

Dated ^{the} 19 November: 1760.

Counterpart of the fees of the parish
Lands of Culliton & safe to Robert Pykes of
all that messuages or Dwellinghouses
lying within the Burrough of Culliton.

The said Robert Pykes	fine	26:00:00
Lives Anne Cole and	Rent	00:02:00
Joseph Baulth	Deerholt	00:03:04

Expired

9/37



This Indenture

MADE The Twentieth Day of November in the first Year of the Reign of our Sovereign Lord George the Third by the Grant of God of our 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 Sixty Between William Dalton Esquire John Sampson Gentleman Thomas Drake Gentleman John Bailey Gentleman and Edward Squire Yeoman Surviving Heofees of the parish Lauds of Culliton in the County of Devon of the one part and Robert Pykes of Culliton within the parish of Culliton aforesaid Yeoman of the other part

Witnesseth that the said Heofees by and with the Consent of the Survivors of the Twenty Seven of the parish Chamber of Culliton aforesaid Elected and Chosen for Aid and Assistant to the said Heofees and in Consideration of the Sum of Six and Twenty pounds of Good and Lawfull Money of Great Britain to the said Heofees in hand paid by the said Robert Pykes at or before the Sealing and Delivery hereof the Receipt whereof is hereby acknowledged

THE said Heofees by and with the Consent of the Survivors of the said Twenty Seven HAVE Demised granted and to Farm Letten and by these presents DO Demise Grant and to Farm Let into the said Robert Pykes All that Messuage or Dwelling House with the Barn Outhouses Garden and parcel of Land thereto belonging and a adjoining Containing by Estimation One Borough Acre be the same more or less Situate lying and being within the Borough of Culliton aforesaid now in the Possession of the said Robert Pykes and all ways paths passages Waters Watercourses Watering places Ladements profits Commodities Advantages and Appurtenances whatsoever to the said Messuage or Dwelling House and premises belonging or in anywise Appertaining except and always reserved out of this present Demise and Grant unto the said Heofees and the Survivors of them Successors or Assigns all and all Manner of Timber Trees Young Trees Junps and Saplings now standing growing and being or which shall or may hereafter stand grow or be in or upon the said Demised premises or any part or parcel thereof with free Liberty of Ingress Egress and Regress to and for the said Heofees and the Survivors of them Successors or Assigns Servants Agents or Workmen to pass and Repass over through and upon the said Demised premises and every part and parcel thereof to View Search and see the Waiks of Reparations and to sell Cutt Down Pig Root work up plant Transplant and with all Manner of Carriages take and Carry away any Trees Junps and Saplings thereon growing at all reasonable and Convenient Times and also Liberty of Smelting Sawing Whetting and Sawing

TO HAVE AND TO HOLD the said Messuage or Dwelling House and premises above mentioned and every part and parcel thereof with their and each and every of their Appurtenances (except before excepted) unto the said Robert Pykes his Exors Adms or Assigns from the Day of the Date hereof for and during and unto the full End and Term of Twenty Two Years hereforth next and Immediately ensuing and following and fully to be Completed and ended

If the said Robert Pykes Anne Dole of Culliton aforesaid Spinster and Joseph Baulish Son of Elizabeth Baulish of Culliton aforesaid Widow Widow of the said Robert Pykes or any or either of them shall so long happen to live

YIELDING AND PAYING therefore yearly and every year during the said Term hereby granted unto the said Heofees or the Survivors of them Successors or Assigns the Rent or Sum of Two Shillings of Good and Lawfull Money of Great Britain at four of the most usual Feasts or Days of Payment in the Year (that is to say) the Feast of the Nativity of our Lord Christ the Annunciation of the Blessed Virgin Mary Saint John the Baptist and Saint Michael the Archangel by even and equal portions the first of the said payments to be made and begin in the Feast of the Nativity of our Lord Christ next ensuing the date hereof

YIELDING AND PAYING more unto the said Heofees or the Survivors of them Successors or Assigns at and Immediately upon the several Deaths and Deaths of them the said Robert Pykes Anne Dole and Joseph Baulish the Sum of Three Shillings and four pence of the Lawfull Money of Great Britain for and in the Name of an Heriot

