

number of the Indenture bearing date the thirty-first day of
March one thousand eight hundred and thirty two and made between
William Henry Mackenzie then and therein described as of Sydney in the
Colony of New South Wales (but now of Melbourne in the Colony of Vic-

A BILL

To confer powers to sell and grant building Leases upon the
Trustees of the Marriage Settlement of William Henry
Mackenzie and Helen his wife.

5 **W**HEREAS by an Indenture bearing date the thirty-first day of
March one thousand eight hundred and thirty two and made between
William Henry Mackenzie then and therein described as of Sydney in the
Colony of New South Wales (but now of Melbourne in the Colony of Vic-
10 toria) Esquire of the first part Helen Hawkins then of Bathurst in the
said Colony spinster now the wife of the said William Henry Mackenzie
of the second part and John Piper Mackenzie then and therein described
as of Bathurst aforesaid but now of Sydney aforesaid Esquire and George
Cox then and now of Mulgoa in the said Colony Esquire of the third
15 part a certain parcel of land containing One Acre One Rood and Twenty-
One Perches situate on the Surry Hills in Sydney aforesaid therein par-
ticularly described was in consideration of the marriage then intended
between the said William Henry Mackenzie and his said wife conveyed to
the said John Piper Mackenzie and George Cox and their Heirs to the
20 use (after the said Marriage) of the said W. H. Mackenzie and his
assigns for his life and thereafter (with a provision for supporting
contingent remainder for the use of the child or children of the said
Marriage his her and their Heirs and assigns and if more than one in
such shares and proportion and in such manner as the said William
Henry Mackenzie and Helen his wife or in default of joint appoint-
ment

Preamble reci-
ting settle-
ment.

Indenture of
Marriage of Helen
Hawkins

ment as the survivor should as therein mentioned appoint and in default of any appointment to the use of such child or children and his her or their respective Heirs and assigns equally between them if more than one as tenants in common with benefit of survivorship in case of the death of any or either of them under the age of twenty-one years 5 and with the ultimate remainder to the use of the said William Henry Mackenzie his heirs and assigns for ever And whereas the buildings hitherto erected on the land occupy a small portion thereof only and are old and dilapidated and yield only a small rental which is greatly reduced as Income by the cost of necessary repairs And whereas the 10 whole of the said land is of considerable value as a site for building and it would be greatly for the advantage of all parties beneficially interested under the said settlement that the Trustees thereof when and as convenient opportunity shall offer and with such consent as hereinafter provided should be empowered to realise such value either in 15 purchase-money or ground rents by the exercise of sufficient power of sale and of granting building leases And whereas the said power having been omitted in the said settlement the same cannot be supplied without the authority of Parliament Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative 20 Council and Legislative Assembly of New South Wales in Parliament assembled as follows :—

Trustees authorized to grant leases.

1. It shall be lawful for the said John Piper Mackenzie and George Cox or the survivor of them or other the Trustees or Trustee for the time being of the said Indenture with the consent in writing of the said William 25 Henry Mackenzie and Helen his wife or of the survivor of them after the decease of either of them and after the decease of the survivor at the sole discretion of such Trustees or Trustee to lease either the whole or any part of the land and hereditaments comprised in the said Indenture to any person or persons who shall covenant to improve the same by erecting and building 30 thereon

thereon any new house or houses building or buildings or by repairing or re-building any of the houses or buildings which are now or shall hereafter be standing thereon or by otherwise expending in improvements such moneys as shall be deemed adequate to the interest to be parted with for
 5 any term of years not exceeding ninety-nine years to take effect in possession and not in reversion or by way of future interest so as there be reserved in every such lease the best or most improved yearly rent that can be reasonably obtained to be incident to the immediate reversion without any fine foregift or other payment of like nature for the making
 10 thereof and so that there be contained in every such lease a condition of entry by the Lessor for non-payment of rent or non-observance or non-performance of covenants by the Lessee within a reasonable time to be therein specified and so that the lessee do execute a counterpart and do thereby covenant for payment of the rent thereby reserved and be not by any
 15 express words therein made dispunishable for waste.

