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152. — A servitude acquired by usucapion is valid as between the owners of the dominant and servient properties even without registration. But it will not be valid on any transfer unless it be registered before the transfer.

Illustration: — A, owner of a dominant land, has acquired by usucapion a right of way upon the adjoining land of B. B cannot object to the exercise of the servitude. But suppose B sells his land to C, the servitude having not been registered. C, who was not aware of the existence of a servitude on the land he has purchased, though he has examined the Land Register, can object to the exercise of the servitude by A. A has been negligent when having the servitude not registered, and he loses his right.

TITLE IV.

Other servitudes.

CHAPTER I.

Habitation.

153. — Habitation is the right granted by the owner of a land or house to another person to use such land or house for a term of years or for life of the grantee without paying any rent.

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