YIELDING AND PAYING LIKEWISE yielding and paying all local Rents payable to the Lord or Lords of the Fee of the said Demised premises and all Borough Rents and others dues duties yearly to be come due and payable out of the same during the said Term

YIELDING AND PAYING also doing Suit and Service to all and every of the Courts and Courts Wreking and Wreking of the said Heofees or the Survivors of them Successors or Assigns which shall during the Term hereby granted be holden and kept in the parish Chamber of Culliton aforesaid upon reasonable Summons and Warning as other the Tenants of the said parish Lauds do or have accustomed to do

AND the said Robert Pykes for himself his Exors Adms and Assigns and for every of them doth Covenant promise and Agree to and with the said Heofees and the Survivors of them Successors and Assigns by these presents that he the said Robert Pykes his Exors Adms or Assigns shall and will during the Term hereby granted at his or their own proper Costs and Charges well and Sufficiently repair amend maintain sustain and keep the said Demised Messuage or Dwelling House and premises and every part and parcel thereof with the Appurtenances in all Manner of Decedfull and Necessary reparations whatsoever when and as often as need shall require and the same so well and Sufficiently repaired amended maintained sustained and kept at the End of the said Term shall and will leave and yield up unto the said Heofees or the Survivors of them Successors or Assigns Quietly and in peace

AND that he the said Robert Pykes his Exors Adms or Assigns shall and will pay bear and discharge all and all Manner of Duties Rates Taxes Assessments and other such Impositions and payments whatsoever as well extraordinary as ordinary which at any Time or Times hereafter during the said Term hereby granted shall or may be Charged Taxed or imposed in or upon the said Demised premises or any part or parcel thereof

AND if it shall happen that the said yearly Rent or Sum of Two Shillings or any part thereof shall be delinquent and unpaid by the Space of Fourteen Days next after any or either of the said Feasts or Days of Payment whereon the same ought to be paid as aforesaid being lawfully demanded and not paid and no sufficient Distress or Distresses in or upon the said Demised premises or any part thereof can or may be found

OR if the said Robert Pykes his Exors Adms or Assigns shall Commit or do or suffer to be Committed or done in or upon the said Demised premises or any part or parcel thereof any Voluntary Waste Spoil or Destruction to the Value of Ten Shillings and upwards in any one Year during the said Term

OR if the said Robert Pykes his Exors Adms or Assigns shall refuse to do and perform Suit and Service to all and every of the Courts and Courts Wreking and Wreking of the said Heofees or the Survivors of them Successors or Assigns which shall during the said Term hereby granted be holden and kept in the parish Chamber of Culliton aforesaid

OR if the said Robert Pykes shall give bequeath Let Let or Assign over the said Demised premises or any part or parcel thereof to any person or persons whatsoever except to the said Anne Dole or the said Joseph Baulish without the direction and Consent of Three or more of the said Heofees Successors or Assigns in Writing under their hands and Seals (for that purpose) first had and obtained that then and in such Case and from then forth for any or either of the Causes aforesaid it shall and may be lawfully to and for the said Heofees or the Survivors of them Successors or Assigns into the premises hereby demised with the Appurtenances to Reenter and the same to have again repossess and enjoy as in their first and former Estate and right anything herein Contained to the Contrary thereof in anywise notwithstanding

AND the said Heofees for themselves and their Assigns do Covenant promise Grant and Agree to and with the said Robert Pykes his Exors Adms and Assigns and every of them by these presents that he the said Robert Pykes his Exors Adms or Assigns shall or lawfully may during the Term hereby granted by and under the yearly Rent Heriot's Covenants and Agreements aforesaid peaceably and Quietly have hold use Occupy possess and enjoy all and singular the said Messuage or Dwelling House and premises and every part and parcel thereof with the Appurtenances (except before excepted) without any the Lawfull Let Suit Trouble Charge Innujance disturbance denial or Demand whatsoever or by them the said Heofees or the Survivors of them Successors or Assigns or of or by any other person or persons whatsoever Claiming or to Claim the same or any part or parcel thereof by from or under them or any of them

IN WITNESS whereof the parties above named have to these present Indentures Interchangeably set their hands and Seals the Day and Year first above written.

Robert Pykes



Signed sealed and delivered
in the presence of us - }

Wm Drake Junr
Jm Dunnington