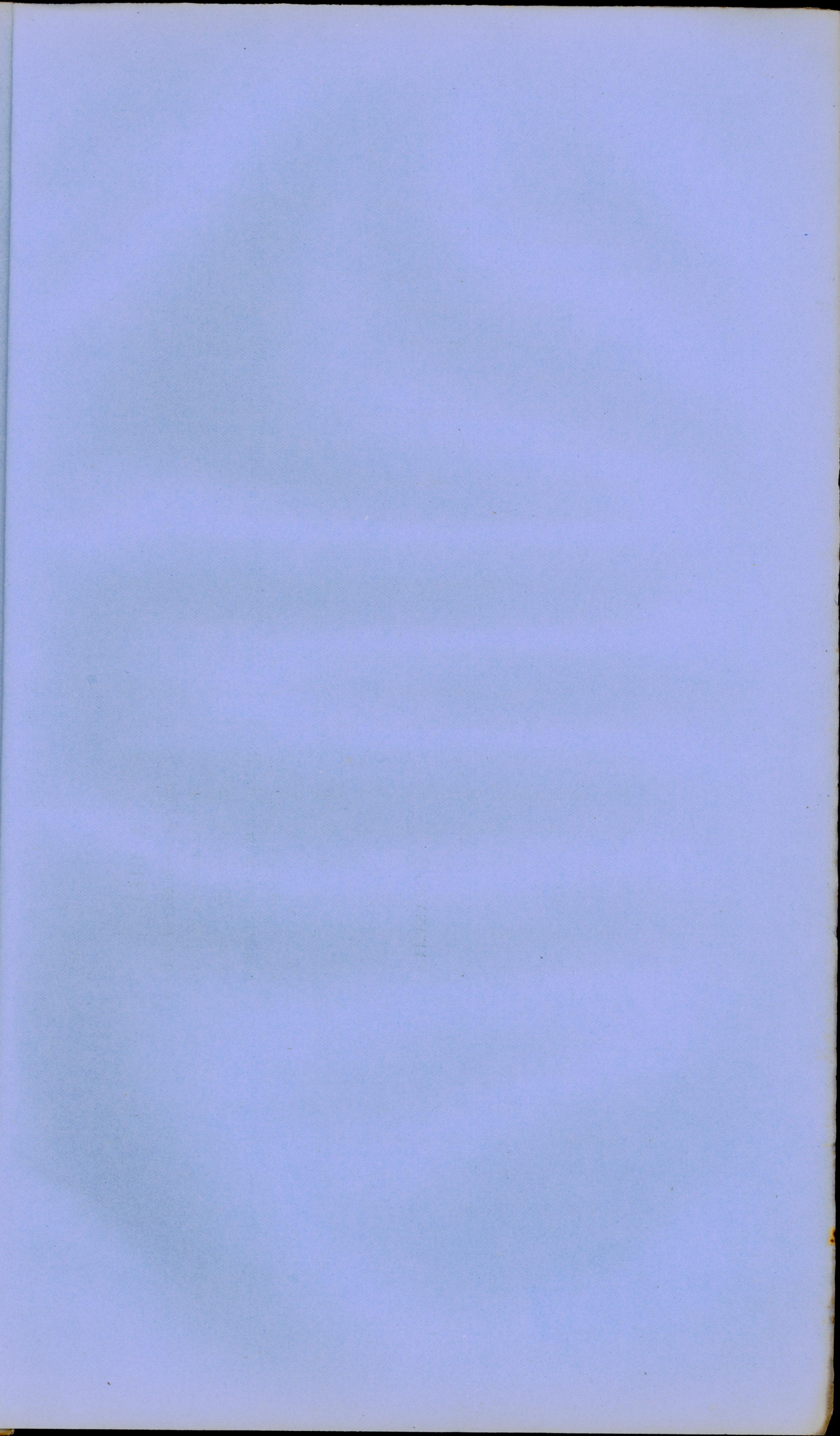
2. It shall also be lawful for the said John Piper Mackenzie and ^{Trustees authorized to sell.} George Cox or the survivor of them or other the Trustees or Trustee for the time being as aforesaid and with the like consent and at the like discretion as provided for the exercise of the power
 20 of leasing hereinbefore conferred absolutely to sell and dispose of all or any part of the land and hereditaments comprised in the said Indenture to any person or persons whomsoever for such prices as the said Trustees or Trustee shall deem reasonable either by public auction or private contract and subject to any conditions of sale which
 25 shall be considered expedient including a power of allowance in such conditions of credit for the purchase money or any part thereof on security of the purchased land and with power to buy in the same at any sale or rescind or alter any contract in regard thereto without being answerable for any loss which may be thereby occasioned And the receipts in writing
 30 of the said Trustees or Trustee for any moneys or money arising from any such

such sale as aforesaid shall be sufficient discharge to the persons to whom the same shall be given who shall not be liable in respect of any misapplication or non-application thereof.

