

8FED.CAS.—6

Case No. 4,164.

DUNLAP ET AL. V. STETSON.

{4 Mason, 349.}¹

Circuit Court, D. Maine.

May Term, 1827.

FEDERAL COURTS—JURISDICTION—ENJOINING JUDGMENT—ORIGINAL BILL—ASSIGNABILITY OF AN EQUITY IN LANDS—BOUNDARIES—GRANTS FROM STATE—FRAUD AND MISTAKE.

1. A bill in equity to enjoin a judgment lies in the circuit court where the judgment is given, although the original plaintiff resides in, and is a citizen of, another state.

[Cited in *Hatch v. Dorr*, Case No. 6,206; *U. S. v. Parrott*, Id. 15,998; *Jones v. Andrews*, 10 Wall. (77 U. S.) 333; *Amory v. Amory*, Case No. 334; *Paine v. Caldwell*, Id. 10,674; *Re Sabin*, Id. 12,195; *Cortes Co. v. Thannhauser*, 9 Fed. 228; *Hauf v. Wilson*, 31 Fed. 390; *Hardenberg v. Ray*, 33 Fed. 814. Applied in *Webb v. Barnwall*, 116 U. S. 197, 6 Sup. Ct. 352.]

2. Such a bill is riot an original suit, within the sense of the 11th section of the judiciary act of 1789, e. 20 [1 Stat. 78].

[Cited in *Williams v. Byrne*, Case No. 17,718; *Babcock v. Millard*, Id. 699; *Merchants' Nat. Bank v. Leland*, Id. 9,452; *Christmas v. Gaines*, 14 Wall. (81 U. S.) 81; *Paine v. Caldwell*, Case No. 10,674; *French v. Hay*, 22 Wall. (89 U. S.) 252; *Cortes Co. v. Thannhauser*, 9 Fed. 228.]

3. A release to a third person of the right to the land in controversy in the original suit, is not an extinguishment of the right to maintain such a bill for an injunction and relief, where the equity is a mere possibility or constructive equitable trust, created by the decree of the court of equity. Such an equity is not assignable, for it has no existence but by the decree of the court, subsequently made.

[Cited in *Mason v. Crosby*, Case No. 9,234.]

4. Such an equity is not, in a correct sense, “any right, title, or interest in the land” itself, so as to pass by a conveyance with those words of grant.

[Cited in *Doggett v. Emerson*, Case No. 3,962.]

5. A judgment may be enjoined in part, and allowed to proceed for the residue.

[Cited in *Veazie v. Williams*, 8 How. (49 U. S.) 161.]

6. A deed of land, bounding the land “beginning at a stake and stones on the west bank of Penobscot river near a thorn-bush, marked on four sides, &c. &c.; thence to a stake and stones on the same bank of said river; thence running on the western bank of said river to high-water mark to the first mentioned bounds,” conveys the land only to the high-water mark on the bank of such river, and does not include the flats below.

[Cited in *Thomas v. Hatch*, Case No. 13,899.]

7. The owner takes the bank as it is, and may continue to be, by alluvion, or decrease, by the flow of the river.

8. A. purchased ninety-nine hundredths of a tract of land of one hundred acres, belonging to the state, under a settler, and the state granted the one hundred acres to the settler, and the settler had granted one acre to B. Afterwards A. obtained from the state, with full knowledge of B.'s title, a grant of the whole land, the same being excepted in his own deed from the settler. *Held*, that B. was entitled in equity to have the one acre conveyed to him.

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{Cited in Foxcroft v. Mallett, 4 How. (45 U. S.) 376; Yeatman v. Bradford, 44 Fed. 538.}

9. Construction of the resolve of 1801, in favor of the inhabitants of Bangor, and of the authority of the commissioners appointed to adjust the same.

10. Mistakes and fraud are equally relievable in equity.

{Cited in Warner v. Daniels, Case No. 17,181.}

This was a bill in equity brought [by John Dunlap and others against Amasa Stetson] to obtain an injunction and general relief against a judgment rendered in this court at May term, 1825, in favor of the present defendant, and against the present plaintiffs,

for the recovery of a moiety of certain parcels of land. The original action was a writ of entry sur disseisin, upon a supposed disseisin of one William McGlathry, under whom the plaintiffs derived title as tenants of the freehold. The substance of the bill was as follows: "That a verdict and judgment were rendered in this court, May term, 1825, on a writ of entry, on the disseisin of one William McGlathry, brought by the defendant against the plaintiffs for an undivided moiety of a parcel of land in the town of Bangor. A part of the land, demanded in that suit, was disclaimed, and the residue defended. That before the disseisin by McGlathry, and before January 1, 1784, one James Budge was an inhabitant of the town of Bangor in Maine, and a settler on 100 acres of land, holding, claiming, and residing upon it as an estate in fee simple. That, April 19, 1798, for the consideration of \$100, Budge conveyed the whole of the land described in the writ of entry, including the parcel defended, as before mentioned, by deed of bargain and sale, recorded May 7, 1798, to William McGlathry to hold in fee. That McGlathry thereupon entered under his deed, and held and made improvements on the land till Jan. 10, 1807, and on that day, for the consideration of \$450, by deed of bargain and sale, conveyed that part of the said demanded premises, which in the plea was defended, to David Coffin and Richard Pike, who entered and improved. That Coffin released to Pike, and, June 14, 1820, Pike sold to John Dunlap, who died seised and possessed, July 30, 1824, having devised the premises to the plaintiffs, his only children and heirs, who entered under the devise, and held and improved the premises till evicted by the judgment. That after the purchase by McGlathry, March 13, 1799, Budge sold by deed to John Peck the hundred acres of land before mentioned, except the said demanded acre sold to McGlathry; same day Peck sold to Daniel Wild with the same exception. March 3, 1801, Wild sold an undivided moiety to Stetson, same exception. That the land, excepted in the above conveyances, is the same, whereof a moiety is demanded in Stetson's suit before mentioned. That, at the several times when Budge conveyed to McGlathry and to Peck, all the legal estate in the land was vested in, and held by, the state of Massachusetts. That, March 5, 1801, the legislature of Massachusetts passed a resolve, declaring, that all the settlers in the town of Bangor and their legal representatives, who actually settled before the first day of January, 1784, should be entitled to a deed of their respective lots of 100 acres each, by paying into the state treasury \$8.45; and the committee of said state, for the sale of eastern lands, were, among other things, by the resolve, directed to cause the several lots of land in Bangor to be surveyed and run out, by a surveyor by them to be appointed, to each settler respectively; his doings to be returned to the committee by the first day of November then next; six months allowed to each settler after the return of the survey, to pay for their lands. That the committee appointed Park Holland a surveyor under the resolve. That he performed the service, and made his return of the before-mentioned hundred acres of land, in the words and figures, or to the purport and effect following: 'I

