	Duty. £	s.	d.
prepare any Conveyance of or Deed or Instrument relating to any Estate or Property, real or personal, or any other Deed or Contract whatever, or any Pleadings or Proceedings in any Court of Law or Equity;			
If he shall reside within the Distance of Ten Miles from the General Post Office in the City of London, or in the City of Dublin, or within Three Miles thereof - - - - -	9	0	0
And if he shall reside elsewhere - - - -	6	0	0
CONVEYANCE of any Kind or Description whatsoever, in England or Ireland, and Charter Disposition or Contract containing the first original Constitution of Feu and Ground Annual Rights in Scotland (not being a Lease or Tack for Years), in consideration of any annual Sum payable in Perpetuity, or for any indefinite Period, whether Fee Farm or other Rent, Feu Duty, Ground Annual, or otherwise:			
Where the annual Sum thereby reserved, secured, or made payable shall not exceed 20*s.* - - - - -	0	2	6
And where the same shall exceed 20*s.* and shall not exceed 12*l.*, then for every 20*s.* or any fractional Part of 20*s.* of such annual Sum -	0	2	6
And where the same shall exceed 12*l.* and shall not exceed 24*l.*, then for every 40*s.* and for any fractional Part of 40*s.* of such annual Sum - - - - - - -	0	5	0
And where the same shall exceed 24*l.*, then for every 4*l.* and for any fractional Part of 4*l.* of such annual Sum - - -	0	10	0

CAP. LXIV.

An Act for continuing and amending the Act for facilitating the Sale and Transfer of Incumbered Estates in *Ireland*. [15th *August* 1853.]

'WHEREAS an Act was passed in the Session of Parliament holden in the Twelfth and Thirteenth Years of the Reign of Her present Majesty, intituled *An Act further to facilitate the Sale and Transfer of Incumbered Estates in* Ireland: And whereas under the Provisions of the said Act certain Commissioners were duly appointed during Her Majesty's Pleasure for the Execution of the said Act: And whereas it is expedient to amend the said Act in certain Particulars, and to continue the Powers of the said Commissioners for the further Term herein-after mentioned:' Be it therefore enacted by the Queen's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, as follows: 12 & 13 Vict. c. 77.

Where an Incumbrance affecting any Land or Lease subject to be sold also affects a Lease not so subject, the Commissioners Jurisdiction to extend to such Lease.

I. Where Application has been made under the said Act, or shall hereafter be made under the said Act and this Act, or either of them, for a Sale of any Land or of any Lease within Sections Sixteen and Seventeen of the said Act, and all or any of the Incumbrances affecting such Land or Lease also affects any Lease of Land in *Ireland* not within the said Sections Sixteen and Seventeen of the said Act, Application may be made for Sale of such last-mentioned Lease; and the Jurisdiction and Powers of the Commissioners and all the Provisions of the said Act shall extend and be applicable to such last-mentioned Lease in like Manner as in the Case of a Lease within the said Sections Sixteen and Seventeen of the said Act.

The 22d Section of recited Act repealed, and other Provisions made in lieu thereof.

II. The Twenty-second Section of the said recited Act shall be and the same is hereby repealed, and in lieu thereof be it enacted, That the Commissioners shall not make an Order for Sale of any Land or Lease, or any Part thereof, upon Application by an Incumbrancer on such Land or Lease, in case it be shown to the Satisfaction of the Commissioners by the Owner of such Land or Lease that no Part of such Land or Lease is subject to any Receiver,

or in the Possession of any Incumbrancer, and that the Amount of the yearly Interest on the Incumbrances, and other yearly Payments (if any) in respect of Charges payable out of the Income of such Land or Lease and the other Lands or Leases (if any) subject to the Incumbrance of such Incumbrancer, do not exceed One Half of the net yearly Income (after the Payment of all Tithe Rentcharge, such Part of the County Cess and Poor's Rate as is payable by the Owner, and all Crown, Quit, and Head Rent) of such Land or Lease, or of all the Lands or Leases so subject: Provided always, that the Decision of the said Commissioners thereupon shall in all Cases, so far as relates to the Power and Jurisdiction of the Commissioners over such Land or Lease, be final and conclusive to all Intents and Purposes whatsoever.