As to re-investment of proceeds of sale.

3. The moneys to arise from any such sale shall either be laid out by the said Trustees or Trustee in the purchase of other lands situate in Great Britain or in the Colony of New South Wales or in the Colony of Victoria or invested at interest upon Government or real securities in Great Britain or the said Colonies or one of them and the said Trustees or Trustee shall have the same powers of leasing and selling any land to be so purchased as aforesaid as are hereby conferred in respect of the land and hereditaments originally comprised in the said settlement and shall also have power to vary and transpose any securities on which the trust money shall be invested pursuant hereunto Provided that the like consent shall be required in respect of each and every such purchase investment sale transfer or change of securities as hereinbefore required in regard to the exercise of the powers of selling or leasing the lands and hereditaments originally comprised in the said trusts and provided that the rents interests dividends or annual produce of the said trust property howsoever invested shall go and be paid and applied to the same persons and for the same purposes as the rents and profits of the land and hereditaments are by the said Indenture of Settlement directed to be applied and the capital of the trust property or the lands or securities whereon the same shall be invested shall go and belong to the same person or persons who would have been absolutely entitled to the land and hereditaments originally comprised in the said settlement pursuant to the trusts thereof and if more than one in the like shares and proportions.

4. This Act shall be deemed a public Act and judicially taken notice of as such in all cases without being specially pleaded.



A BILL

*To confer power to Sell and Grant
Building Leases upon the Trus-
tees of the Marriage Settlement
of William Henry Mackenzie
and Helen his wife.*

W. G. McCARTHY.

This PRIVATE BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.

*Legislative Assembly Chamber, }
Sydney, 16 April, 1861. }*

CHA. TOMPSON,
Clerk of Legislative Assembly.

New South Wales.



ANNO VICESIMO QUARTO

VICTORIÆ REGINÆ.

An Act to confer powers to sell and grant Building Leases upon the Trustees of the Marriage Settlement of William Henry Mackenzie and Helen his wife.

WHEREAS by an Indenture bearing date the thirty-first day of Preamble reciting settlement.
March one thousand eight hundred and thirty-two and made between William Henry Mackenzie then and therein described as of Sydney in the Colony of New South Wales (but now of Melbourne in the Colony of Victoria) Esquire of the first part Helen Hawkins then of Bathurst in the said Colony spinster now the wife of the said William Henry Mackenzie of the second part and John Piper Mackenzie then and therein described as of Bathurst aforesaid but now of Sydney aforesaid Esquire and George Cox then and now of Mulgoa in the said Colony Esquire of the third part a certain parcel of land containing one acre one rood and twenty-one perches situate on the Surry Hills in Sydney aforesaid therein particularly described was in consideration of the marriage then intended between the said William Henry Mackenzie and his said wife conveyed to the said John Piper Mackenzie and George Cox and their heirs to the use (after the said marriage) of the said William Henry Mackenzie and his assigns for his life and thereafter (with a provision for supporting contingent remainder) for the use of the child or children of the said marriage his her and their heirs and assigns and if more than one in such shares and proportion and in such manner as the said William Henry Mackenzie and Helen his wife or in default of joint appointment

Mackenzie's Marriage Settlement Act.—1861.