the subscriber being appointed by the committee for the sale of eastern lands, agreeably to a resolve of the general court, passed March 5, 1801, for the purpose of confirming the settlers in the town of Bangor, in the county of Hancock, the lots of land on which they have settled respectively, do hereby certify, that I have laid out by metes and bounds, conformably to said resolve, to Robert Lapish and others, assignees of James Budge, one hundred acres of land in said town of Bangor, butted and bounded as follows, viz. beginning at a stump with stones about it standing on the bank of the river, being the southwest corner of lot No. 12, and from thence north seven degrees, west sixty rods to a pine stump marked; thence north two hundred and thirty-one rods to a stake marked; thence west fifty-seven rods to a fir tree marked; thence south about two hundred and twenty-seven rods to a stake standing in the county road, one rod east of an oak stump, in said road; thence west four rods to the stream; thence on said stream, on the bank thereof and on the bank of Penobscot river, to the first bounds; which lot was taken up and settled upon before the first day of January, 1784, the same being lot No. 11, on a plan made and subscribed by me, dated the 30th day of November, 1801. Park Holland, Surveyor.' That the tract, described in the survey, contains the acre conveyed from Budge to McGlathry, and the parcel demanded in Stetson's suit, which came from Budge through McGlathry by purchase, to the plaintiffs, as before stated, which defendant in equity ought to have permitted them to enjoy, but seeks to enforce and execute the judgment. Plaintiffs offer to bring into court and pay defendant the costs of his suit at law. But so it is, that defendant having no right to the premises he demanded, as a settler or assignee, or legal representative of a settler, combining, &c. pretends he comes within the description of persons provided for in the resolve, and had a prior right; the contrary is charged; pretends he purchased without notice of McGlathry's equitable estate, and those claiming under him, for an adequate consideration; notice charged; pretends McGlathry delayed beyond six months from surveyor's return to pay for the land; charge, that defendant fraudulently prevented him from obtaining his land by obtaining a deed for himself in four months; that he falsely alleged to the land committee, that McGlathry was not the assignee or legal representative of Budge of

the land demanded by defendant, but that himself and confederates were the assignees thereof, and as such had a right to a deed of the same; that by means of his false affirmation, he obtained a deed of the premises from the committee for the sale of eastern lands, and on the trial of his action aforesaid, adduced in evidence the aforesaid resolve and survey, and the deed obtained by his false representations, and adduced no other material evidence, at the trial. Prays, that defendant may disclose whether Budge was, or was reputed to be, an inhabitant of Bangor, and was a settler on the aforesaid 100 acres of land, before Jan. 1, 1784; whether Park Holland surveyed and returned his survey, and when; whether Stetson received a deed, of the premises he demanded, from James Budge, or any one claiming through or under him or his assigns, reciting or expressing, that the said demanded premises had been sold by Budge to McGlathry, and what is the language of such deed, and the exception therein in favor of McGlathry; whether, March 2, 1802, McGlathry was in possession of the premises, or any part, by himself or agent; whether defendant, while McGlathry was in possession, obtained a deed, of the land committee, of the demanded premises, in virtue or by reason of the original settlement of James Budge, as a settler thereon, before Jan. 1, 1784, or any conveyance thereof by him, or any person holding under him or his assignees; whether he paid for the demanded premises; whether he represented himself or confederates, to the land committee, to be the legal representatives, or to have a good right to receive a deed of the demanded premises, conveying the title of the state therein; what pretences he did make, whereby he procured a deed thereof; and whether the said resolve, survey, and deed, by him obtained of the committee, were the only evidence given in support of his title on the trial of his action; whether that part of the premises demanded, which is described in the plaintiff's plea, ever was, or now is, of a greater value than \$500, and of what value the same was and now is.

“Prays an injunction and other relief.”

A plea to the jurisdiction of the court was put in by the defendant, stating, “that he was a citizen of the state of Massachusetts, and resident at Dorchester in said state; and that the subpoena, in this case, was served on him within the district of Massachusetts, and that the jurisdiction of this cause belonged, and of right accrued, to the circuit court, holden within and for the district of Massachusetts, and not to the circuit court, holden within and for the district of Maine.”

The answer was in substance as follows: “Insisting on the plea to the jurisdiction, and alleging and showing, that since the rendition of the judgment in the bill mentioned, and before the filing of the bill, the said Dunlaps, by their deed of bargain and sale and release, duly executed, had sold and conveyed all their interest in the demanded premises, to one Richard Pike, of Newburyport, in the commonwealth of Massachusetts, a citizen thereof; that, at the time of filing the bill, he was, ever since has been, and is, sole party

plaintiff in interest in the subject matter of this suit, of which fact defendant, at the time of filing his plea, had no knowledge. Says that defendant never was resident, nor to his knowledge within the town of Bangor, till after the committee's deed to him and others, March 2, 1802; seldom there till about the year 1816; once absent five years in succession; knows nothing of original settlement of the land by Budge, or circumstances relating thereto, except what he heard from Budge and others; has been informed and believes, that Budge was an inhabitant of Bangor, and a settler on the land, in the year 1784; that he lived on it before Jan. 1, 1784, with one John Smart, his brother-in-law. Defendant did believe Budge was a settler before Jan. 1, 1784, but after the deed from the committee, went to Bangor, and was then first informed, that John Smart was considered the original settler; that in April, 1784, Smart conveyed to Budge and removed, leaving him in possession. Has been informed and believes, that, while living on the land, Budge, for a valuable consideration, by deed of mortgage, conveyed the land to Robert Treat and James Ginn, to hold in fee as security for a certain sum of money due from him to them. That afterwards, April 12, 1794, Budge mortgaged land for £272. 6s. 0d. to John Lee. Sept Term, 1798, Lee recovered judgment for possession, and entered in virtue of a writ of possession, Dec. 18, same year. Premises redeemable by law in three years. That, March 13, 1799, Budge sold his land to John Peck for the consideration of. \$3000, described as follows, viz. 'a certain tract or parcel of land on the Condeskeig point, known by the name of Budge's farm, containing one hundred acres, which is bounded as follows; beginning on the east corner of Penobscot river; from thence running north one mile adjoining the land formerly owned by Francis Rogers, deceased; thence west fifty rods on the land belonging to the commonwealth; thence south to the Condeskeig; thence on the land owned by one Harlow; from thence down the Condeskeig stream to Penobscot river; and from thence up the said Penobscot river to the place of beginning; meaning to contain one hundred acres, excepting one acre sold to William McGlathry, as by his deed, dated the 19th day of April, A. D. 1798, recorded libro 5, folio 354, subject, however, to a certain balance due on a bond of mortgage given by me to John Lee, for £272, in April, 1794, on which bond there is indorsed \$678.03, as will appear by the said bond to the said Lee,

