



This Indenture

made the Thirteenth day of December in the year of our Lord One thousand eight hundred and nineteen Between **James Pitts** of Stewport in the Isle of Wight Gentleman of the first part & **Robert Clarke** of the parish of Garsbrook in the said Isle Esquire of the second part **George Hemp** of Bradon in the Isle of Wight aforesaid Glazier of the third part and **William Hearn** of Stewport aforesaid Gentleman of the fourth part Whereas by indentures of lease and release bearing date respectively the Twenty eighth and Twenty ninth days of September One thousand eight hundred and sixteen the release being of seven parts and made or expressed to be made between Alicia Eastall of the parish of Wrappingham in the Isle of Wight widow Thomas James Eastall of the parish of Wrappingham aforesaid brewer and Thomas Jewell of Stewport in the said Isle Gentleman of the first part the said Alicia Eastall and Doctor Eastall of the said parish of Wrappingham Gentleman and the said Thomas Jewell of the second part George Horster Esq of Stewport aforesaid Brewer of the third part the said Doctor Eastall of the fourth part James Day of Bradon in the Isle of Wight aforesaid Smidder of the fifth part the said James Pitts of the sixth part and James Clarke of Stewport aforesaid Gentleman of the seventh part the piece of land and hereditaments heretofore particularly described and intended to be heretofore granted and released with the appurtenances were for the Consideration herein mentioned granted to him and apportioned unto the said James Pitts and his heirs and assigns To the use of the said James Clarke his heirs and assigns during the natural life of the said James Pitts for the said James Pitts and his assigns during his natural life and from and immediately after the decease of the said James Pitts then To the only proper use and behoof of the said James Pitts his heirs and assigns for ever And whereas the said James Clarke departed this life on the first day of October last aforesaid as to the Trust Estate leaving his said son Robert Clarke his only brother and heir at law him surviving and the said Robert Clarke at the request of the said James Pitts hath consented to join herein for the purpose of conveying such estate as is vested in him as such heir at law From this Indenture witnesseth that in pursuance of the said agreement and for and in Consideration of the sum of One hundred and ten pounds of lawful British money by the said George Hemp in hand paid to the said James Pitts at or before the sealing and delivery of these presents the receipt whereof the said James Pitts doth hereby acknowledge and take and of and from every part thereof doth acquit release and discharge the said George Hemp the said Executors Administrators and Assigns and every of them for ever by these presents And also in Consideration of the sum of Ten shillings of like money by the said George Hemp paid to the said Robert Clarke at or before the execution of these presents the receipt whereof is hereby acknowledged by the said Robert Clarke at the request and by the direction of the said James Pitts testified by his being a party to and executing these presents as fully bargained sold and released and by these presents Both bargain sell and release and the said James Pitts hath granted bargained sold aliened released and confirmed and by these presents Both grant bargain sell alien release and confirm unto the said George Hemp in his actual possession now being by virtue of a bargain and sale to him thereof made by the said James Pitts and Robert Clarke for five shillings consideration by indenture bearing date the day next before the day of the date of these presents for one acre near commencing from the day next before the day of the date of the same indenture of bargain and sale and by force of the statute made for transferring uses into possession and his heirs and assigns All the said piece or parcel of land lately used as a studiary And also All that the out of a Barn and Stable lately standing on part of the said land with the Garden therunto adjoining situate lying and being in the Town and Parish of Bradon in the Isle of Wight aforesaid as the same was late in the occupation of the said James Day and are more particularly described by the plan annexed endorsed together with all Outhouses Erections Buildings Woods Pastures Waters Watercourses Rights Hereditaments and Appurtenances whatsoever to the said piece of Land and Barn Garden and Premises belonging or appertaining And the Steepen and Slopes餘地 slopes thereof and of every part and parcel thereof and all the Estate Royal Title interest inheritance use Trust Property claim and demand whatsoever both at law and in equity of them the said James Pitts and Robert Clarke and each of them of in to and out of the same premises and every or any part thereof To have and to hold the said piece or parcel of land Barn Garden hereditaments and