Where a Lease in perpetuity is ordered to be sold, the Commissioners may convert it into a Fee-farm Grant.

III. Where the Commissioners have ordered or shall order the Sale of any Lease in perpetuity, they may, if they shall think it expedient so to do, cause Notice to be given to the Owner or other Persons interested in the Reversion or any Person on behalf of such Owner or other Persons, and may thereupon proceed to convert such Lease in perpetuity into a Fee-farm Grant, according to the Principles prescribed in the Renewable Leasehold Conversion Act, but their Procedure in relation thereto shall be according to the general Rules and Practice of the Court of the said Commissioners, and in case such Conversion shall be ordered they shall have Power to convey the Land included in such Lease to the Purchaser in Fee, subject to the Fee-farm Rent ascertained as aforesaid, and to such Exceptions, Reversions, Covenants, and Clauses as shall be in conformity with the original Lease, and the Provisions of the Renewable Leasehold Conversion Act, and thereupon the Owner for the Time being shall have the same Rights and Remedies against the Purchaser, his Heirs, Executors, Administrators, and Assigns, and against the Land, by Action, Distress, Entry, or otherwise, in respect of such Rent, and of any Exceptions, Reservations, Covenants, and Clauses contained in the said Deed, as belong by Law to the Owner of any Fee-farm Rent created under the said Acts.

Where a Grant amounts to an Assignment of a Lease the Rent reserved to be within Sections 16 and 17 of recited Act.

IV. Where any Instrument purporting to be a Demise or Lease or any other Grant or Assurance reserving Rent, executed or made by any Person entitled under any Lease of Land, is, in Construction of Law, an Assignment of such Lease, Sections Sixteen and Seventeen of the said recited Act, and all other the Provisions of the said Act and this Act, which would, in case such Instrument, Grant, or Assurance had passed less than the whole Term or Estate created by such Lease, have been applicable to or in respect of the Reversion created under such Instrument, Grant, or Assurance, shall extend and apply and shall be deemed to have extended and applied to and in respect of the Rent thereby reserved, and all Rights and Interests thereunder vested in Grantor or Assignor, in like Manner as such Provisions would have been applicable to or in respect of such Reversion.

Where Conveyance is made subject to a Lease, it shall not be necessary in pleading to allege prior Title to Reversion.

V. Where any Conveyance or Assignment has been made before the passing of this Act, or shall hereafter be made, by the Commissioners, subject to any Lease, Underlease, or Tenancy, such Conveyance or Assignment shall be deemed to afford conclusive Proof that the Estate or Interest purporting to be conveyed or assigned thereby is the Reversion expectant upon such Lease, Underlease, or Tenancy, and it shall not be necessary, in any Action arising out of or connected with such Lease, Underlease, or Tenancy, or in any Pleadings in such Action, to allege or prove the Title of such Reversion prior to the said Conveyance or Assignment, and the Person to whom such Conveyance or Assignment is made, his Heirs, Executors, Administrators, and Assigns, and every of them, shall and may have and enjoy like Advantages against the Lessees, Underlessees, and Tenants, their Heirs, Executors, Administrators, Assigns, and Undertenants, and against all other Persons, in possession or occupation of the Land comprised in such Conveyance or Assignment, by Distress or by Entry, for Nonpayment of Rent or for doing of Waste or other Forfeiture, and also shall and may have and enjoy like Advantages and Remedies by Action for not performing other Conditions, Covenants, and Agreements contained in such Lease or Underlease, or in the parol Agreement for such Tenancy, against the said Lessees, Underlessees, and Tenants, their Heirs, Executors, Administrators, and Assigns, as the Person granting such Lease or Underlease, or as the Landlord entering into the Agreement for such Tenancy, or his Heirs, Executors, Administrators, or Assigns, ought to have had and enjoyed at any Time or Times, in like Manner and Form as if the Reversion in such Land expectant

on such Lease, Underlease, and Tenancy had remained or continued in such Person granting such Lease or Underlease, or as Landlord entering into such Agreement.