and his account, settled 5th June, 1798, including a dwelling house, barn, store, and all other buildings thereon standing or in any wise appertaining;’ to have and to hold in fee with covenants of seisin in fee, freedom from incumbrance and general warranty. That, March 23, 1799, Peck conveyed to Daniel Wild the same land with the same exception of the acre sold to McGlathry; Nov. 21, 1800, Wild sold one undivided half of the same premises, with the same exception, to Robert Lapish and Zadock French, and the other moiety to the defendant, with the same exception, and by the same boundaries as in the deed of March 13, 1799, from Budge to Peck, before recited. That, before April 19, 1798, as Budge, in his life-time, told defendant, McGlathry was his creditor in a large amount; unable to pay him; was threatened with an arrest and imprisonment; to avoid which, without consideration he executed the deed of April 19, 1798, to McGlathry of an acre of upland, but not including, as defendant avers, the flats, or land below high-water mark; admits part of the premises, defended by plaintiffs, in the writ of entry, is contained in the deed to McGlathry, which, in that deed, was bounded as follows, viz. ‘beginning at a stake on the west bank of Penobscot river, near a thorn-bush marked on four sides, running north eleven rods to a stake and stones; thence southerly to a stake and stones a corner; thence south nine rods to a stake and stones on the same bank of the same river; thence running on the western bank of said river to high-water mark sixteen rods, to the first mentioned bounds, with all the privileges of water and landing to the same belonging.’ That, according to defendant’s knowledge or belief, McGlathry never entered into the acre of land, nor caused fences or improvements to be made, nor exercised any acts of ownership, till long after March 2, 1802, but suffered it to lie waste till about the year 1805, when defendant found one Wilder in possession of a piece of land near the demanded premises, which he claimed under McGlathry. That defendant and other owners were desirous of promoting settlements, and willing to give Wilder the piece of land he possessed if he would live there. That the land was of little value at that time, and therefore they did not remove Wilder therefrom. That, June 5, 1801, Lapish, to protect the title of himself and defendant, and French, as assignees of Peck, and to prevent John Lee from holding the land by his mortgage, obtained of him, for a valuable consideration, a conveyance of the mortgage, and all his title under it; and October 19, 1801, Lapish, by defendant’s procurement, executed a deed of release, intended to operate to the sole benefit of Lapish, French, and Stetson, as assignees of Peck. That, prior to Oct. 5, 1803, Peck, to protect the same title against Ginn and Treat, as mortgagees, for valuable consideration, obtained Treat’s release of his right, and from Ginn a release of his right, to the use and benefit of Lapish, French, and Stetson.

“Insists that Peck procured the releases of the mortgage to Treat and Ginn, and assisted in obtaining a release of the mortgage to Lee, in pursuance of an agreement at the time of the sale by Peck, for the benefit of his grantees. That, at the date of the releases, Budge

was insolvent, and unable to discharge the mortgages, and the releases were obtained to secure the title of Lapish, French, and Stetson, and not that of McGlathry, or any holding under him. Insists further, that the releases of Lee, and of Treat and Ginn, are a bar to this suit. That about Nov. 1, 1800, and until after March 2, 1802, Lapish was a settler, and actually resided on the 100 acres, claiming as tenant in common with French, and Wild, and Stetson, respectively, the title being then in the state of Massachusetts. That before March 1, 1801, many lands, belonging to Massachusetts, were occupied by actual settlers. That they became the objects of state bounty. That to designate them, a resolve was passed, June 25, 1789, providing, that the term, 'settler,' should be construed to extend to such persons only, as, before Jan. 1, 1784, went upon some lot or tract of the land of said commonwealth, for the purpose of clearing and cultivating the same, and making it the place of his settled abode, and actually resided on such lot by himself, or some person under him, before said time, and cleared it for mowing and tillage, at least one acre of land, and built a dwelling-house thereon, and still continued at the passage of said resolve, to reside on the same. That, March 5, 1801, a resolve passed confirming all actual settlers in the town of Bangor, before Jan. 1, 1784, and their legal representatives, and authorizing a deed of 100 acres of land to be given to each settler by the committee for the sale of eastern lands, on the payment of eight dollars and forty-five cents; the lots to be first set out by metes and bounds, by a surveyor appointed by the committee; his return to be made by Nov. 1, 1801, and each settler to have six months, after the surveyor's return, to pay for the land. That, in divers cases, a legal construction has been put upon the resolve, and the powers vested in the committee, by the supreme court of Massachusetts, who adjudged the grant to settlers to be an act of bounty, and that the committee were the sole judges to determine the objects of that bounty, whose decision was conclusive, and not subject to subsequent revision or control. That many titles in this state are held by this tenure, the people of the state not doubting the validity of such titles, either in law or equity. That Park Holland was appointed surveyor, and made his return of the survey,

Nov. 30, 1801; survey made at the expense of Lapish, French, and Stetson, and his certificate as stated in the bill. That in January, 1802, defendant exhibited his deed from Wild, with the exception of McGlathry's lot, to the committee, and requested a deed. That one Nathaniel Harlow, a settler on an adjoining lot, having disputed the defendant's title, the committee took time to advise on the subject, and as defendant believes, referred the subject to learned counsel, and after a hearing, on March 2; 1802, determined, that defendant, Lapish, and French, were the legal representatives of Budge, and gave them a deed of the 100 acres, settled on by Budge, including the McGlathry acre, one fourth to Lapish, one fourth to French, and one twelfth to defendant; under which they entered, and quietly enjoyed the whole, till the year 1805, when Luke Wilder had possession of part of the lot; but defendant cannot answer with certainty, whether he held a part of the McGlathry acre or not. That, at the time of defendant's purchase, and long after, it was for the interest of defendant and his co-tenants to encourage settlers, and they permitted them to go upon their lands, and erect buildings, and occupy, at low rents in some instances, and without rent in others, and defendant supposes some persons might have occupied some part of the McGlathry acre; but defendant, at that time, made no distinction in his own mind between that acre and any other part of the whole lot; and does not know whether any part of the acre was so occupied till Wilder occupied. And defendant avers, it is not his intention to deprive the occupants of their buildings or improvements, but that he has been always willing to pay them the value, and has accordingly paid divers occupants, on their yielding quiet possession. That the land demanded is not wholly Included in the deed from Budge to McGlathry, but the part below high-water mark is excluded, and the bill does not show a right to the same in law or equity, or a reason why defendant ought not to have execution of that part. And as to the matters particularly interrogated in the bill, according to defendant's belief, McGlathry was not in possession by himself, agent, attorney, or tenant, of any part of the acre. The deed of the state of Massachusetts to defendant and co-tenants was made to them as the true and proper assignees of Budge, within the meaning of the resolve; and defendant believes McGlathry was not in possession before, or at the time the deed was executed by the committee. That defendant represented all things truly to the committee, and the existence of all the deeds before mentioned, as far as the same were within his knowledge, and particularly the deed containing the exception of the McGlathry acre, and that he suppressed nothing and misrepresented nothing, as he believes. That at no time did he use any pretence, art, or deceit, to procure the deed, nor did any other person to his knowledge, but in all things conducted himself uprightly. That, at the trial of the suit at law against the said John Dunlap and others, he adduced in evidence the resolve of March 5, 1801, the surveyor's return, and the deed from the committee, upon which evidence alone the legal title was found in defendant."

