

veyance of the same, on payment of the fees in the last preceding section mentioned, and such Deed shall be in the form D, and the endorsement or defeasance thereon shall be in the form E, in the schedules to the Act of the sixteenth Victoria, chapter eighteen, annexed, the said Deed and defeasance thereon endorsed being altered, if necessary, to suit the particular circumstances of the case, and the said defeasance to contain a proviso that the said purchaser shall erect a house or buildings on such land, and improve one acre of the same yearly, as hereinafter provided, and pay all taxes and assessment payable for such land, under any Act of this Island, and the amount of purchase money in such defeasance expressed, with interest, as therein mentioned, shall be, and the same is hereby declared to be, a specific lien and charge on the land described in the said deed, superior to and having a priority over every other lien or charge on the said land created by the purchaser thereof, or any one claiming under him and having a priority over any right of dower or any claim whatever, and payment of such purchase and interest shall be enforced, as hereinafter mentioned.

V. The Commissioner of Public Lands shall cause duplicate copies of all Deeds of Conveyance executed by him under the provisions of this Act, with the defeasance endorsed thereon, as aforesaid, to be made and executed by the purchaser of the land therein described, and shall cause such purchaser, by endorsement thereon, to declare the said duplicate deed to be a true copy of the original Deed of Conveyance, and the same shall be deposited by the said Commissioner in his office, and shall remain on record therein.

VI. The consideration money for any farm or location sold by the Commissioner under this Act, shall be payable as follows, that is to say, until the expiration of Eight years from the date of the Deed of Conveyance of any land sold under this Act, no part of the said purchase money nor interest for the same shall be demanded or payable but at the expiration of that term the said purchase money shall begin to be payable, and be paid in ten equal annual instalments, with interest thereon, at the rate of five per centum per annum on the amount from time to time remaining unpaid, the said interest to be paid annually, together with each instalment.

VII. Every purchaser of a farm or location under the provisions of this Act shall, within two years from the date of his Deed of Conveyance from the said Commissioner, as aforesaid, build or erect on his farm or location a dwelling house, not less than twenty feet square, nor less than eight feet in height of post; or, in lieu of such dwelling house, shall erect on said farm or location buildings to the value of Twenty pounds, and shall also, during the first eight years, as aforesaid, clear and cultivate, at least, one acre of ground on his said location in each year, besides paying, yearly and every year, all land assessment payable in respect of his location under any Act of this Island.

VIII. All monies arising under this Act from the sale of Wilderness Land, shall be paid to and received by the Commissioner of Public Lands, and applied for the purposes mentioned in the Act of the sixteenth Victoria, chapter eighteen.

IX. The Lieutenant Governor may, with the advice and consent of the Executive Council, out of the monies arising under this Act, and being in the Treasury of this Island, pay the necessary expenses attendant on the working of this Act, the same to be paid by warrant drawn on the Treasury in the usual manner.

X. Sections twenty-two, twenty-five, twenty-nine, thirty, thirty-one, forty, forty-one, forty-seven, forty-eight and fifty of the said recited Act of the sixteenth Victoria, chapter eighteen, and all other parts and sections of the said recited Act, shall be observed, applied to, and put in force with respect to the lands mentioned in this Act and sold hereunder, in so far as the said sections herein recited, and other parts of the said Act, may be applicable to the land so sold under the provisions of this Act.

XI. Should any purchaser or purchasers of land under this Act fail in erecting a house or buildings, as hereinbefore provided, on the land or location purchased by him or them, as aforesaid, or in clearing one acre thereof yearly, and cultivating the same for the first eight years, as aforesaid, the Deed of Conveyance granted to such purchaser or purchasers by the said Commissioner under this Act, shall, as soon as one or more default or defaults or failure in performing any of said conditions shall be made, at once be, and is hereby in every such case declared to be, void and of no effect;