

*R. A. Tucker
Secretary of the Government*

Newfoundland.



WILLIAM the Fourth by the
Grace of GOD of the United Kingdom of Great
Britain and Ireland King Defender of the Faith

To all to whom these Presents shall come Greeting

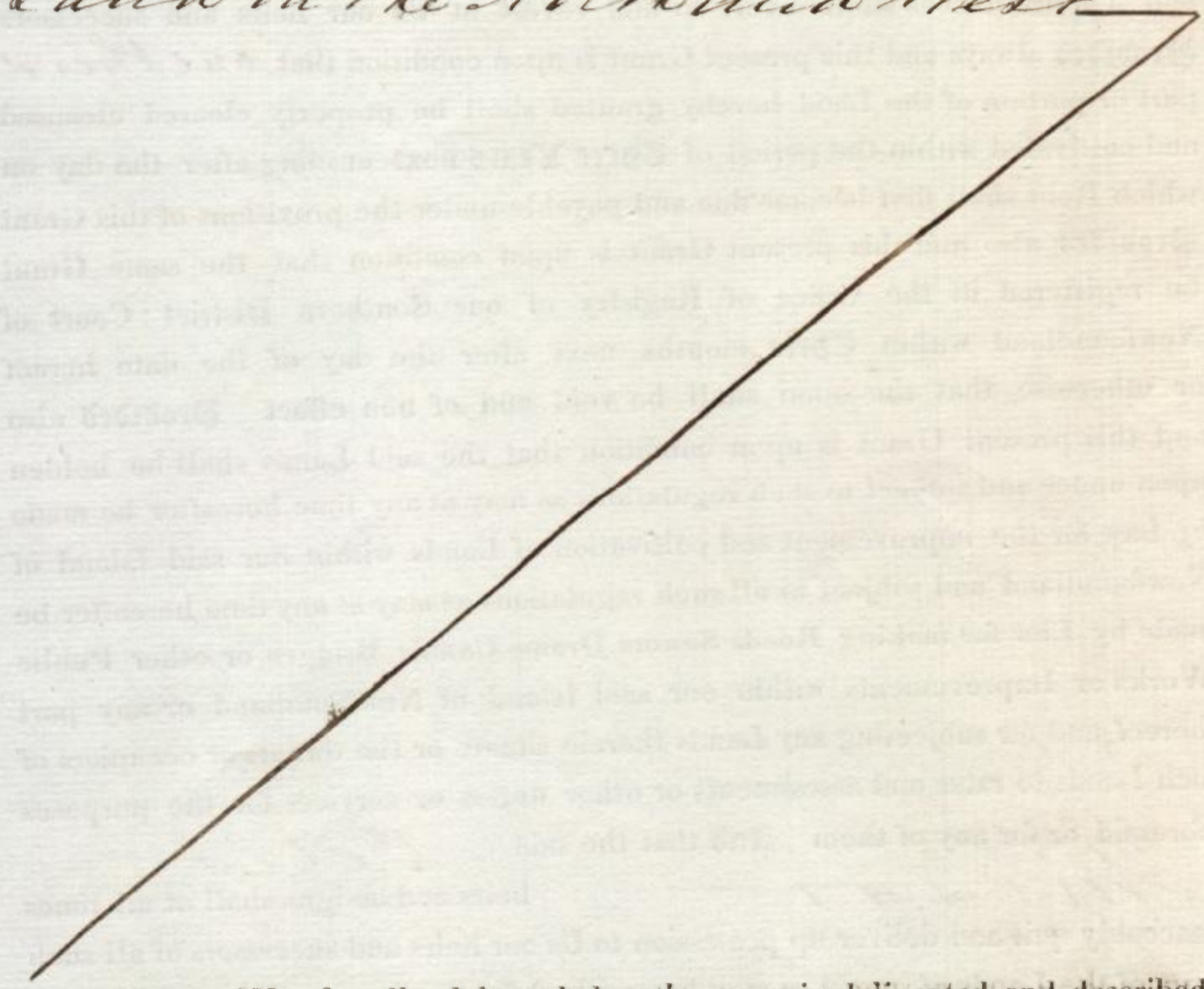
KNOW ye that We of our special grace
certain knowledge and mere motion have given and granted and by these Presents
do for Us our heirs and successors **Give** and **Grant** unto

*Peter Minor of St. Johns in our
Island of Newfoundland's Post
Keeper*

Fees.