Mr. Orr, for plaintiffs.

Mr. Greenleaf, for defendant.

STORY, Circuit Justice. I do not think it necessary to go over the pleadings at large in this case, but shall content myself with an exposition of those facts only, which bear upon the main points suggested at the argument.

The first point raised is, whether the suit itself can be maintained, the defendant being a citizen of Massachusetts, and not resident in Maine, and the subpoena having been served upon him in the state of Massachusetts. The exception has been taken by way of plea to the jurisdiction, and has also been relied on in the answer, and must of course now be disposed of, before we can enter upon the merits. The judiciary act of 1789, c. 20, § 11, has declared, "that no civil suit shall, be brought before either of the said courts (of the United States) against an inhabitant of the United States, by any original process, in any other district than that whereof he is an inhabitant or in which he" shall be found at the time of serving the writ." This has always been deemed a personal privilege of the party defendant introduced for his benefit and which he is at liberty to waive, and not strictly speaking, a question of the jurisdiction of the court. But the defendant has chosen, on this occasion, to take the objection in due season; and the question is, whether the present suit is such an original process as is contemplated by the act. I believe, the general, if not the universal, practice has been, to consider bills of injunction upon judgments in the circuit courts of the United States, not as original, but as auxiliary and dependent suits, and properly sustainable in that court which gave the original judgment and has it completely under its control. The court itself possesses a power over its own judgments by staying execution thereon; and it would be very inconvenient if it did not possess the means of rendering such further redress, as equity and good conscience required. Although a circuit court in another district might act in personam upon the party, and so far grant an equitable relief, the suit could not be effectual to bind the circuit court in which the judgment was rendered. And it is easy to perceive, that many embarrassments, as well to the remedy, as to the title under the judgment, might arise

from this conflict and separation of jurisdictions. And if the party obtaining the judgment should, in the mean time, become a citizen of the same state, as the other party, there would, in many cases, be an entire failure of all equitable relief, contrary to the plainest principles of justice. Considerations of this sort have, as I am informed, satisfied the minds of some of the most enlightened judges, that the act of congress never was intended to apply to bills for relief upon judgments rendered in the circuit courts. They are deemed to be, not original suits, but branches growing out of the original suits, and dependent upon them, and very much in their nature, like those hearings in equity authorized by our laws, in cases of the confession of forfeiture upon the penalties of bonds, mortgages, and other agreements, with collateral conditions. There has always appeared to me to be great weight in this reasoning; and I should not hesitate to follow it, unless some stubborn authority stood in my way. I know of no such authority. On the contrary, the case of *Logan v. Patrick*, 5 Cranch. [9 U. S.] 288, if it did not decide the very point, has never been construed, as questioning it. The form of the certificate in the cause was (apparently in answer to the first question put), “that the said circuit court can entertain jurisdiction of the cause.”

A second point is, that the present suit is not maintainable, because, since the rendition of the judgment, and before the filing of the bill, the plaintiffs sold and released to one Richard Pike all their right and title to the land in controversy. In fact, the land was originally purchased of Pike by the ancestor of the plaintiffs, from whom they derived their title, under a deed of general warranty. The argument is, that Pike is now the real plaintiff in interest, and being a citizen of Massachusetts, he could not now maintain any bill in equity in the circuit court against the defendant, who is a citizen of the same state. If this be so, there is an extinguishment of all remedy in equity, in respect both to Pike and the present plaintiffs upon the judgment, for there is no state court of chancery, to which the parties can apply. There is another difficulty not adverted to at the argument, and that is founded on the 11th section of the judiciary act of 1789, ch. 20, which provides, that no district or circuit court shall have “cognizance of any suit to recover the contents of any promissory note or other chose in action in favour of an assignee, unless such suit might have been prosecuted in such court to recover the said contents, if no assignment had been made, except in cases of foreign bills of exchange.” Now, upon the ground assumed by the defendant, the present plaintiffs could not maintain an injunction bill in this district to this judgment; and supposing the conveyance to Pike to operate as an assignment of their rights, the latter also would be precluded from the same resort. These are inconveniences, which cannot escape the most superficial observation. They furnish no reason for assuming jurisdiction, where it is not given; but they furnish some reason against the extension of general words to cases, which, it is not easy to believe, could have been within the legislative intention.

But it is not necessary to rest this question on any considerations of this nature. The judgment in the writ of entry was a conclusive bar to the title of the plaintiffs, so far as it was of a legal nature. It was a complete recognition of the defendant's right of recovery, and an extinguishment pro tanto of the plaintiffs' title. It was not necessary to perfect the title of the defendant, that he should have been put into possession of the land by a writ of seisin. He might enter into possession without any such execution, for his title was complete by the judgment. So are the authorities recognized by our own courts.² This being so, there is no pretence to say, that the deed to Pike did or could convey any legal estate to him against the defendant. It was as little competent to pass any equitable estate in the premises; for in a correct sense the plaintiffs had no such estate. If the plaintiffs are entitled to any redress upon the present bill (and the circumstances therein stated constitute their whole equity), it is most obvious, that it is not because they possess any equitable estate in the land, but because they possess an equitable claim upon the defendant, personally, for relief. This is not the case of an express or implied trust, created or admitted by the parties themselves. It is a naked equity, which is set up upon the ground of a constructive trust created by a court of chancery, because there has been some mistake, or fraud, or accident, or other claim, acting upon the conscience of the party. Until the equity has been established by the decree of a court of equity, it has no positive existence. It is the creature of the court itself.³ Now, admitting that choses in action, and even possibilities of interest, are in general assignable in equity,⁴ it would be difficult to establish, that such a mere naked possibility of equity, as this, is assignable, or would be recognized and enforced in a court of equity in a suit by the assignee. The cases of *Jacobson v. Williams*, 1 P. Wms. 383, 385, and *Spragg v. Binkes*, 5 Ves. 583, admonish us, that courts of equity entertain some reserves on this subject; and without a positive authority in its favor, I should feel no inclination to sustain it. Nothing approaching to such an authority can, as far as my researches extend,

