

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, in regard to those proprietary leases, can have any relation to the matter now under consideration.(r)

But after the establishment of the Land Office, the mode of proceeding 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.(s) 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.(t)

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,(u) by which an applicant may obtain a patent for the land he proposes to purchase. If it be his object, in general, to obtain a certain quantity of vacant land, any where, without regard to any particular space, or tract, then, on paying one-half of the stipulated price to the treasurer, he gets from him a titling;(v) upon which the register of the Land Office gives him a *common warrant*, directed to the surveyor, commanding him to lay out the specified quantity of land as required. But if required by the applicant, on presenting his titling, the register will insert a particular description of the land aimed at in the warrant itself; which specification gives to it the denomination of a *special warrant*;(w) or the register may, with-

(r) Land Ho. Ass. 219.—(s) Constitution, art. 51.—(t) Land Ho. Ass. 300, 305, 307; November, 1781, ch. 20, s. 12.—(u) Land Ho. Ass. 466.—(v) Land Ho. Ass. 232, 261, 275, 282.—(w) Land Ho. Ass. 318, 367, 470.