

buyer by any person having over the property sold a right existing at the time of the sale or derived from the seller after that time.

*ILLUSTRATION.* — *A sells a house to B on the 1st. of August 2455. B takes possession of the house. On the 1st. of October 2455, C comes in and produces a lease executed before the proper official on the 1st of June 2455 by which A leases the house to C for the period extending from the 1st. of October 2455 to the 30th. of September 2456. C accordingly takes possession of the house for one year. A is liable to B for the consequences of such disturbance.*

413. — The seller is not liable for a disturbance caused by a person whose rights were known to the buyer at the time of the sale.

*ILLUSTRATION.* — *A sells a house to B on the 1st. of August 2455. B is aware that the house has been let by A to C for the period extending from October 2455 to September 2456. If C comes and takes possession of the house, B has no remedy against A because the rights of C were known to B at the time of the sale.*

414. — In any cases of disturbance where an action arises between the buyer and a third person, the buyer is entitled to summon the seller to appear in the action to be joint defendant or joint plaintiff with the buyer.

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