be found.⁵ I cannot perceive how the assignee of such a constructive trust, or naked equity, as is here set up, could sustain a bill to enjoin the judgment. And if he could, it would not necessarily follow, that it might not also be maintainable in the name of the plaintiffs for the benefit of the assignee. But the deed to Pike contains no such assignment. It is a mere conveyance and release of all the “right, title, and interest (of the plaintiffs) in and to the lots of land,” &c. free from the claims of all persons, claiming by, through, or under them. Now, this naked equity constitutes no right, title, or interest in the land itself. A judgment creditor has a lien on the land of his debtor; but it is neither *jus in re*, nor *jus ad rem*; and though he releases all his right to the land, he may afterwards extend his execution upon it.⁶ So a release of a right to land does not extinguish a bare authority in an executor to sell it.⁷ Both of these cases are much stronger than the present; and to carry the interpretation of the words of the deed to the extent of operating as an assignment of the possible equity of the plaintiff, would be, not to enforce, but to defeat the intention of the parties to it. It would be a much more rational interpretation to construe it (as is contended for by the plaintiff’s counsel), as intended to operate as a release or extinguishment of the covenants of warranty of Pike, in his original conveyance to their ancestor. For these reasons, I am of opinion, that this objection is unsustainable.

There is another objection to the bill, which may as well be disposed of in connexion with the preceding. It is, that if the defendant is entitled to any part of the land, the judgment cannot be enjoined; for relief in equity will be granted only, when the fraud goes to the whole of the judgment, and not where it is but of partial application. This objection is founded upon a mistake of the real intent of the authorities, which have been relied on to support it. A court of equity will grant relief to the extent of the injury, which the party seeking the injunction had suffered. If that applies only to part of the land recovered, there is nothing in the principles or practice of the court, which prohibits it from restraining or modifying its relief accordingly.

We may now approach the merits of the case. Both parties claim title under one James Budge, who became entitled, in the manner which will be hereafter stated, to one hundred acres of land in Bangor, of which he sold one acre to one William McGlathry by a deed dated in April, 1798, describing the same by certain metes and bounds. The remaining ninety-nine acres confessedly belong to the defendant, and Messrs. Lapish and French, in undivided moieties, through intermediate conveyances from Budge. The whole contest between the parties respects the title to this one acre. It is bounded and described, in the deed from Budge to McGlathry thus: “A certain lot of land, lying and being in Bangor, on Condeskeig point, so called, bounded and described as follows, to wit beginning at a stake on the west bank of Penobscot river, near a thorn bush marked on four sides, running north eleven rods to a stake and stones; thence southerly to a stake and

stones, a corner; thence south nine rods to a stake and stones on the same bank of the same river; thence running on the western bank of said river to high-water mark sixteen rods, to the first mentioned bounds, with all the privileges of water and landing to the same belonging." The colonial act of 1641 declares, "that in all creeks, coves, and other places, about and upon salt water, the proprietor of the land adjoining shall have propriety to the low-water mark, where the sea doth not ebb above one hundred rods, and not more, wheresoever it ebbs further." The question is, whether by the terms of the present deed, McGlathry as riparian proprietor took the flats to low-water mark, in front of the land, or whether, as against Budge, and all claiming under him, he is limited to high-water mark on the western bank of Penobscot river. It appears to me very clear, that the deed bounds McGlathry by the western bank of the river at the high-water mark. Assuming Budge to have been an original riparian proprietor, entitled, by the operation of law, to the adjacent flats, it was certainly competent for him to sell the upland and reserve the flats. The only question is, what is the true construction of his deed in this particular. It is to be observed, that it is not a deed bounding the grantee on the river, or the stream of the river, generally, where the flats might pass by implication; but the boundaries are specific and definite. The land conveyed is marked out, by certain stakes and stones, on the west bank of the river; the beginning point is on the same bank near a thorn-bush; and the line along the river runs on the west bank of the river to high-water mark to the first bound. The limitation throughout is by the bank of the river, and with reference to known objects on that bank; and the words, "to high-water mark." can have no other rational meaning, in the connexion in which they stand, than as indicating the front line of the bank itself. The subsequent words, "with all the privileges of water and landing to the same belonging," do not extend the bounds of the land conveyed; but merely secure to it the easements and privileges of water and landing, which may well consist with a reserve of the flats to the grantor. Such, upon principle, is the construction of the deed, to which my mind is irresistibly led. And the authorities

are equally conclusive in its favour. It is only necessary to refer to *Storer v. Freeman*, 6 Mass. 435; *Hatch v. Dwight*, 17 Mass. 289; and *Hasty v. Johnson*, 3 Greenl. 282.

Then, it is suggested, that since the period of the grant, there has been an encroachment upon the bank, by the gradual wear of the stream of the river. If this be so, the grantees under *McGlathry* must be confined to the line of the bank as it now actually exists. It is like the common case of alluvion, where something is gradually added to land by an imperceptible increase. What is taken from the bank is an imperceptible increment to the flats, and passes to the owner of it, in the same manner, as if there had been a like increment to the bank, it would have passed to the riparian proprietor. He takes the title, subject to those common incidents, which may diminish or increase the extent of his boundaries. This is common learning, laid down in *Mr. Justice Blackstone's Commentaries* (2 Comm. 261), and has been fully recognized in *Adams v. Frothingham*, 3 Mass. 363, and very recently acted upon by the king's bench in a case strikingly in point (*Stratton v. Brown*, 4 Bam. & O. 485). The plaintiffs then must be deemed to be limited in their title to the bank of the river, as it now exists, and have no legal or equitable title to any portion of the front, which now constitutes flats.

But the principal inquiry yet remains to be considered; and that is, whether the plaintiffs have made out any ground whatsoever for equitable relief, so as to entitle them to a decree of the court. To understand the nature of the objections urged against them, it will be necessary to state some of the leading facts, asserted in the pleadings, and established in the proofs. Budge was a settler on the one hundred acres of land before the first day of January, 1784, and continued in possession, until he made conveyances to the parties respectively. The land, however, belonged to the commonwealth of Massachusetts, and consequently, Budge had no legal title to maintain his possession against the government. On the 5th of March, 1801, the legislature of Massachusetts passed an act, on the petition of the inhabitants of Bangor, praying for a confirmation of the respective lots, on which they had settled before the 17th of February, 1798. It provided, "that all the settlers in the town of Bangor, or their legal representatives, who actually settled before 1st of January, 1784, be entitled to a deed of their respective lots of one hundred acres each, by paying into the treasury of this commonwealth eight dollars and forty-five cents," &c. It further provided, "that the committee for the sale of eastern lands be, and they hereby are directed to cause the several lots in the town of Bangor to be surveyed and run out by metes and bounds to each of the settlers in said town, agreeably to this resolve, by some faithful surveyor, &c. and a return thereof to be made to said committee by the first day of November next; and that six months be allowed to each settler, after the return of the surveyor, to pay for their lands, the settlers paying interest, from this date, upon the money for their respective lots." Long before this period, to wit, in 1787, and while he was in possession of his lot, Budge mortgaged the same jointly to Robert Treat and James

