

every twelve feet of smooth surface, to admit of the passage of all rafts of timber, &c., down said stream.

Act how amended.

SEC. 4. The Legislature may at any time repeal, alter, or amend this act, so as to provide for the future improvement of the Manitowoc River.

SEC. 5. That this act shall take effect from and after its passage:

Approved, Jan. 4th, 1840.

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No. 8.

AN ACT to provide for recording contracts relating to lands, and for other purposes.

What instruments may be recorded.

SECTION 1. *Be it enacted by the Council and House of Representatives of the Territory of Wisconsin,* That all bonds, contracts, or agreements, concerning any interest in lands in this Territory; made in writing under seal, attested by one or more witnesses, and acknowledged before some person authorized by law to take acknowledgement of deeds, may be recorded, in the office of the Register of deeds of the proper county.

Duty of Register of deeds.

SEC. 2. It shall be the duty of the Register of deeds in each county, within this Territory, to receive and record, at length, all such bonds, contracts, or agreements, as shall be left with him for that purpose.

Effect of such record.

SEC. 3. Each, and every bond, contract, or agreement, made and recorded according to the provisions of the first section of this act, shall be notice to, and take precedence of, any subsequent purchaser or purchasers, and shall operate as a lien upon the lands, therein described, according to its import and meaning.

Fees of Register.

SEC. 4. The said Registers shall receive the same compensation for recording all papers, contemplated by this act, as is now allowed, by law, for recording deeds and mortgages.

When this act to take effect.

SEC. 5. This act shall take effect from and after its passage, and shall include all bonds, contracts, or agreements, now made and recorded, or now made and not recorded, as well as those hereafter to be made.

Approved, January 4th, 1840.