Power to consolidate Sale of different undivided Shares.

VI. Where there is or shall be an Application to the Commissioners for the Sale of any undivided Share of any Land or Lease it shall be lawful for the Commissioners, where they shall see fit so to do, upon the Application of the Owner of any other undivided Share or Shares of the same Land or Lease (and although such other undivided Share be not subject to any Incumbrance), or on the Application of any Incumbrancer on such other undivided Share or Shares, to include the same Share or Shares, upon such Terms as they shall see fit, with the Share so proposed to be sold as aforesaid, and in every such Case the Commissioners shall apportion the Purchase Money among the Owners according to their respective Shares so sold, and shall apportion the Expenses as they may see fit.

Clause explanatory of Section 37 of recited Act.

VII. The Thirty-seventh Section of the said recited Act shall apply and be deemed to have at all Times applied to any Rent reserved upon a Lease, where the Commissioners shall have sold or shall sell the whole Reversion expectant upon such Lease at different Times or in different Lots.

Sale may be had, subject to Dower.

VIII. The Commissioners shall have Power upon any Application for Sale, whether now pending before them or to be hereafter made, to sell and convey any Land, subject to any Right, Title, or Estate to or in Dower.

Commissioners may include Arrears of Rent in a Sale.

IX. Where a Sale is made by the Commissioners under the said Act or this Act of any Land or Lease, it shall be lawful for them, whenever it shall appear to them convenient so to do, to include in such Sale all or any Part of the Arrears of Rent, if any, which may at the Time of the Sale be owing from any Lessees or Tenants, subject to whose Leases or Tenancies the Sale is to be made, where such Arrears are subject to any Incumbrance in respect of which an Incumbrancer shall have obtained an Order for Sale, or where the Order for Sale has been obtained by the Owner, and in the Conveyance or Assignment of such Land or Lease to assign such Arrears to the Purchaser accordingly; and such Purchaser, his Heirs, Executors, Administrators, or Assigns, shall, after such Assignment of the said Arrears, have for the Recovery and in respect of the Nonpayment thereof the same Rights and Remedies which the Person or Persons who would have been entitled to such Arrears would have possessed if no such Assignment thereof nor any Conveyance or Assignment of such Land or Lease had been made.

As to Reference of General Rules, and Construction of Act.

X. All General Rules or Orders heretofore made by the Commissioners shall apply and have reference to the Provisions of this Act as well as to those of the said recited Act, and that in the Construction of this Act the Words and Phrases to which a particular or extended Meaning is assigned by the Fifty-fourth Section of the said recited Act shall when used in this Act be understood to bear such particular or extended Meaning, except where the Context requires a different Construction; and that in the Construction of the said recited Act the Word "Lease" shall include and shall be deemed to have included any Term created by way of Use, as well as any Term created by way of Demise at Common Law, so as such Term be or have become a Term in gross.

Limitation of Office of Commissioners, &c., and of Applications and Orders and Proceedings.