Ginn. He afterwards, in April, 1794, mortgaged the same to one John Lee, who obtained a judgment for possession of the same in September, 1798, on which execution was issued, and possession taken in January, 1799. In March, 1799, Budge conveyed the same lot to Peck, with the following reserve, "excepting one acre sold to William McGlathry, as by his deed, dated the 19th of April, 1798," and also subject to the mortgage to Lee. Peck, on the same day, as collateral security for the fulfilment of the terms of the sale, re-mortgaged the lot back to Budge. A few days afterwards, Peck sold and released the same lot with the same exception of McGlathry's acre, to one Daniel Wild. In November, 1800, Wild conveyed one moiety of the same lot to Zadock French and Robert Lapish; and in March, 1801, he conveyed the other moiety to the defendant. Each of these deeds also contains the like exception of the one acre of McGlathry. Budge released to Peck the mortgage given to him by the latter, in February, 1801, and in June, of the same year, Ginn released to Budge his right in the mortgage to him and Treat; and afterwards Treat released his share of the mortgage to Peck, and confirmed it in October, 1803. In June, 1801, Lee assigned his mortgage and judgment thereon to Robert Lapish; and in October of the same year, Lapish released to Budge all actions, causes of action, and demands, on account of that mortgage, with a proviso which will be hereafter noticed. In November, 1801, the surveyor, appointed by the commissioners, made a return, that he had "laid out by metes and bounds, conformably to the resolve, to Robert Lapish and others, assignees of James Budge, one hundred acres of land," and proceeded to state the boundaries. In March, 1802, the commissioners made a conveyance, according to law, to Robert Lapish, Amasa Stetson, and Zadock French, "assignees of James Budge, who settled in said town of Bangor, before the 1st of January, 1784," of all the right, title, and interest of the commonwealth in and to the same lot of land. Such is the deraignment of the title of the defendant to the moiety of the lot. It is most manifest that the deed of the commissioners, in 1802, conveyed to the grantees the whole lot supposing them to be the assignees of Budge of the whole one hundred acres. It is as manifest, that they never were assignees of the one acre conveyed by Budge to McGlathry, and that the very deeds, under

which they claim, all contain an express exception of that acre, so that they had the most perfect and complete notice, not only, that they had themselves no title to it, but who the party was, that did possess the title.

Under such circumstances, it is natural to inquire, upon what ground the defendant can assert any claim whatsoever, in justice or equity, to the acre of McGlathry. He never became the purchaser of it; it never was assigned to him by Wild; he had full notice of the existence of the title of McGlathry; and his own title to the ninety-nine acres is precisely of the same nature under Budge, as that of the plaintiffs to the one acre. He has, however, with Lapish and French, procured the legal title to the whole lot from the commonwealth, and he has, at law, recovered his moiety of this acre, under that title, against the plaintiffs, who are in possession under the original title of McGlathry. He now contends, that he has a right to hold it discharged of all the equity of the plaintiffs; and that their claim, whatever it was, is utterly extinguished. I was curious to ascertain, how this was to be made out, as a matter of general justice, and listened at the argument for some explanation of the merits of such an assertion of right. None was offered; and therefore it stands drily upon the naked point of superiority of legal title; and it must, if maintainable at all, prevail on this account and on no other. Let us then proceed to the consideration of the objections raised to defeat the relief, under this aspect of the case.

The defendant and Lapish and French have, it is true, obtained from the commonwealth the legal title to the whole lot. And much was suggested at the argument of the sacredness of titles derived from the commonwealth, and of the danger of disturbing them. This court is not insensible of the value of such titles; and has never felt the slightest inclination to bring them into jeopardy. This suit involves no consideration of that sort. The question here is not whether the commonwealth had, or did convey, a title, perfect at law, but whether that title has gone to the proper object of its bounty. Would it be pretended, that if a man should fraudulently procure from the commonwealth a title to lands, intended for another, either by its bounty or its contract by misrepresenting himself to be that person, or his assignee, that he should possess the land, thus procured by his fraud or misrepresentation, free of all claims of the injured party? That because his deception had been complete, therefore it should constitute and perpetuate an unimpeachable title? A court of law would not hesitate to set aside such a conveyance. No conveyance is so sacred, that if infected by fraud, it may not be overturned. And in a court of equity, whose very institution is to enforce good faith and honest dealing, it would not admit of a moment's doubt that the court would betray its duty, if it did not repudiate such a transaction; if it did not look behind the form, and arrive at the substance. I do not mean to insinuate, that the present is, such a case. I am very far from thinking so; and I should be sorry indeed to be obliged to decree relief against the defendant upon such an obnoxious ground. But how was the title obtained from the commonwealth for the whole lot? It was

upon the express suggestion, that the defendant and his co-grantees were the assignees of Budge of the whole title. So the surveyor's return states it; so also the deed to them of the commissioners. It is a conveyance to them as assignees of Budge, and in no other character. Budge was the original object of the bounty of the commonwealth, as a settler in Bangor; and by the resolve of 1801, he and his representatives only, were entitled to the bounty of the 100 acre lot. The commissioners had no right to convey to the defendant and Lapish and French, but as the representatives of Budge in the character of assignees. If they conveyed the whole lot to them, it was because it was understood, that they were the assignees of the whole. It was of no consequence, whether McGlathry was a settler or not any more than whether the defendant was a settler or not. The title turned solely upon Budge's being a settler, and upon the validity and sufficiency of the assignment of his right to others. How, then, has it happened, that the conveyance of the commissioners has, against the express legislative intention, as to this one acre, been made, not to Budge, or his assignee, but to persons, who now are admitted never to have been assignees, and who had full knowledge of the fact of their total want of title, at the very time of the conveyance? It must be either, because there has been some fraud or mistake, or an implied trust for the real assignee. In either case, the power of a court of equity to administer relief is, in my judgment incontrovertible. These are the very classes of cases, in which its jurisdiction is ordinarily, and most beneficially exercised. I have already said, that in my judgment fraud ought not in this transaction, to be imputed to the defendant and his co-grantees. It would, in any case, be a harsh supposition, where the circumstances did not necessarily lead to it. The whole of this transaction is perfectly explicable upon other grounds. The defendant and Lapish and French were the real owners of ninety-nine out of the one hundred acres, and legally represented it. The commissioners, either by mistake supposed them assignees of the whole, or, knowing the facts, and willing to execute the authority confided to them by the legislature, conveyed the whole to them with an implied trust that they would convey to McGlathry his share, or extinguish his right. The grantees could have no objection to such a course; for they could not insist upon separate titles to

their portions of the land, and might be delayed, by the outstanding title of McGlathry, from receiving their deed. When they received the conveyance from the commissioners they must have known the mistake, if it was one; or they must have taken the conveyance upon the implied trust, that they would hold the one acre for McGlathry's benefit. In no other way can their conduct be reconcilable with good faith; for if they represented themselves as the sole owners; or, knowing the mistake of the commissioners, if they took the deed, intending to defraud McGlathry, the transaction; both at law and in equity, would be pronounced void for the fraud, and the deed be set aside on that account, as well against McGlathry and his assignees, as against the commonwealth. Under such circumstances the defence might have been set up in a writ of entry, or other action, touching the realty, as well as in a court of equity; for it would go to the validity of the whole conveyance. It would prove it bad in its origin. But the view, which is taken by myself, of this part of the cause, is, that it presents, not a case of fraud, but a clear case of mistake, or of implied trust; and either way it is within the acknowledged jurisdiction of a court of equity.

