

# This Indenture of four Parts

made the twenty fourth day of March in the fiftenth year of the Reign of our Sovereign Lord George the third by the Grace of God of Great Britain France and Ireland King Defender of

the faith and so forth and in the year of our Lord One thousand seven hundred and seventy five **Between** John Smart of Rusfield in the County of middlessex Gentleman and Dorothy his wife of the first part Jonah Pynsent of Eastaton in the County of Devon Gentleman of the second part James Lloyd Dirkins of Chudleigh in the said County of Devon Gentleman and Rebecca his wife of the third part and Adampfield Carlake of Colyton in the same County Apothecary of the fourth part **Witnesseth** that the said John Smart and Dorothy his wife for and in consideration of the sum of five shillings of lawful money of Great Britain to each of them in hand paid by the said Adampfield Carlake at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged **Have** and each of them **Doth** granted bargained and sold And by these presents they **Do** and each of them **Doth** grant bargain and sell unto the said Adampfield Carlake his Executors Administrators and Assigns **All** that their one undivided moiety or halfendal of and in all that messuage Dwelling house outhouses and garden in Colyton aforesaid in which Richard Lucas Esquire deceased formerly dwelt now in the possession of him the said Adampfield Carlake his under tenant or under tenants situate lying and being in Dingstrect in Colyton aforesaid between the house now or late of John marwood sergemaker and an house or barn which the said Richard Lucas formerly held by lease from Sir William Gole Baronet deceased Together with all edifices Buildings Courts Courtlages Ways Paths Passages waters Water courses easements profits Commodities hereditaments and appurtenances whatsoever to the said moiety part of the said Dwelling house and premises belonging or in anywise appertaining and the reversion and reversions Remainder and Remainders Rents Issues and profits thereof and of every part and parcel thereof **And also Witnesseth** that the said Jonah Pynsent for and in consideration of the sum of five shillings of like lawful money to him in hand also paid by the said Adampfield Carlake at or before the sealing and delivery of these presents the receipt whereof is hereby also acknowledged **Doth** granted bargained and sold And by these presents he **Doth** grant bargain and sell unto the said Adampfield Carlake his Executors Administrators and Assigns **All** that undivided moiety or halfendal of and in all that the said messuage and Dwelling house outhouses Courtlage and garden therunto belonging situate in the Town of Colyton aforesaid late in the possession of the said Richard Lucas afterwards of Mary Lucas his widow but now of the said Adampfield Carlake as Tenant thereof and the moiety or halfendal of and in all and singular edifices Buildings Courts Courtlages gardens Ways Paths Passages waters Water courses easements profits Commodities Advantages Inclusions hereditaments and appurtenances whatsoever to the said Dwelling house hereditaments and premises belonging or in any wise appertaining and the reversion and reversions Remainder and Remainders Rents duty and Services thereof and of every part thereof (which last moiety of the said premises were by the said James Lloyd Dirkins and Rebecca his wife by their Indentures of lease and lease respectively dated the second and third day of August last, and by assent theroby agreed to be loved granted Released and convey'd to the said Jonah Pynsent his heirs and assigns by way of mortgage for securing the payment from them to him of eight hundred pounds and Interest which hath been since paid off discharged) **And also Witnesseth** that the said James Lloyd Dirkins and Rebecca his wife for and in consideration of the sum of five shillings of like lawful money of Great Britain to each of them in hand also paid by the said Adampfield Carlake at or before the sealing and delivery hereof the receipt whereof is hereby also acknowledged **Have** and each of them **Doth** granted bargained and sold And by these presents they **Do** and each of them **Doth** grant bargain and sell unto the said Adampfield Carlake his Executors Administrators and Assigns **All** that their said undivided moiety or halfendal of and in all that the said messuage Dwelling house outhouses and garden in Colyton aforesaid in which the said Richard Lucas formerly dwelt now in the possession of him the said Adampfield Carlake his under Tenant or under Tenants situate lying and being in Dingstrect in Colyton aforesaid between the house now or late of John marwood sergemaker and an house or barn which the said Richard Lucas formerly held by lease from Sir William Gole Baronet deceased Together with all edifices Buildings Courts Courtlages Ways Paths Passages waters Water courses easements profits Commodities hereditaments and appurtenances whatsoever to the said moiety part of the said Dwelling house and premises belonging or in anywise appertaining (and which said moiety or halfendal of the said premises hereinbefore mentioned to have been by the said James Lloyd Dirkins and Rebecca his wife granted and convey'd to the said Jonah Pynsent by way of mortgage as aforesaid and by him herein before bargained and sold were at the time of mortgaging thereof intended to contain the same moiety thereof heroby by the said James Lloyd Dirkins and Rebecca his wife last bargained and sold) And the reversion and reversions Remainder and Remainders Rents Issues and profits thereof and of every part and parcel thereof **to have and to hold** the respective undivided moieties or halfendals of the said messuage Dwelling house outhouses garden hereditaments and all other the premises and every of them and every part and parcel thereof with the appurtenances herein before severally bargained and sold or mentioned or intended so to be unto the said Adampfield Carlake his Executors adm<sup>r</sup> and Assigns from the day next before the day of the date hereof for and during and unto the full end Term and Time of one whole year from thence next ensuing and fully to be compleat and ended **Yielding and paying** unto each of them the said John Smart and Dorothy his wife and their respective heirs and Assigns for the said moiety of the said premises by them bargained and sold the like amount of a pepper corn on the last day of the said Term (if the same shall be lawfully demanded) **And also Yielding and paying** unto the said Jonah Pynsent his heirs and Assigns for the said moiety of the said premises by him bargained and sold the like amount of a pepper corn on the last day of the said Term (if demanded as aforesaid) **And also Yielding and paying** unto each of them the said James Lloyd Dirkins and Rebecca his wife and their respective heirs and Assigns for the said moiety of the said premises by them bargained and sold the like amount of a pepper corn on the last day of the said Term **To the intent** that by virtue of these presents and of the statute for transferring uses into possession he the said Adampfield Carlake may be in the actual possession of all and singular the said premises above mentioned with the appurtenances and thereby be enabled to accept and take a grant and release of the reversion freehold and inheritance thereof to him and his heirs **To the only proper use and behoof** of him the said Adampfield Carlake his heirs and Assigns for ever **In Witness** whereof the said parties to these presents their hands and seals Interchangeably have set the day and year first above writtene

In:  Smart  Dorothy Smart  J. Pynsent  J. L. Dirkins  Rebecca Dirkins

Sealed and delivered }  
In presence of

*Dyke Colman*

*C. Godley*

the Charter of the  
City of London



24<sup>th</sup> March 1775

Mess<sup>rs</sup>. Smart, Dickins et al  
to  
W<sup>m</sup>. Baupfield Carlake

Lease for a year