as the survivor should as therein mentioned appoint and in default of any appointment to the use of such child or children and his her or their respective heirs and assigns equally between them if more than one as tenants in common with benefit of survivorship in case of the death of
 5 any or either of them under the age of twenty-one years and with the ultimate remainder to the use of the said William Henry Mackenzie his heirs and assigns for ever And whereas the buildings hitherto erected on the land occupy a small portion thereof only and are old and dilapidated and yield only a small rental which is greatly reduced as income by
 10 the cost of necessary repairs And whereas the whole of the said land is of considerable value as a site for building and it would be greatly for the advantage of all parties beneficially interested under the said settlement that the Trustees thereof when and as convenient opportunity shall offer and with such consent as hereinafter provided should be empowered to
 15 realize such value either in purchase money or ground rents by the exercise of sufficient power of sale and of granting building leases And whereas the said power having been omitted in the said settlement the same cannot be supplied without the authority of Parliament Be it therefore enacted by the Queen's Most Excellent Majesty by and with
 20 the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

1. It shall be lawful for the said John Piper Mackenzie and George Cox or the survivor of them or other the Trustees or Trustee for the time
 25 being of the said Indenture with the consent in writing of the said William Henry Mackenzie and Helen his wife or of the survivor of them after the decease of either of them and after the decease of the survivor at the sole discretion of such Trustees or Trustee to lease either the whole or any part of the land and hereditaments comprised in the said Indenture to any person
 30 or persons who shall covenant to improve the same by erecting and building thereon any new house or houses building or buildings or by repairing or re-building any of the houses or buildings which are now or shall hereafter be standing thereon or by otherwise expending in improvements such moneys as shall be deemed adequate to the interest to be parted with for
 35 any term of years not exceeding ninety-nine years to take effect in possession and not in reversion or by way of future interest so as there be reserved in every such lease the best or most improved yearly rent that can be reasonably obtained to be incident to the immediate reversion without any fine foregift or other payment of like nature for the making
 40 thereof and so that there be contained in every such lease a condition of entry by the lessor for non-payment of rent or non-observance or non-performance of covenants by the lessee within a reasonable time to be therein specified and so that the lessee do execute a counterpart and do thereby covenant for payment of the rent thereby reserved and be not by any
 45 express words therein made punishable for waste.

Trustees authorized to grant leases.

2. It shall also be lawful for the said John Piper Mackenzie and George Cox or the survivor of them or other the Trustees or Trustee for the time being as aforesaid and with the like consent and at the like discretion as provided for the exercise of the power of leasing hereinbefore
 50 conferred absolutely to sell and dispose of all or any part of the land and hereditaments comprised in the said Indenture to any person or persons whomsoever for such prices as the said Trustees or Trustee shall deem reasonable either by public auction or private contract and subject to any conditions of sale which shall be considered expedient including a power
 55 of allowance in such conditions of credit for the purchase money or any part thereof on security of the purchased land and with power to buy in the same at any sale or rescind or alter any contract in regard thereto without being answerable for any loss which may be thereby occasioned

Trustees authorized to sell.