It is further objected, that the bill is brought more than twenty years after the deed was given by the commissioners, and that it is now, upon general principles, too late to institute such a suit. If there had been an uninterrupted possession by the defendant and his co-grantees, of the land during all this period, there would have been great force in the argument, from lapse of time, against entertaining an original suit. But, here, there is no pretence of any such possession. On the contrary, McGlathry and his assignees have had an actual or constructive possession of the land during a considerable portion of this period; and the judgment, against which relief is now sought, was the first disturbance of the plaintiffs' right of possession. While the plaintiffs were left in possession of the land, they might well repose upon their equitable title; and the injunction now prayed for, is the result of a necessity imposed upon them by the procurement of that judgment. The circumstance of there not having been an ouster during all the intermediate period, is not insignificant in expounding the defendant's own opinion of the nature of his own title to the land.

It is further objected, that, under the resolve of 1801, no person could be entitled to claim as a settler, or as the representative of a settler, unless the possession was continued down to the time of the passage of that resolve. That this resolve has a tacit reference to the resolve of 28th of June, 1789, where the legislature has defined, who shall be deemed settlers, entitled to relief on the cases therein provided for; and that by the terms of the latter resolve settlers are to be construed to be such persons only, as, before the 1st of January, 1784, went on some tract or lot of land, for the purpose of clearing and cultivating the same, and making it the place of their settled abode, and actually resided on such lot by themselves, or some person under them, before the said time, and cleared,

fit for mowing and tillage, at least one acre of land, and built a dwelling house thereon, and still continue to reside on the same. Looking to the other provisions of this resolve, and the provisions of the resolve of 1801, I confess that my own opinion distinctly is, that they have no common object or connexion. The resolve of 1801, gives the bounty to all the settlers in the town of Bangor, or their legal representatives, who actually settled before the 1st of January, 1784, without annexing any qualifications or limitations, like those inserted in the resolve of 1789. The object was, a special relief to the inhabitants of a particular town, upon their petition; and there is not the slightest reference, in the resolve, to any antecedent resolve. It seems to me a very strained construction to incorporate, by implication, the provisions of the resolve of 1789, into this resolve, when there is no necessary connexion between them, and no reference, which leads the mind from the one to the other. If the case turned upon this consideration, I should feel very great difficulty in adopting such a construction. I am aware, that in *Lambert v. Carr*, 9 Mass. 185, there is an expression in the opinion of the court, delivered by Mr. Justice Sewall, which lends countenance to it. With all my unaffected respect for that able judge, the dictum seems to me wholly uncalled for by the case, and not to have been sufficiently considered. I agree with that decision, that the legislature did not intend, that any person should take, under the resolve of 1801, except those who were settlers, and whose settlements had not been abandoned, but had been continued down, by themselves or their legal representatives. This appears to me a just exposition of the language of the resolve of 1801, standing wholly by itself. A settlement, which had been abandoned, and under which no person claimed a continuing, derivative title, could not have been an object of the legislative bounty. The facts of that case distinctly showed, that Smart's settlement had been abandoned many years before. But, whether this point were correctly decided or not, is, in my view of the present case, not material. The question, here, is not, as there, who were original settlers entitled to the legislative bounty. Neither McGlathry, nor the defendant and his co-grantees could pretend to be such settlers. Their whole claim is derivative from Budge, as an original settler, and any other title would be repugnant to the whole facts of the case. The acts and proceedings of the commissioners are conclusive on this point.

They decided, that Budge was an original settler, entitled to the bounty, and incidentally, of course, that his settlement was so preserved as to be deemed a continuing settlement down to the passage of the resolve. If a settlement for any part of the land, it was for the whole lot, for his title was recognised for the whole; and whether that possession was personal, or by his assignees, is wholly immaterial now, because the decision of the commissioners is conclusive, upon the state of his title. The assignees of Budge cannot now gainsay such possession or title; and they are estopped from disputing it. If McGlathry or Lapish had a possession, actual or constructive, of any part, it enured for the benefit of the whole lot. I can perceive no evidence of abandonment of their claim to the one acre, either by Budge or McGlathry, or his grantees. On the contrary, the possession has been upheld, through all the intermediate grantees, upon this title alone. But it is said, that the decision of the commissioners was conclusive upon all parties. But of what was it conclusive? I agree, that they had the sole right to ascertain who were the original settlers, entitled to the bounty lots; and to ascertain the boundaries of those lots. Their deeds were conclusive on these points. But I cannot admit, that their authority was conclusive as to who were the legal representatives of any particular settler. Least of all, can I admit, that they had a right to convey the whole to any persons, who were confessedly the grantees or representatives of a part only. They might be deceived, or they might mistake the state of the facts; but any adjudication of the whole, to persons entitled to but a part, would be an excess of their jurisdiction, and however it might be binding between the commonwealth and the grantees of the lot named in the deed, could not bind the equitable rights of third persons, as to those grantees. The cases of *Lambert v. Carr*, 9 Mass. 185, and *Harlow v. French*, Id. 192, do not impugn this doctrine. There was no question in either of these cases, whether either party was the true representative of an original settler. The rights set up were conflicting rights under adverse settlers. The like answer applies to the case of *Bussey v. Luce*, 2 Greenl. 367. It would be so manifestly unjust, that any person should derive a title by his own wrong, or by mistake, to the whole land, when he had purchased with an exception of a part, and could pretend no right to that part, that nothing but the clearest authority would lead me to affirm such a principle. I know of no such authority. On the contrary, I consider the doctrine in *Wilson v. Mason*, 1 Cranch [5 U. S.] 45, 100, strictly applicable. "He who acquires a legal title," say the court, "having notice of a prior equity of another, becomes a trustee for that other to the extent of his equity." No man can doubt the equity of McGlathry and his assignees to the one acre, under the resolve of 1801; and the defendant had the fullest notice of it. There is also another salutary principle in equity, of which Lord Redesdale has taken notice in *Bateman v. Willoe*, 1 Sch. & L. 201, 205, that where a party has possessed himself improperly of something, by means of which he has an unconscientious advantage at law, equity will either put it out of the

way or restrain him from using it. Under one aspect of the present case, there might have been difficulty in escaping from the proper application of this jurisdiction.

