



CHAPTER 148

An Act to ratify the sale of an immoveable by the Ladies City Mission of Quebec to The Army & Navy Veterans Quebec Unit No. 33 Building Association Inc., dated the 9th of November, 1931

[Assented to, the 19th of February, 1932]

WHEREAS The Army & Navy Veterans Quebec Unit Preamble.
No. 33 Building Association Inc., a body politic having its principal place of business in the city of Quebec, has, by its petition, represented:

That, by deed of sale before Charles Delagrave, N.P., dated the 9th of November, 1931, Ladies City Mission of Quebec, a body politic incorporated under the act 63 Victoria, chapter 105, has sold and ceded to the petitioner a certain piece of land situated in Montcalm ward of the city of Quebec, being the easterly part of lot No. 4119 of the cadastre for the said ward, as described in the said deed of sale, for the price of thirteen thousand dollars duly paid and discharged;

That the petitioner has, since the said purchase, constructed on the said land and neighbouring lands an eight-story building at a cost of four hundred thousand dollars;

That the immoveable now known as No. 4119 of the cadastre for the said ward, had been bequeathed by Jeffery Hale, Esquire, by will before Mtre. Bignell, N.P., dated the 22nd of June, 1864, to Christian Wurtele, his heirs and assigns, as trustee, for the purpose of maintaining therein a Sunday school already existing on the said land, the said will further stipulating that in the event of its being impractical to keep up the said Sunday school, the said immoveable was to be used by the Quebec City Mission for the general objects of the association;

That, on the 2nd of January, 1906, by deed before E. G. Meredith, N.P., the portion of the said lot No. 4119, sold by the deed of the 9th of November, 1931, was ceded by Jeffery Hale's Sunday School, a body politic, incorporated by the act 29 Victoria, chapter 105, and the Protestant Board of School Commissioners of the City of Quebec to Ladies City Mission of Quebec, the said deed stating that the trust created by the will of the said Jeffery Hale had come to an end and that the said immoveable had devolved to the Crown for want of heirs;

That it was stipulated in the said deed of the 2nd of January, 1906, that the said assignment was made under the express condition that, if it were not ratified and confirmed by the Lieutenant-Governor in Council within twelve months from the signing of the said deed, it would be null and that the said immoveable would return to Jeffery Hale's Sunday School;

That, by an order-in-council dated the 26th of March, 1906, approved by the Lieutenant-Governor on the next day, the Crown declared that it abandoned all rights that it might have to the said immoveable in favour of the Protestant Board of School Commissioners of the city of Quebec, the said order-in-council declaring that it was admitted that the trust created by the will of the said Jeffery Hale had come to an end and that the property included in the said trust had fallen to the Crown by escheat;

That no taking of possession had been asked for on behalf of the Crown nor performed and no deed of transfer or letters-patent have been issued;

That the Ladies City Mission of Quebec, which succeeded to the Branch of the Quebec City Mission to whose use the said property had been devoted, has been in possession of the said immoveable before and since the deed of agreement of the 2nd of January, 1906, up to the sale to the petitioner;

That there exists serious doubt as to the validity of the title granted by the Ladies City Mission of Quebec to the petitioner by the said deed of sale of the 9th of November, 1931, and as to the vendor's right to sell the said immoveable;

That it is necessary that an act be passed to ratify and confirm the said deed of sale and the right of the Ladies City Mission of Quebec to sell and cede the said immoveable to the petitioner and to confirm the title of the latter to the said immoveable;

Whereas the petitioner has prayed for the passing of an act to ratify and confirm the said deed of sale of the 9th

of November, 1931, and to confirm the title of the petitioner to the ownership of the said immoveable; and

Whereas it is expedient to grant such prayer;

Therefore, His Majesty, with the advice and consent of the Legislative Council and of the Legislative Assembly of Quebec, enacts as follows:

1. The sale recorded by the deed received before Charles Delagrave, N.P., on the 9th of November, 1931, under the No. 12636 of his originals and registered in the office of the registration division of Quebec, on the 13th of November of the same year, under the No. 228852, made by the Ladies City Mission of Quebec to The Army & Navy Veterans Quebec Unit No. 33 Building Association Inc., is confirmed and ratified and the title of The Army & Navy Veterans Quebec Unit No. 33 Building Association Inc., to the ownership of the said immoveable, is also confirmed. ^{Validation of certain sale.}

2. This act shall come into force on the day of its sanction. ^{Coming into force.}

