**SDC Vol 2 No 727 Folio 367-370 Grant to Elizabeth Carter Eliza Woolcombe Robert Carter James Howe Carter 19-06-1848**

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| Editorial Note: Much of the text in these grants is boiler plate with the particulars of the piece of land being handwritten in the appropriate places. To distinguish between the boiler plate and the specific details of the transaction the latter are shown in italics. |

J. Gaspard Le Marchant

{L.S.}

No. *727*

Newfoundland



 ~~WILLIAM the Fourth~~ ^Victoria by the

 Grace of GOD of the United Kingdom of Great

|  |  |
| --- | --- |
| Fees | Stg. |
| Great Seal |   |
| Secretary |   |
| Surveyor |   |
| Depy Surveyor |   |

 Britain and Ireland King [sic] 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, Eliza***

***Woolcombe of Exeter England and Robert Carter, James***

***Howe Carter of Ferryland Heirs to the estate of the late***

***Robert Carter***

***­­­\_\_\_\_*** [sic]heirs and assigns all that piece and parcel of Land situate and being

***to the South West of the Main Road leading to Ferryland Head***

***and upon the North West side of Coleman’s lane known and dis-***

***tinguished as Pool Field abutted and bounded as follows,* *that is to say,***

***by a line commencing at a point on the North side of the said lane at the***

***South east angle of land belonging to the estate of the late Richd. Nason***

***then bounden by the said land and extending thereby in a South westerly***

***direction Two chains and fifteen links more or less thence bounden by***

***land in the possession of William Coleman and running by the magnet in 1847 North sixty three degrees West***

***two chains and fifty six links thence North thirty three degrees thirty minutes East seventy five links thence bounden***

***by land occupied by William Saunders and running North westerly Twenty eight links thence north forty two***

***degrees East eighty seven links thence north Twenty one degrees thirty minutes East fifty five links***

***bounded by the before named estate of the late Richard Nason and running Southeasterly on a Straight line Two***

***chains and sixty five links more or less to the Place of commencement containing Two Roods***

***and twelve Perches more or less as shown in the Diagram No 1 on the other side hereof***

***Also all that other Piece or Parcel of Land situate and being on the North East side of a Public***

***Road leading to Ferryland Point, abutted and bounded as follows, that is to say, on the North by a shore***

***of Water known as the Pool extending thereby one chain and twenty one links on the Eastward by***

***land belonging to the estate of Richard Nason one chain and twenty two links on the South West***

***by the Road above named one chain and Sixty one links and on the North Westward by the estate***

***of the late William Carter in irregular lines measuring respectively seventy five links, twenty***

***three links and Sixty five links containing Twenty nine Perches more or less as shown in***

***the diagram No 2 on the other side hereof, and being of the dimensions specified***

***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 Roods and***

***One Perch 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*** ***Woolcombe Robert Carter and James Howe*** ***Carter***

***\_\_\_*** [sic] heirs and assigns for ever ***they***  the said ***Elizabeth Carter, Eliza Woolcombe Robert Carter***

***and James Howe Carter paying onto us as the price and consideration of the***

***said land the sum of five shillings Sterling money at the time of the ensealing***

***and delivery hereof.***

~~heirs and 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 Go-~~

E. M. Archibald

H. M. Atty. Genr.

~~vernor 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 24~~~~th~~ ~~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 24~~~~th~~ ~~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 that and this 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~~ Six 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 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 Woolcombe Robert Carter***

***& James Howe Carter 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

 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  ***Nineteenth*** day of ***June***

 in the Year of our Lord One Thousand Eight Hundred and

 ***Forty*** Thirty ***Eight*** [sic] and in the ***Eleventh*** Year of our Reign.

 Witness our trusty and well beloved ***Sir John Gaspard***

 ***Le Marchant Knight and Knight Commander of the orders of Saint***

 ***Ferdinand and of Charles the third of Spain our Governor and Commander in Chief***

 ***in and over*** our said Island and its Dependencies &c.

By His ***Excellency’s*** Command

***Jas. Crowdy***

***Received the day and year above written from the within named Grantees***

***the sum of Five shillings being the full amount of the consideration***

***money herein mentioned.***

 ***Jas. Crowdy***

 ***£0.5.0 Secretary***



***I do hereby Certify that the foregoing Grant of Land***

***No 727 to Elizabeth Carter, Eliza Woolcombe of Exeter England Robert Carter***

***and James Howe Carter of Ferryland was duly registered this Eighth***

***day of December AD one thousand eight hundred & Forty Eight.***

 ***George Simms***

 ***Registrar***