



**I**t has been brought to the attention of the committee that considerable difficulty is caused arising out of the failure of colleagues when drafting deeds and memorials to include in the description of the property the county in which the property is situated. Deeds that do not have a county indicated in the description of the property being assured are filed by the Registry of Deeds under a category "NS" which means "not specified". This categorisation will result in solicitors obtaining search results that are based on incomplete records.

The committee strongly recommends to practitioners that it is essential when drafting deeds and memorials to ensure that a correct and adequate description, including in particular the county in which the property is situated, is included in the description of the property in the deed and memorial. It should be noted that inclusion of the county in the memorial alone will not suffice as, under present Registry of Deeds legislation, this information must be in the deed before it can be accepted as part of the memorial.

#### **REGISTRY OF DEEDS : REQUIREMENT FOR COUNTY TO BE INCLUDED IN DEED AND MEMORIAL**