It is further objected, that the plaintiffs are not entitled to relief, because the defendant and Lapish and French are the owners of the legal title to the one acre under the mortgages of Budge to Treat and Ginn in 1787, and Budge to Lee in 1794, which the defendant asserts to be still subsisting mortgages, of which they are the assignees, and he has a right in equity to set them up against the plaintiffs. Now, it is perfectly clear, that, as the conveyance by Budge to McGlathry of this one acre was with covenants against incumbrances and of general warranty, McGlathry or his grantees are entitled to be relieved, as against Budge, from both of these mortgages. When Budge conveyed the one hundred acre lot in March, 1799, to Peck, it was with an express exception of the acre conveyed to McGlathry and subject to Lee's mortgage. It appears from William Hammond's testimony, that it was a part of the contract of sale, that Peck should discharge those mortgages; and, indeed, as to Lee's, this is apparent from the very face of the conveyance by Budge to Peck. The defendant and Lapish and French, were perfectly conusant of Peck's title, and there is no pretence to say, that they have any better right than Peck would have. Nor does the answer of the defendant set up any superior equity or title in the defendant. It stands upon Peck's title in respect to these, mortgages. What then is the state of the facts on this point? In June, 1801, Lee assigned his mortgage and judgment to Lapish; and afterwards, in October of the same year, Lapish made the release of the same mortgage to Budge, which has been already alluded to. This release purports, in consideration of five dollars, to release "all actions, causes of action, and demands, for or upon account of a certain mortgage deed, made by said Budge to John Lee, of a certain tract, &c. which said mortgage deed was afterwards, by said Lee, duly assigned to me, said Lapish." Then comes this proviso: "Provided, however, that this release shall not be considered as in anywise affecting any right or title, which is or may be claimed by me or any other person by any other deed from or under said Budge, the true purpose and intent hereof being to secure to those who claim the premises under John Peck a good title to the same." It appears

to me, that the real object of this proviso is incapable of being misunderstood. It is merely to operate as an extinguishment, in favor of Budge, of the very mortgage which Peck was bound to discharge under the conveyance to him by Budge, and which equitably devolved upon Peck's grantees. The proviso is designed to protect these grantees from any implication of an intention to release their title to the premises derived under Peck. What were these premises? Not the whole one hundred acres; but the whole, excepting McGlathry's acre. The release, therefore, was an execution of the original contract of Peck, and extinguished the mortgage in favor of Budge, as well to the acre of McGlathry as to the residue conveyed to Peck; and thus relieved Budge from his warranty to McGlathry. Lapish has the full security intended by the release in the extinguishment of the mortgage, as to the premises derived from Peck; and it would be a violation of justice to revive an extinct mortgage to the prejudice of the parties, who, in the contemplation both of Peck and Budge, were to be relieved from it.

The case is, if possible, still plainer as to the mortgage of Ginn and Treat. In June, 1801, Ginn, in consideration of five dollars, released his title to the whole lot to Budge; and in October, 1803, Treat also, for the consideration of five shillings, released his title in the mortgage to Peck. The very instruments themselves demonstrate the intention of all the parties, that these mortgages should be extinguished; and are consistent only with the supposition, that the extinguishment of them by Peck or his grantees constituted a part of the original contract between him and Budge on the original sale. The consideration of the conveyances by Lapish to Budge, and Ginn to Budge, and Treat to Peck, are all merely nominal, and indicate, in the most unequivocal manner, that the parties considered them as securities, that were to be deemed extinguished as foundations of right or title against Budge or his grantees. To revive them would, in my judgment, be a total departure, as well from the principles of law as of equity. It would be gross injustice, to the plaintiffs. There is this additional circumstance, which is decisive against the defendant's right to put forth this defence, that he has shown no title to any part of the premises derived under Lapish, or under the assignment of the mortgage of Lee to him, or under the release of Ginn to Budge, or of Treat to Peck. His title to the premises is independent of all these transactions, and he is in no just sense a privy in the estate under them. It may also be observed, that until the release in 1801, Budge was, by virtue of the mortgage of Peck to him in 1799, so far as respects Peck's grantees, the conditional owner of the whole lot.

It is further objected, that McGlathry's conveyance from Budge was a fraud upon the latter, and ought not now to be upheld as a foundation of title. If this objection were well founded in point of fact, it would not avail the defendant. He has derived no title to the one acre by grant from Budge; and it is very clear, that in a case of this sort none, but a party or privy in estate, could set up a fraud upon the grantor, as the origin of an adverse

title. But the evidence of the asserted fraud is too loose and unsatisfactory to be relied on for a moment. And the supposition of its existence is negated, in the strongest manner, by the subsequent conveyances and conduct of Budge. It is to the last degree improbable, that, if the deed to McGlathry had been fraudulent, Budge would have recognized it in the subsequent deed to Peck; or that he and his heirs would have acquiesced in it, without any serious struggle, up to the present time.

These are the principal points, upon which I deem it necessary to make any observations. There are some other suggestions, which, it is only necessary to say, have not escaped the attention of the court; but they do not seem to me to require any minute answer.

My judgment accordingly is, that as to all the land included in McGlathry's deed, which extends only to the present bank of the river, the plaintiffs are entitled to relief, and the defendant ought to be perpetually enjoined from claiming any title thereto; and as to all the rest of the land recovered by the judgment, the defendant is entitled to a writ of seisin. But this decree ought to be upon the terms, that the plaintiffs shall pay to the defendant all equitable charges, which he has upon the land of the plaintiffs, for expenses, for purchase money paid to the commonwealth, or taxes or other charges, with interest, to be ascertained by a master, in case either party shall request it. The district judge concurs in this opinion, and therefore a decree is to be entered accordingly. Decree for plaintiffs.

¹ [Reported by William P. Mason, Esq.]

² Com. Dig. "Execution," A 1; *McNeil v. Bright*, 4 Mass. 282; *Gilbert v. Bell*, 15 Mass. 44; Co. Litt. 34b.

³ *Brace v. Duchess of Marlborough*, 2 P. Wms. 491; *Gilman v. Brown* [Case No. 5,441].

⁴ *Thomas v. Freeman*, 2 Vern. 563, and Raithby's notes; *Wind v. Jekyl*, 1 P. Wms. 572; *Higden v. Williamson*, 3 P. Wms. 133.

⁵ See *Robinson v. Macdonnell*, 5 Maule & S.

⁶ *Brace v. Duchess of Marlborough*, 2 P. Wms. 491.

⁷ Co. Litt 265; Com. Dig. "Release," B 3.