

His M[aj]estie

Made the second day of September in the nineteenth year of the reign of our sovereign lord King Edward
of the faith and to forth and in the year of our Lord one thousand seven hundred and forty and five.

WITNESS John Sampson Esquire William Hampfield the younger Esquire Thomas Drake Gentleman his Verger
Bachelors of Wigford Francis Pratt Yeoman Thomas Speed Merchant William Sampfield Esquire Thomas Woflins Yeoman — John Wadly Gentleman and Edward Squire Yeoman his sonnes Geffees of
the Parish Land of Colyton in the County of Devon of the one part and Thomas Courtenay of Duxbury in the said County of Devon Gentleman of the other part.

WITNESS That the said John Sampson
William Hampfield the younger Thomas Drake Francis Pratt Thomas Speed William Walond William Sampfield Thomas Woflins John Wadly and Edward Squire with the consent and witness of the said William
Young Baronet George Trevelyan Esquire Thomas Marwood Esquire Sir John Pole Baronet James Marwood Esquire Thomas Wadham Esquire Thomas Beare Gentleman Thomas Harper Gentleman John Veres
Gentleman John Godsmore John Drake Gentleman John Sampson the younger Gentleman William Drake Gentleman William Gwyn Gentleman Richard Dawne Yeoman Thomas de la Rose John Good Miller and John Reed
Yeoman Twenty men of the Parish of Colyton aforesaid for and in consideration of the sum of two and forty pounds of lawful money of Great Britain to them or some or one of them in hand paid by the said Thomas Courtenay at and
before the issuing and delivery hereof the receipt whereof is hereby acknowledged.

WITNESS a and every and each of them.

WITNESS denied lease granted and to have let and by these presents to and every and each of them.

WITNESS All that one Close of Land Meadow or pasture with the appurtenances thereto annexed or known by the name of Colyton Land or the bowling green
containing by estimation two acres / be it more or less / and also one little acre garden lying in the before end of the said close and also one lane lying between the said acre garden and the said close containing in length fifty paces
and in breadth ten paces all which premises are now annexed to one acre and bounded with the land formerly of Ashford and Turberville in the south part the lands of Woflins in the east part and the
little lane called latter lane in the west part all which premises with all and singular the appurtenances are situated lying and being within or near the town or burrough of Newton in the said County of Devon and now in the
Tenure use or occupation of the said Thomas Courtenay his executors or assigns /

EXCEPT and always reserved out of this Deed and grant unto the said Geffees their heirs and assigns free liberty of English English and
laughers at all convenient time and times into upon and from the premises for the viewing and surveying of the same /

TO HAVE AND TO HOLD the said close of land Meadow and pasture and all
and singular other the premises with the appurtenances / except before excepted / unto the said Thomas Courtenay his executors Administrators and assigns from the first and twentieth day of March last past for and
during the full time and term of four score and nineteen years from thence next ensuing and fully to be complete kept and ended at Richard Northcote of Newton aforesaid Gentleman late of the same place
Gentleman and John Crook of the same place Gentleman or any or either of them shall so long happen to live /

RENTING and paying therefor yearly and every year during the said term unto the said Geffees their
heirs and assigns the yearly rent or sum of eleven shillings of lawful money of Great Britain at the four most usual feasts or days of payment in the year / that is to say / at the feast of Saint Michael the archangel
the birth of our Lord the Annunciation of the blessed Virgin Mary and Saint John the baptist by even and equal portions /

AND ALSO paying or discharging the burrough or town rent to be due and payable
for or out of the premises during the said term /

AND ALSO the said Thomas Courtenay his executors Administrators or assigns and every of them being Tenant or Tenants in possession of the premises by virtue hereof shall do out
to all the court of law of the abovesigned Geffees their heirs and assigns which shall be holden within the said place as aforesaid and in case their heirs and assigns have done or ought to do upon reasonable warning
to him or them given /

AND the said Thomas Courtenay for himself his executors Administrators and assigns and for every of them doth covenant promise and agree to and with the said Geffees their heirs and assigns and to and
with every of them by these presents that he the said Thomas Courtenay his executors Administrators and assigns and every of them being Tenant or Tenants in possession of the premises by virtue hereof shall and will at his and their
own proper costs and charges well and sufficiently repair and maintain all and singular the said devised premises and every part and parcel thereof with the appurtenances in fedges ditches hedges and gates
other needful and necessary reparations when and as often as need shall require during the said term and the said premises so well and sufficiently repaired and maintained in all things as aforesaid in the end of the said term
shall and will leave and yield up unto the said Geffees or to the survivors or survivors of them their heirs or assigns to whom preparations it shall and may be lawful for the said Thomas Courtenay to have and take such competent
hedgfoot and firefoot of the Woods and Underwoods growing or to grow in and upon the premises as from time to time shall or may be conveniently spared or taken making thereof no waste /

