.	Application of stated condition of sale to all purchases ..	3, 4, 5, 6, 39
4.	Completion of contract after death	41
<i>Discharge of Incumbrances on Sales.</i>		
5.	Provision by court for incumbrances, and sale freed there- from	24, 42
<i>General Words.</i>		
6.	General words in conveyances of land, buildings or manor ..	6, 42
<i>Covenants for Title.</i>		
7.	Covenants for title to be implied. On conveyance for value by beneficial owner. Right to convey. Quiet enjoyment. Free- dom from incumbrance. Further assurance. On conveyance of leaseholds for value, by beneficial owner. Validity of lease. On mortgage by beneficial owner. Right to convey. Quiet enjoyment. Freedom from incumbrance. Further assurance. On mortgage of leaseholds, by beneficial owner. Validity of lease. Payment of rent and performance of covenants. On settlement. For further assurance, limited. On conveyance by trustee or mortgagee. Against incumbrances	19, 20, 44
<i>Execution of Purchase Deed.</i>		
8.	Rights of purchaser as to execution	27, 50
<i>Production and Safe Custody of Title Deeds.</i>		
9.	Acknowledgment of right to production, and undertaking for safe custody of documents	21, 22, 50

Sect.	III. LEASES,	Page
10.	Rent and benefit of lessees' covenants to run with reversion.....	27, 53
11.	Obligation of lessors' covenants to run with reversion.....	27, 53
12.	Apportionment of conditions on severance, &c.....	27, 54
13.	On sub-demise, title to leasehold reversion not to be required	6, 54
	<i>Forfeiture.</i>	
14.	Restrictions on and relief against forfeiture of leases	54
	IV. MORTGAGES.	
15.	Obligation on mortgagee to transfer instead of re-conveying	8, 25, 56
16.	Power for mortgagor to inspect title deeds.....	25, 56
17.	Restriction on consolidation of mortgages	25, 57
	<i>Leases.</i>	
18.	Leasing powers of mortgagor and of mortgagee in possession	11, 57
	<i>Sale; Insurance; Receiver; Timber.</i>	
19.	Powers incident to estate or interest of mortgagee.....	7, 9, 10, 59
20.	Regulation of exercise of power of sale	8, 60
21.	Conveyance, receipt, &c. on sale	8, 10, 61
22.	Mortgagee's receipts, discharges, &c.....	8, 9, 62
23.	Amount and application of insurance money.....	9, 62
24.	Appointment, powers, remuneration and duties of receiver..	9, 10, 63
	<i>Action respecting Mortgage.</i>	
25.	Sale of mortgaged property in action for foreclosure, &c. ..	26, 64
	V. STATUTORY MORTGAGE.	
26.	Form of statutory mortgage in schedule.....	22, 65
27.	Forms of statutory transfer of mortgage in schedule	22, 66
28.	Implied covenants, joint and several	22, 67
29.	Form of re-conveyance of statutory mortgage in schedule..	22, 67
	VI. TRUST AND MORTGAGE ESTATES ON DEATH.	
30.	Devolution of trust and mortgage estates on death	29, 68
	VII. TRUSTEES AND EXECUTORS.	
31.	Appointment of new trustees, vesting of trust property, &c.	12, 13, 68
32.	Retirement of trustee	13, 69
33.	Powers of new trustee appointed by court	13, 70
34.	Vesting of trust property in new or continuing trustees	14, 70
35.	Power for trustees for sale to sell by auction, &c.....	15, 71
36.	Trustees' receipts	15, 71
37.	Power for executors and trustees to compound, &c.....	17, 72
38.	Powers to two or more executors or trustees	17, 72