all and singular other the premises aforesaid before described and hereby or intended to be hereby granted with the appurtenances unto the said George Hemp his heirs and assigns during the natural life of the said George Hemp In Trust nevertheless for the said George Hemp and his assigns during his natural life and from and immediately after the decease of the said George Hemp then To the only proper use and behoof of the said George Hemp his heirs and assigns for ever And the said Robert Clarke for himself his heirs Executors and Administrators and for every of them doth covenant and promise and declare with and to the said George Hemp his heirs and assigns by these presents that he the said Robert Clarke shall not do or commit or be party or privy to any act Deed Charter or Bond whatsoever to charge or number the said piece or parcel of land Barn Garden hereditaments and premises or any part thereof in any way whatsoever And the said James Pitts for himself and his heirs Executors and Administrators and for every of them doth covenant promise and agree with and to the said George Hemp his heirs and assigns by these presents in manner following that is to say that he and notwithstanding any Act Deed Charter or Bond whatsoever by him the said James Pitts to the Courtay made done committed or suffered the said James Pitts now at the time of the sealing and delivery of these presents hath in himself good right full power and lawful authority to grant release and recover the said piece or parcel of land Barn hereditaments and premises aforesaid before described and hereby or intended to be hereby granted and released or otherwise assured with the appurtenances unto and to the use of the said George Hemp and his heirs To the several uses upon the several Estates and to and for the several uses Estates and purposes aforesaid before mentioned excepted reserved or contained of and concerning the same And that it shall and may be lawful to and for the said George Hemp his heirs and assigns from hence to hence and at all times thereafter peaceably and quietly to enter into have and hold the same premises and to enjoy the said piece or parcel of land Garden Barn hereditaments and premises aforesaid before described and hereby or intended to be hereby granted and released or otherwise assured with the appurtenances unto and to the use of the said George Hemp and his heirs And moreover that he the said James Pitts or his heirs shall and will from hence to time under or in trust for him item or any of them aforesaid shall free and clear and freely acquit released and for ever discharged or otherwise by the said James Pitts his Executors and Administrators well and sufficiently saved garnished and indemnified of from and against all former and other Suits Actions Causes Dowers Alms and Tolls of Power dues Debts Wills debts Statutes Pleasings judgments Executions and of from and against all and singular other Estates Tolls Claries and Entombrances either already had made done or committed or suffered or otherwise to be had made done committed or suffered by him the said James Pitts his heirs or assigns or any other person or persons lawfully claiming or to claim from him by under or in trust for him item or any of them aforesaid And moreover that he the said James Pitts and all and every other person and persons lawfully claiming or to claim or lawfully claim any Estate Royal Title inheritance use Trust Property claim or demand whatsoever either at law or in equity of in to or out of the said piece or parcel of land Garden Barn hereditaments and premises aforesaid before described or intended to be hereby granted and released or any part thereof from by under or in trust for him the said James Pitts or his heirs shall and will from hence to time and at all times thereafter upon every reasonable request and at the proper Costs and Charges in the law of the said George Hemp his heirs or assigns make to acknowledge been suffer and receive and procure to be made done acknowledged herein suffered and executed all and every such further and other lawful and reasonable acts Deeds and Things Conveniences and Appurtenances in the law whatsoever for the further better more perfectly and absolutely continuing concerning and affining unto the said George Hemp his heirs and assigns To the uses and in manner aforesaid all and singular the said piece or parcel of land Garden Barn hereditaments and premises aforesaid before described and hereby or intended to be hereby granted and released or otherwise assured and every part thereof with their and every of their appurtenances by the said by fine Scornfull Common Recovery or otherwise lawtores or by the said George Hemp his heirs or assigns or his or their counsel in the law shall be reasonably deeded or advised and required At Witness whereof the said parties have signed and sealed the day and year first above written /

James Pitts

Robert Clarke

George Hemp