	Stg.
GREAT SEAL.....	50
SECRETARY	7.0
SURVEYOR	7.0
DEPY. SURVEYOR ..	7.0
	<u>16.0</u>

his heirs and assigns all that piece and parcel of Land situate and being
on the North East side of St. Johns
aforsaid, having Roads on the
East and South to be reserved
thirty feet wide, and uncultivated
Land on the North and West



in our Island of Newfoundland bounded as the same is delineated and described
in

in the diagram hereunto annexed and containing ~~will never be~~
~~used and that this~~

with the appurtenances except and reserved nevertheless out of this present Grant to Us our heirs and successors all Gold and Silver and all Coals and other Mines and Minerals in or under the said piece or parcel of Land

To Have and to Hold (except as before excepted) unto the said Peter Minster

his heirs and assigns for ever he the said Peter Minster

his heirs or assigns yielding and paying therefore yearly and every year for ever unto Us our heirs and successors at the Office of the Secretary of our Governor of our said Island for the time being in the Town of St. John's in our said Island of Newfoundland or to such other person as shall be appointed to receive the same the yearly Rent or Sum of Five pence

_____ Sterling Money of our said United Kingdom for each and every Acre of the said Land hereby granted to commence on the 24th day of June which shall be next after the expiration of Two Years from the day of the date hereof and to be paid yearly and every year on the 24th day of June for ever And in default of the said payment or if it shall happen that the aforesaid yearly Rent shall be at any time behind and unpaid in the whole or in part by the space of Thirty Days next after any day whereon the same ought to be paid as aforesaid then and from thenceforth this Grant shall immediately cease and determine and be void and of non effect and the said Land and Appurtenances shall revert to and re-vest in Us our heirs and successors

Provided always and this present Grant is upon condition that one third part or portion of the Land hereby granted shall be properly cleared cleansed and cultivated within the period of Three Years next ensuing after the day on which Rent shall first become due and payable under the provisions of this Grant

Provided also and this present Grant is upon condition that the same Grant be registered in the Office of Registry of our Southern District Court of Newfoundland within Three months next after the day of the date hereof or otherwise that the same shall be void and of non effect

Provided also and this present Grant is upon condition that the said Lands shall be holden upon under and subject to such regulations as may at any time hereafter be made by Law for the improvement and cultivation of Lands within our said Island of Newfoundland and subject to all such regulations as may at any time hereafter be made by Law for making Roads Sewers Drains Canals Bridges or other Public Works or Improvements within our said Island of Newfoundland or any part thereof and for subjecting any Lands therein situate or the owners or occupiers of such Lands to rates and assessments or other duties or services for the purposes aforesaid or for any of them And that the said Peter

Minster heirs and assigns shall at all times peaceably quit and deliver up possession to Us our heirs and successors of all such parts of the Lands aforesaid as may be required for the purposes aforesaid or any of

of them upon receiving such compensation (if any) as by any Law hereafter to be made in that respect may be provided

Given under the Great Seal of our Island of Newfoundland at St. John's this *Third* day of *May* in the Year of our Lord One Thousand Eight Hundred and Thirty *Two* and in the *Second* Year of our Reign