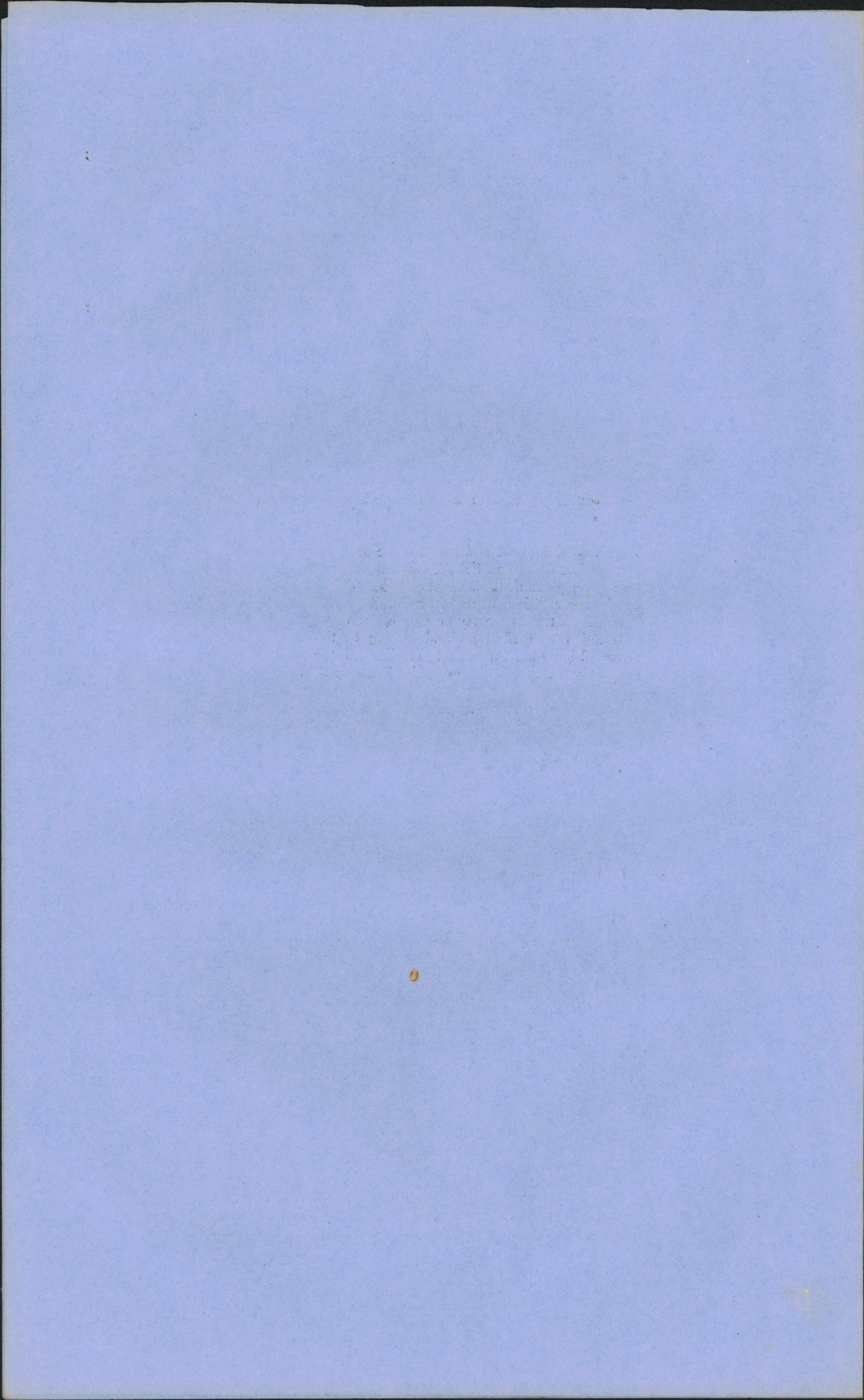
And

Mackenzie's Marriage Settlement Act.—1861.

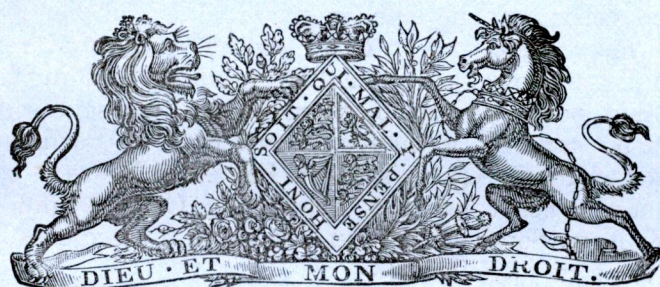
And the receipts in writing of the said Trustees or Trustee for any moneys or money arising from any such sale as aforesaid shall be sufficient discharge to the persons to whom the same shall be given who shall not be liable in respect of any misapplication or non-application thereof.

5 3. The moneys to arise from any such sale shall either be laid out As to re-investment
by the said Trustees or Trustee in the purchase of other lands situate of proceeds of sale. in
Great Britain or in the Colony of New South Wales or in the Colony of
Victoria or invested at interest upon Government or real securities in
Great Britain or the said Colonies or one of them and the said Trustees
10 or Trustee shall have the same powers of leasing and selling any land to
be so purchased as aforesaid as are hereby conferred in respect of the land
and hereditaments originally comprised in the said settlement and shall
also have power to vary and transpose any securities on which the trust
money shall be invested pursuant hereunto Provided that the like
15 consent shall be required in respect of each and every such purchase
investment sale transfer or change of securities as hereinbefore required
in regard to the exercise of the powers of selling or leasing the lands and
hereditaments originally comprised in the said trusts and provided that
the rents interests dividends or annual produce of the said trust property
20 howsoever invested shall go and be paid and applied to the same persons
and for the same purposes as the rents and profits of the land and here-
ditaments are by the said Indenture of Settlement directed to be applied
and the capital of the trust property or the lands or securities whereon
the same shall be invested shall go and belong to the same person or
25 persons who would have been absolutely entitled to the land and here-
ditaments originally comprised in the said Settlement pursuant to the
trusts thereof and if more than one in the like shares and proportions.