XI. The Fifth Section of the said Act, whereby it is enacted that no Commissioner, Secretary, or other Officer should hold his Office for a longer Period than is therein mentioned, shall be and the same is hereby repealed; and every such Commissioner, Secretary, or other Officer may hold his Office for a Term not exceeding Four Years from the passing of this Act, and thenceforth until the End of the then next Session of Parliament; and all Applications which under the Sixteenth and Seventeenth Sections of the said Act, or under this Act, might be made to the said Commissioners within Three Years from the passing of the said Act, and which under the Act passed in the last Session of Parliament, intituled *An Act to continue the Powers of applying for a Sale of Lands under the Act for facilitating the Sale and Transfer of Incumbered Estates in* Ireland, may now be made within Four Years from the passing of the said first-mentioned Act, may be made within Two Years from the Twenty-eighth Day of *July* One thousand eight hundred and fifty-three; and all Orders and Proceedings by the said Acts or by this Act authorized, and which might be made, had, or taken upon

15 & 16 Vict. c. 67.

upon any Application made within the said Period of Four Years, may be made, had, and taken within the further Period authorized by this Act.

Costs of Petitioner for Sale shall not be paid out of Proceeds, otherwise than in same Order as Incumbrance shall be payable.

XII. In the Case of any Petition for a Sale presented after the passing of this Act, the Costs of the Petitioner in respect of such Petition and of any Proceedings thereunder shall not (unless the Commissioners shall otherwise direct) be payable out of the Proceeds of the Sale otherwise than in the same Order of Priority in which the Incumbrance of the Petitioner shall be payable, anything in the said recited Acts, or any Rule or Practice of the Commissioners, to the contrary notwithstanding.

CAP. LXV.

An Act to amend the Acts for the Regulation of Parish Vestries.

[15th *August* 1853.]

58 G. 3. c. 69. 59 G. 3. c. 85.

'WHEREAS an Act was passed in the Fifty-eighth Year of the Reign of King *George* the Third, intituled *An Act for the Regulation of Parish Vestries*, by which it was enacted, "that no Person who shall have refused or neglected to pay any Rate for the "Relief of the Poor, which shall be due from and shall have been demanded of him, shall "be entitled to be present in any Vestry of the Parish for which such Rate shall have been "made until he shall have paid the same:" And whereas by another Act passed in the Fifty-ninth Year of the Reign of King *George* the Third, intituled *An Act to amend and correct an Act of the last Session of Parliament, for the Regulation of Parish Vestries in* England, it is enacted, "that no Person who shall have refused or neglected to pay any "Rate for the Relief of the Poor, which shall be due from and shall have been demanded "of him, shall be entitled to vote or to be present in any Vestry of the Parish for which "such Rate shall have been made until he shall have paid the same, nor shall any such "Clerk, Secretary, Steward, or Agent be entitled to be present or to vote nor shall be "present or vote at any Vestry in such Parish unless all Rates for the Relief of the Poor, "which shall have been assessed and charged upon or in respect of the annual Rent, Profit, "or Value in right of which any such Clerk, Secretary, Steward, or Agent shall claim to "be present and vote, which shall be due and which shall have been demanded at any "Time before the Meeting of such Vestry, shall have been paid and satisfied:" And it is expedient to make further Regulations as to the Payment of Rates to qualify Persons to be present and vote at Vestry Meetings in *England* and *Wales*:' Be it therefore enacted by the Queen's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, as follows:

Rates which have become due less than 3 Months previous to a Vestry Meeting not required to be paid before voting.

I. From and after the passing of this Act no Person shall be required, in order to be entitled to vote or be present at any Vestry Meeting held under the Provisions of the said Acts of the Fifty-eighth and Fifty-ninth Years of King *George* the Third, to have paid any Rate for the Relief of the Poor of the Parish in which such Meeting shall be held, which shall have been made or become due within Three Calendar Months immediately preceding such Vestry Meeting.

CAP. LXVI.

An Act to continue an Act for authorizing the Application of Highway Rates to Turnpike Roads.

[15th *August* 1853.]

4 & 5 Vict. c. 59.

'WHEREAS an Act was passed in the Fifth Year of the Reign of Her Majesty, intituled *An Act to authorize for One Year, and until the End of the then next Session of Parliament, an Application of a Portion of the Highway Rates to Turnpike Roads* "*in*