



# Middlesex Deeds Act 1940

1940 CHAPTER 34 3 and 4 Geo 6

## 5 Interpretation.

(1) In this Act—

“instrument” includes any document a memorial whereof was capable of registration under the Middlesex Deeds Acts;

“the Middlesex Deeds Acts” means the <sup>M1</sup>Middlesex Registry Act, 1708, and the <sup>M2</sup>Land Registry (Middlesex Deeds) Act, 1891, as amended by or under any other Act;

“the Middlesex Deeds Register” means the memorials registered under the Middlesex Deeds Acts, and “the Middlesex Deeds Registry” has a corresponding meaning;

“puisne mortgage” means a legal mortgage not protected by a deposit of documents relating to the legal estate affected; and

“purchaser” means a purchaser in good faith for valuable consideration and includes a lessee, mortgagee or other person who for valuable consideration acquires an interest in property, “purchase” has a corresponding meaning, and “valuable consideration” includes marriage but does not include a nominal consideration in money.

(2) Section one hundred and ninety-nine of the <sup>M3</sup>Law of Property Act, 1925 (which provides that a purchaser is not to be prejudicially affected by notice of certain matters) shall have effect for the purposes of this Act, and references in this Act to notice shall be construed accordingly.

### Marginal Citations

**M1** 1708 c. 20.

**M2** 1891 c. 64.

**M3** 1925 c. 20.

**Changes to legislation:**

There are currently no known outstanding effects for the Middlesex Deeds Act 1940, Section 5.