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***Real Estate Titles and Conveyancing*, by Nelson L. North and DeWitt Van Buren (1927)**

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BOOK REVIEWS

REAL ESTATE TITLES AND CONVEYANCING. By Nelson L. North and DeWitt Van Buren. New York: Prentice-Hall, Inc., 1927. pp. x, 719.

This book comprises 318 pages of text treating of the law relating to real estate and of business modes of effecting transactions in land, and 370 pages of forms of acknowledgments and of land title instruments. The object of this book, as stated in the preface, is to present, "with as little technical phraseology as possible," simply and clearly "the origin and fundamentals of land titles, the searching and abstracting of titles, and the forms and procedure in real estate transactions." And it is deemed useful as a textbook for students, and helpful to "title men," dealers in real estate and lawyers. The book manifestly purports to be for general use throughout the United States; but the exposition given of real property law and the business methods of title searchers and examiners is of those obtaining in New York and a few other states, and not a general treatment of the subjects, so that the value and usefulness of the book is localized.

Inaccuracies occur in material subject-matters. Thus, touching "Dis-similar features" (page 117) of recording systems, it is said: "Statutes in *many* states" provide for the recording of instruments within a specified time after their "execution." Such a provision is in force in only a *few* states, and the date of "execution" is not uniformly the initial point of the period of grace. Nor is it accurate to say that where this system prevails more time is allowed for recording mortgages than deeds. Modern business demands quick consummation of real estate transactions, and security of titles, and this has brought about the repeal of acts of the character referred to except in a few states. That an abstractor's liability is to his employer only that at a mortgage foreclosure sale the "successful bidder usually pays 10 per cent of the amount of his bid, and pays the balance at an agreed subsequent date, usually about thirty days later," then receiving a deed; that a "special guardian" must be appointed to effect a sale of a minor's or incompetent's real estate, are not universal legal rules.

The recording offices and modes of keeping the records of land title instruments, the method of abstracting, examining and reporting titles, are statements of the systems in New York. No attempt is made to outline the different modes of registration, and the divergent rules applicable thereto, which prevail among the states and are of importance to students and others.

Lacking universality and accuracy in treatment of its subject-matter, this book is not a valuable addition to literature of its kind, nor can it be useful to students, realtors, "title men," or lawyers in general.

F. C. HACKMAN.

BOOKS RECEIVED

ADMINISTRATIVE POWERS OVER PERSONS AND PROPERTY. By Ernst Freund. Chicago: University of Chicago Press, 1928. pp. xxi, 620.

CASES ON ADMINISTRATIVE LAW. By Ernst Freund. Second Edition. St. Paul: West Publishing Co., 1928. pp. xxi, 745.

CASES ON DAMAGES. By Judson A. Crane. St. Paul: West Publishing Co., 1928. pp. xiii, 508.

COURT PROCEDURE IN FEDERAL TAX CASES. By Hugh C. Bickford. New York: Prentice-Hall, Inc., 1928. pp. xxxviii, 440.

HOW TO PROVE A PRIMA FACIE CASE. By Samuel Deutsch and Simon Balicer. New York: Prentice-Hall, Inc., 1928. pp. 604.