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J. G. Spence & Merchants

Southern District Court
Vol. 2 # 727
No. 727 Fol. 367-370
19/06/1848

Newfoundland.

(LS)



Victoria

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 Elizabeth Carter May

Woolcombe Street England Robert Carter an and
Hove Carter of Maryland Heirs to the estate of the late
Robert Carter

Fees.

Stg.

- GREAT SEAL.....
- SECRETARY.....
- SURVEYOR.....
- DEPY. SURVEYOR.....

heirs and assigns all that piece and parcel of Land situate and being
to the South West of the main Pass leading to the sea in the
and upon the North West side of Coleman's line person and
language as Plot Field abated and bounded as follows that is to
by a line commencing at a point in the North side of the said lane at
South East angle of land belonging to the estate of the late Rich^d Mason
thence southerly through the land and extending thereby in a South West
direction two chains and a fifth part or more or less thence southerly

and in the possession of William Coleman and his heirs by the said grant in 1817 for the space of three years and
thence southerly fifty six links, thence North thirty three degrees thirty minutes East seven feet or less thence
by land occupied by William Coleman and his heirs with the West side of the said lane to the North West forty two
degrees two and a half degrees South West thirty one degrees and a half minutes East seven feet or less thence
bounded by the before named estate of the late Richard Mason as aforesaid on the North side by a straight line two
chains and a sixth part or less to the East side of the said lane containing two Rods
and six inches Rods more or less as shown in the Diagram No 1 on the other side hereof
and with other Piece or Parcel of Land situate and being in the North East side of a Public
Road leading to Ferry Lane Ferry abated and bounded as follows that is to say on the North side
of Water town at the Plot extending thereby one chain and twenty one links on the East side
of the said lane belonging to the late of Richard Mason one chain and twenty one links on the South side
of the said lane above named one chain and sixty one links and on the North West side by the estate
of the late William Coleman in a line commencing in a perpendicular line by fifty links, thence
three links or a sixth part or less containing twenty one Rods more or less as shown in
the Diagram No 2 on the other side hereof, and being of the same size and species
in the Diagram delineated on the other side hereof

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

in the diagram hereunto annexed and containing *in the whole Three Rows and
One Plot more or less*

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 *Elizabeth Carter
Eliza Woodcombe Robert Carter and James Howe*

and James Howe Esq. in payment to us as the price and consideration of the said land the sum of One hundred Sterling Money at the time of the sealing and delivery hereof

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

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 revest in Us our heirs and successors **Provided** always and this present Grant is upon condition that

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 *Elizabeth Carter Eliza Woodcombe Robert Carter and James Howe* their 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

*Wm Archibald
4th Nov 1777*

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 *fifteenth* day of *June* in the Year of our Lord One Thousand Eight Hundred and *Forty* *Eight* and in the *Eleventh* Year of our Reign

Witness our trusty and well-beloved *Air John Gaspard* *Governor and Commander in Chief* our said Island and its Dependencies &c. in and over

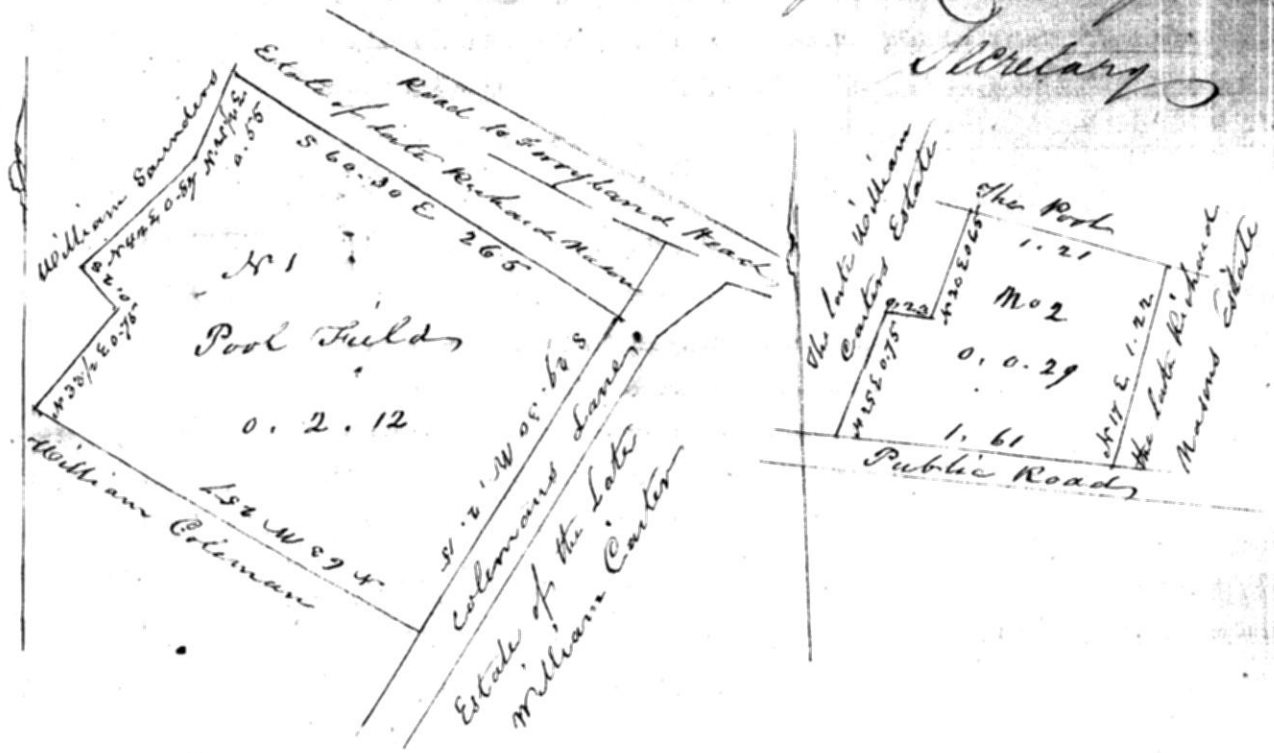
By His *Excellency* COMMAND

Jas Cowdy

~~Recd in the day and Year above written from the within named Grantee the sum of *£* 1000 being the full amount of the consideration money herein mentioned~~

£ 5.0

Jas Cowdy
Secretary



Scale one chain to an Inch

Wm Road Acty Sec Gen
9th November 1847

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I do hereby certify that the foregoing Grant of Land
No 727 to Elizabeth Carter Wife of James Carter of New England Robert
and James Carter of Maryland was duly Registered this Eight
day of December 18 One thousand eight hundred and fifty eight

George Sumner
Registrar