4. In citing this Act in any instrument document or legal Title of Act.
proceeding it shall be sufficient to use the expression "Mackenzie's Trust
Act."



New South Wales.



ANNO VICESIMO QUARTO

VICTORIÆ REGINÆ.

An Act to confer powers to sell and grant Building Leases upon the Trustees of the Marriage Settlement of William Henry Mackenzie and Helen his wife. [Assented to, 9th May, 1861.]

WHEREAS by an Indenture bearing date the thirty-first day of Preamble reciting settlement. March one thousand eight hundred and thirty-two and made between William Henry Mackenzie then and therein described as of Sydney in the Colony of New South Wales (but now of Melbourne in the Colony of Victoria) Esquire of the first part Helen Hawkins then of Bathurst in the said Colony spinster now the wife of the said William Henry Mackenzie of the second part and John Piper Mackenzie then and therein described as of Bathurst aforesaid but now of Sydney aforesaid Esquire and George Cox then and now of Mulgoa in the said Colony Esquire of the third part a certain parcel of land containing one acre one rood and twenty-one perches situate on the Surry Hills in Sydney aforesaid therein particularly described was in consideration of the marriage then intended between the said William Henry Mackenzie and his said wife conveyed to the said John Piper Mackenzie and George Cox and their heirs to the use (after the said marriage) of the said William Henry Mackenzie and his assigns for his life and thereafter (with a provision for supporting contingent remainder) for the use of the child or children of the said marriage his her and their heirs and assigns and if more than one in such shares and proportion and in such manner as the said William Henry Mackenzie and Helen his wife or in default of joint appointment

as

Mackenzie's Marriage Settlement Act.—1861.

as the survivor should as therein mentioned appoint and in default of any appointment to the use of such child or children and his her or their respective heirs and assigns equally between them if more than one as tenants in common with benefit of survivorship in case of the death of any or either of them under the age of twenty-one years and with the ultimate remainder to the use of the said William Henry Mackenzie his heirs and assigns for ever And whereas the buildings hitherto erected on the land occupy a small portion thereof only and are old and dilapidated and yield only a small rental which is greatly reduced as income by the cost of necessary repairs And whereas the whole of the said land is of considerable value as a site for building and it would be greatly for the advantage of all parties beneficially interested under the said settlement that the Trustees thereof when and as convenient opportunity shall offer and with such consent as hereinafter provided should be empowered to realize such value either in purchase money or ground rents by the exercise of sufficient power of sale and of granting building leases And whereas the said power having been omitted in the said settlement the same cannot be supplied without the authority of Parliament Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

Trustees authorized
to grant leases.

1. It shall be lawful for the said John Piper Mackenzie and George Cox or the survivor of them or other the Trustees or Trustee for the time being of the said Indenture with the consent in writing of the said William Henry Mackenzie and Helen his wife or of the survivor of them after the decease of either of them and after the decease of the survivor at the sole discretion of such Trustees or Trustee to lease either the whole or any part of the land and hereditaments comprised in the said Indenture to any person or persons who shall covenant to improve the same by erecting and building thereon any new house or houses building or buildings or by repairing or re-building any of the houses or buildings which are now or shall hereafter be standing thereon or by otherwise expending in improvements such moneys as shall be deemed adequate to the interest to be parted with for any term of years not exceeding ninety-nine years to take effect in possession and not in reversion or by way of future interest so as there be reserved in every such lease the best or most improved yearly rent that can be reasonably obtained to be incident to the immediate reversion without any fine foregift or other payment of like nature for the making thereof and so that there be contained in every such lease a condition of entry by the lessor for non-payment of rent or non-observance or non-performance of covenants by the lessee within a reasonable time to be therein specified and so that the lessee do execute a counterpart and do thereby covenant for payment of the rent thereby reserved and be not by any express words therein made dispunishable for waste.

Trustees authorized
to sell.

