

The Lord Proprietary's lands always yielded him a very large proportion, and sometimes the only revenue derived from his Province; and therefore here, as in England, the mode of obtaining title to lands seems to have been regulated, as well with a view to the safe collection of this branch of the revenue, as to the assuring of justice and fairness to the contracting parties. Before the establishment of the land office, here, as in England, the applicant for a patent commenced by obtaining a warrant from the sovereign, under his seal at arms, or the lesser seal of the Province; *Land Ho. Ass.* 43, 65, 76, 98; by which, on the purchase money being paid to the treasurer, *Land Ho. Ass.* 54, 56, 62, 128, the surveyor was authorized to lay out the land as required; *Land Ho. Ass.* 75; and upon a certificate of the survey being returned to the Chancery office, the secretary, who was then the recording officer of the Court of Chancery, *Land Ho. Ass.* 43, 65, if he approved of the proceedings, made out the patent grant, *Land Ho. Ass.* 41, 66, 82, which was to be finally passed upon and authenticated by the Chancellor. *Land Ho. Ass.* 126.

310 *It must be recollected, however, that the Lord Proprietary, like the King of England, had the power, and actually did make a multitude of leases for years of his lands, without the solemnity of a patent grant under the great seal. These leases were rarely or never at any time signed or sealed by the Chancellor, nor could he in any way check or control the making of them, as he might the passing of a patent grant for an estate of inheritance when it came for the great seal, if a *caveat* should be then filed; and therefore it need only to be observed here, that none of the proceedings which may be met with in our records to those Proprietary leases, can have any relation to the matter now under consideration. *Land Ho. Ass.* 219.

But after the establishment of the land office, the mode of proceedings to obtain a legal estate of inheritance in lands, from the Proprietary, was somewhat differently, and much better regulated. The Constitution of the Republic directed that there should be two registers of the land office appointed, one for the Western, and the other for the Eastern Shore. Constitution, Art. 51. And these land offices were organized accordingly by a re-establishment of the connexion which had formerly subsisted between the Court of Chancery and the land office, and an adoption of all the regulations and the law by which that office had been formerly governed, in so far as they were consistent with the new frame of government. *Land Ho. Ass.* 300, 305, 307; November, 1781, ch. 20, s. 12.

There were under the Proprietary's government, and still are, five different modes of beginning to obtain a title to lands, or, in other words, five several kinds of warrants, all of which are now issued by the register under his signature and the seal of his office,