CONVEYANCING AND LAW OF PROPERTY ACT. v

Sect.	VIII. MARRIED WOMEN.	Page
39.	Power for court to bind interest of married woman	30, 73
40.	Power of attorney of married woman	30, 73
IX. INFANTS.		
41.	Sales and leases on behalf of infant owner	31, 73
42.	Management of land and receipt and application of income during minority	15, 73
43.	Application by trustees of income of property of infant for maintenance, &c.	17, 75
X. RENTCHARGES AND OTHER ANNUAL SUMS.		
44.	Remedies for recovery of annual sums charged on land	18, 76
45.	Redemption of quitrents and other perpetual charges	24, 77
XI. POWERS OF ATTORNEY.		
46.	Execution under power of attorney	31, 78
47.	Payment by attorney under power without notice of death, &c. good	31, 79
48.	Deposit of original instruments creating powers of attorney	31, 79
XII. CONSTRUCTION AND EFFECT OF DEEDS AND OTHER INSTRUMENTS.		
49.	Use of word grant unnecessary	33, 80
50.	Conveyance by a person to himself, &c.	32, 80
51.	Words of limitation in fee or in tail	32, 80
52.	Powers simply collateral	33, 80
53.	Construction of supplemental or annexed deed	34, 80
54.	Receipt in deed sufficient	33, 81
55.	Receipt in deed or indorsed, evidence for subsequent purchaser	33, 81
56.	Receipt in deed or indorsed, authority for payment to solicitor	33, 81
57.	Sufficiency of forms in Fourth Schedule	81
58.	Covenants to bind heirs, &c.	19, 81
59.	Covenants to extend to heirs, &c.	18, 82
60.	Effect of covenant with two or more jointly	19, 82
61.	Effect of advance on joint account, &c.	19, 83
62.	Grants of easements, &c. by way of use	32, 83
63.	Provision for all the estate, &c.	7, 83
64.	Construction of implied covenants	21, 84
XIII. LONG TERMS.		
65.	Enlargement of residue of long term into fee simple	28, 84
XIV. ADOPTION OF ACT.		
66.	Protection of solicitor and trustees adopting Act	17, 86

Sect.	XV. MISCELLANEOUS.	Page
67.	Regulations respecting notice	34, 87
68.	Short title of 5 & 6 Will. 4, c. 52.....	.. 87
XVI. COURT; PROCEEDURE; ORDERS.		
69.	Regulations respecting payments into court and applications	11, 31, 34, 87
70.	Orders of court conclusive	34, 88
XVII. REPEALS.		
71.	Repeal of enactments in Part III. of Second Schedule; restriction on all repeals	12, 89
XVIII. IRELAND.		
72.	Modifications respecting Ireland 89
73.	Death of bare trustee intestate, &c. 90
	SCHEDULES.....	.. 90

SOLICITORS REMUNERATION ACT.

(44 & 45 VICT. c. 44.)

Preliminary.

1. Short title; extent; interpretation

.. 97

General Orders.

2. Power to make general orders for remuneration in conveying, &c.
3. Communication to Incorporated Law Society
4. Principles of remuneration.....
5. Securities for costs and interest on disbursements.....
6. Order to be laid before Houses of Parliament; disallowance on address
7. Effect of order as to taxation

34, 97

35, 98

35, 98

35, 99

34, 99

35, 99

Agreements.

8. Power for solicitor and client to agree on form and amount of remuneration.....
9. Restriction on Solicitors Act, 1870

35, 99

.. 100

A Concise Exposition
OF THE
NEW CONVEYANCING ACT:
AND
THE SOLICITORS' REMUNERATION ACT.

WITH PRACTICAL HINTS.

On the first of January, 1882, there came into operation a statute, which is, perhaps, the most important piece of property legislation since the passing of the act for the abolition of fines and recoveries. It is an act containing seventy-three sections, and many of these are subdivided into numerous sub-sections. It is, therefore, somewhat bulky in size, and, in addition to this, its language being based on the supposition that the reader is more or less familiar with the theory and practice of property law, it is not easily intelligible to a student.

I venture, therefore, to think that a concise outline of its provisions in plain English, together with a few hints as to how far it may be relied on with advantage, and how to avoid some serious but not unnatural errors in the user of it, may be instructive, even though it be a hopeless task to render the subject interesting.

The statute is intituled "An Act for simplifying and improving the practice of Conveyancing, and for vesting in Trustees, Mortgagees and others, various powers commonly conferred by provisions inserted in Settlements, Mortgages, Wills and other Instruments, and for amending in various particulars the Law of Property; and for other purposes." It is obvious, however, that in reality the simplification of conveyancing and the vesting of powers