AND ALSO that neither
said Thomas Courtenay his executors Administrators or assigns or any of them shall not willingly commit or doe notwithstanding to be committed or done any waste spoil or destruction in or upon the premises or
any part thereof nor fell or pull down any oak ash or elm in or upon the premises or any part thereof growing without the license of the said Geffees their heirs or assigns or the more part of them
in Woking under their hands / Thereunto first had and obtained /

AND IF IT SHALL HAPPEN the said yearly rent of eleven shillings shall be behind or unpaid in part or in all by the space of one
quarter of a year next after any of the aforesaid feasts in which case aforesaid it ought to be paid the same being lawfully demanded and then not paid and no sufficient distress in or upon the premises in the mean time can
or may be found for the recovery of the said rent so being behind with the charges thereof if any shall happen to be /

OR IF the said Thomas Courtenay his executors Administrators or assigns or any of them
shall willingly do or by his or their assent or procurement suffer to be done any act or acts thing or things whatsoever which shall or may tend or be to the prejudice hurt or diminution of the said Geffees their
heirs or assigns of the said premises or any part thereof /

OR IF the said Thomas Courtenay his executors Administrators or assigns or any of them shall commit or do or cause to be committed or done any voluntary or
wilful waste spoil or destruction in or upon the premises or any part thereof to the value of three shillings and four pence or upwards and do not make double satisfaction for the same unto the said Geffees their
heirs or assigns within forty days next after such act committed /

OR IF the said Thomas Courtenay his executors Administrators or assigns or any of them do and shall during the aforesaid term sell let or assign over
the said premises or any part thereof or alienate sell or convey his or their estate title term or interest of in or to the same or any part thereof to any person or persons whatsoever other than to the owner or
holders of the house in Newton aforesaid commonly called or known by the name of the New Inn or the sign of the golden lion without the consent and good will of the said Geffees their heirs or assigns or the more
part of them aforesaid first had and obtained under their hands /

THAT THEN for every or any of the causes aforesaid this present Deede and grant and the term hereby limited shall cease determine and be void
and then end from thenceforth for all or any of the said causes it shall and may be lawful to and for the said Geffees their heirs and assigns and every of them into all and singular the said devised premises with the
appurtenances to recover and the same to have again retain and enjoy as in their first and former estate any thing herein contained to the contrary in any wise notwithstanding /

AND the said John Sampson /

WITNESS William Hampfield the younger Thomas Drake Ellis Verger Francis Pratt Thomas Speed William Walond William Sampfield Thomas Woflins John Wadly and Edward Squire Geffees aforesaid and their heirs all the
said close of land and pasture with the appurtenances / except before excepted / unto the said Thomas Courtenay his executors Administrators and assigns in manner and form aforesaid and under the broad sealments
conditions and agreements before expressed as well against the high court, clerkes suits and juries due or to be due and payable for the same premises as also against
themselves the said Geffees their heirs and assigns and every of them shall and will warrant acquitt and defend by these presents during the said term /

WITNESS always that these presents or any thing herein
contained shall not extend or be extended to bind or charge the said John Sampson William Hampfield the younger Thomas Drake Ellis Verger Francis Pratt Thomas Speed William Walond William Sampfield —
Thomas Woflins John Wadly and Edward Squire or their heirs or any of them with any further or other warranty then only each of them against himself and his own heirs and all and every other person or persons claiming
under him and not otherwise /

WITNESS whereof the parties abovesigned to these present indentures have signed /

III:

Courtenay

Be it remembred That before the Sealing and
Delivery hereof It was declared & agreed by & between
the parties witnessnamed That nothing within contained or
or in the Original Copy of the Deed or Deeds within mentioned
Shall be construed or entended to make the Deed or Deeds
void or forfeited by virtue of the words within
mentionned therewith That shall for every or any
of the causes aforesaid This present Document & Grant
& the termes hereby limited shall waste determine
as void And that the aforesaid Deed or Deeds shall be of no
force or effect any thing ^{without} contained to the
contrary whereof in any article or with standing

W. W. R. B.
Jno. Drakes

Willm. Clark junr
1745
Sarah Blampin

Thos. Dabbs

Wm. Mallon Jr.
1743
Elijah Blampin

2 op. September. 1858.
Professors of College. I enclose parts of a List of Professors from
the Soc. Academy. in Bengali.

Yours
Prof. B. N. Seal

Bowling Green. N.Y.
Hamilton.
1745