2. It shall also be lawful for the said John Piper Mackenzie and George Cox or the survivor of them or other the Trustees or Trustee for the time being as aforesaid and with the like consent and at the like discretion as provided for the exercise of the power of leasing hereinbefore conferred absolutely to sell and dispose of all or any part of the land and hereditaments comprised in the said Indenture to any person or persons whomsoever for such prices as the said Trustees or Trustee shall deem reasonable either by public auction or private contract and subject to any conditions of sale which shall be considered expedient including a power of allowance in such conditions of credit for the purchase money or any part thereof on security of the purchased land and with power to buy in the same at any sale or rescind or alter any contract in regard thereto without being answerable for any loss which may be thereby occasioned

And

Mackenzie's Marriage Settlement Act.—1861.

And the receipts in writing of the said Trustees or Trustee for any moneys or money arising from any such sale as aforesaid shall be sufficient discharge to the persons to whom the same shall be given who shall not be liable in respect of any misapplication or non-application thereof.

3. The moneys to arise from any such sale shall either be laid out As to re-investment of proceeds of sale. by the said Trustees or Trustee in the purchase of other lands situate in Great Britain or in the Colony of New South Wales or in the Colony of Victoria or invested at interest upon Government or real securities in Great Britain or the said Colonies or one of them and the said Trustees or Trustee shall have the same powers of leasing and selling any land to be so purchased as aforesaid as are hereby conferred in respect of the land and hereditaments originally comprised in the said settlement and shall also have power to vary and transpose any securities on which the trust money shall be invested pursuant hereunto Provided that the like consent shall be required in respect of each and every such purchase investment sale transfer or change of securities as hereinbefore required in regard to the exercise of the powers of selling or leasing the lands and hereditaments originally comprised in the said trusts and provided that the rents interests dividends or annual produce of the said trust property howsoever invested shall go and be paid and applied to the same persons and for the same purposes as the rents and profits of the land and hereditaments are by the said Indenture of Settlement directed to be applied and the capital of the trust property or the lands or securities whereon the same shall be invested shall go and belong to the same person or persons who would have been absolutely entitled to the land and hereditaments originally comprised in the said Settlement pursuant to the trusts thereof and if more than one in the like shares and proportions.

4. In citing this Act in any instrument document or legal Title of Act. proceeding it shall be sufficient to use the expression "Mackenzie's Trust Act."

By Authority: THOMAS RICHARDS, Government Printer, Sydney, 1861.

[Price, 1d.]

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and expansion. From a small collection of colonies on the eastern seaboard, the nation grew to encompass a vast continent. This growth was driven by a desire for land, resources, and a new political identity. The American Revolution was a pivotal moment, as the colonies declared their independence from Great Britain and established a new form of government based on the principles of liberty and democracy.

The early years of the nation were marked by westward expansion. The Louisiana Purchase of 1803 doubled the size of the United States, opening up new territories for settlement and agriculture. The discovery of gold in California in 1848 led to a massive influx of people seeking fortune, further accelerating the nation's growth. The Civil War, which began in 1861, was a defining moment in the nation's history, as it resolved the issue of slavery and preserved the Union.

The Reconstruction era that followed the Civil War was a period of significant change and challenge. The newly freed slaves were granted citizenship and the right to vote, but they faced a long and difficult struggle for equality. The industrial revolution was also in full swing, transforming the economy and society. The Gilded Age was a time of great wealth and power, but it was also a time of social inequality and corruption.

The Progressive Era of the late 19th and early 20th centuries was a period of reform and social progress. Reformers sought to address the problems of the Gilded Age, such as child labor, monopolies, and political corruption. The Progressive Era led to significant changes in government and society, including the establishment of the Federal Reserve and the passage of antitrust laws.

The 20th century has been a time of great change and achievement for the United States. The nation emerged as a world superpower after World War II, leading the world in the development of nuclear energy and space exploration. The civil rights movement of the 1950s and 1960s was a defining moment in the nation's history, as it led to the passage of landmark legislation that ended segregation and established equal rights for all citizens.

The United States has a rich and diverse history, and its story continues to unfold. The nation's values of liberty, democracy, and the pursuit of happiness have inspired people around the world. As the 21st century unfolds, the United States faces new challenges and opportunities, and its history will continue to shape the future of the world.