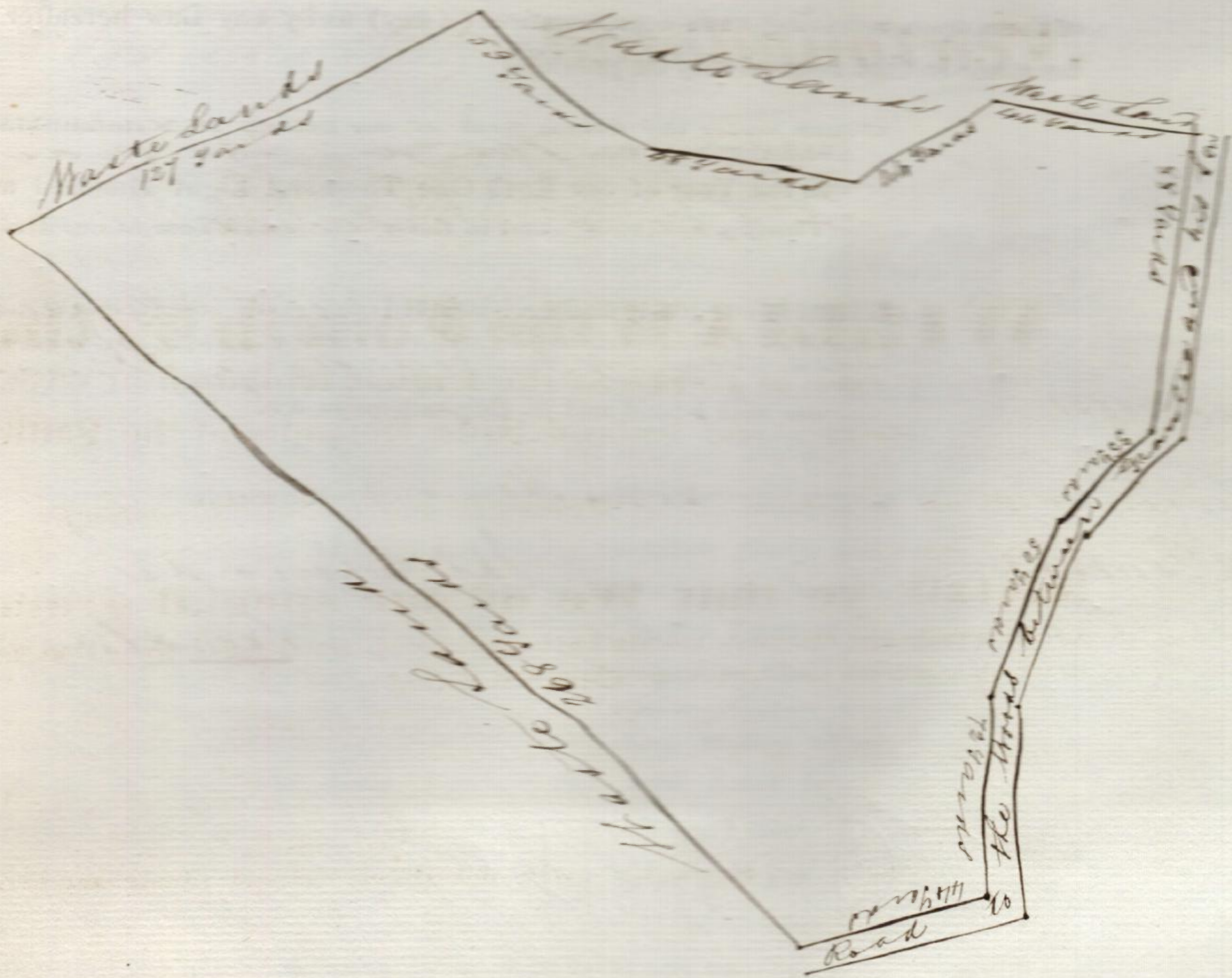
Witness our trusty and well-beloved *Richard Alexander Tucker Esq. President of our Council of our said Island of Newfoundland. Administ-
tering the Government of*
our said Island and its Dependencies &c.

BY HIS *Thomas* COMMAND

John Croxson
" "
Secretary

Ex. a. 14 Dec. 1831

James Simms
Ch. Secy. General



I certify that the foregoing Grant of
 Land to Peter Minser N^o 440 was Registered
 by me this Twenty first day of July One thousand
 eight hundred and thirty two
 Southern District
 Registration Office
 England 21st July 1832

B. G. Gornett
 Regr.