

# This Indenture

made the twenty second day of November in the year of our Lord one thousand eight hundred and forty one  
Denver  
Francis White of Bowling in the Isle of Wight widow of the first part William Kiddick of the same place  
Charles Bassett Roe of Newport in the Isle of Wight Esquire and Thomas John Blackford  
Blachford of the same place Esquire Bankers and Administrators of the third part Whereas William Blaw late of Bowling  
Esquire gentleman deceased being at the date and publication of his will hereinafter recited and continually from thenceforth  
to and at the time of his decease well and effectually entitled to an estate in fee simple in possession free from incumbrances  
of and in the messuage and hereditaments hereinafter mentioned duly made and published his last will in writing bearing date  
the twenty first day of September one thousand eight hundred and eight executed and attested in manner required by  
law for the devise of real estate and thereby gave unto his niece the said Francis White then the wife of William White since deceased All that his freehold messuage or  
tenement and premises situate in the said town of Bowling and then in the occupation of Ann Davant To hold the same and every part thereof unto his said niece Francis the wife of  
William White her heirs and assigns for ever and the said testator declared that his said will was that there should be a free use of the brewhouse being part of the premises  
thereinbefore devised to his said niece Francis the wife of the said William White always and at all times to belong to certain premises in the said will by him devised to Mary Horlock  
for the sole purpose of brewing beer and ale And whereas by an agreement in writing bearing date the eleventh day of October one thousand eight hundred and seven made and entered into between the  
said William White since deceased and the said Francis White his wife of the one part and the said William Kiddick of the other part the said William White in consideration of  
the sum of Two hundred and sixty five pounds to be paid to him by the said William Kiddick upon the execution of the conveyance of the hereditaments hereinafter mentioned with  
interest for the same at the rate of Two pounds per centum per annum up to the day of such payment for himself and the said Francis his wife agreed with the said William  
Kiddick for the sale to him of the hereditaments and premises hereinafter particularly described by all such sufficient conveyances releases and assurance as the counsel of the said  
William Kiddick should advise And whereas since the date and execution of the said agreement the sum of One hundred and twenty pounds hath been paid in part of the said  
purchase money but no conveyance has yet been taken from the said Francis White to the said William Kiddick in pursuance of the said recited agreement but all interest upon the said sum  
of Two hundred and sixty five pounds up to the time the said sum of One hundred and twenty pounds was paid in part thereof and upon the sum of One hundred and forty five  
pounds the remaining part thereof up to the day of the date hereof has been fully paid and discharged as the said Francis White doth hereby acknowledge And whereas the said  
William Kiddick hath been in possession of the said premises from the time the said agreement was entered into and hath laid out and expended a considerable sum of money in  
enlarging and improving the said premises and being indebted to the said Charles Bassett Roe and Thomas John Blackford in the sum of Four hundred pounds and upwards  
upon the balance of a banking account incurred many years since and being unable to pay the same has agreed with the said Charles Bassett Roe and Thomas John Blackford  
to convey to them all his right and interest in the said messuage and premises in satisfaction of such debt and the said Charles Bassett Roe and Thomas John Blackford have  
agreed to accept such conveyance in full discharge of the said debt so due to them from the said William Kiddick and to pay to the said Francis White the said sum of One hundred  
and forty five pounds Now this Indenture Witnesseth that in pursuance of such agreement and in consideration of the sum of one hundred and forty five pounds of lawful  
British money to the said Francis White in hand paid by the said Charles Bassett Roe and Thomas John Blackford at or before the sealing and delivery of these presents the receipt  
whereof and that the same together with the said sum of One hundred and twenty pounds already received by her is in full for the absolute purchase of the fee simple and inheritance  
of the said hereditaments and premises situate the said Francis White doth hereby acknowledge and of and from the same doth release and discharge the said Charles Bassett Roe and Thomas  
John Blackford their heirs executors administrators and assigns for ever by these presents and also in consideration of the sum of ten shillings of like money to the said William Kiddick  
at the same time paid by the said Charles Bassett Roe and Thomas John Blackford the receipt whereof he the said William Kiddick doth hereby acknowledge and the said Francis White  
at the request and direction of the said William Kiddick testified by being a party and consenting thereto hath granted bargained sold aliened released and conveyed and by this Deed  
made in pursuance of the Statute made and passed in the fourth year of the reign of Her present Majesty intituled "An Act for tendering a Release as effectual for the conveyance of freehold  
estates as a lease and release by the same parties" hath granted bargained sold aliened released and conveyed and confirmed and by these presents  
Doth bargain sell remise release quit claim ratify and confirm unto the said Charles Bassett Roe and Thomas John Blackford in their actual possession now being by virtue of  
the Statute made for transferring into possession their heirs and assigns All that the southernmost messuage or tenement of two messuages or tenements under one roof with the  
garden plot thereunto belonging and adjoining situate on the west side of the street in the town of Bowling in the Isle of Wight containing the several admeasurements and bounded in  
manner specified in and by the plan thereof drawn at the back of these presents and which said messuage or tenement garden and premises were heretofore in the tenure of Ann Davant  
widow but are now and have been for many years past in the occupation of the said William Kiddick except and always reserved unto the said Mary Horlock her heirs and assigns the  
free use of the brewhouse part of the said premises hereby released or otherwise avowed always and at all times for the sole purpose of brewing beer and ale together with all and  
singular outhouses yards gardens pumps cisterns privies drains ways paths passages lights covenants profits privileges and appurtenances whatsoever to the said premises belonging  
and the messuage and premises situate in or out of the same premises and every part thereof And whereas the said Francis White and the said William Kiddick  
and all and singular other the premises hereby granted and released or intended so to be and every part thereof with their appurtenances unto the said Charles Bassett Roe and  
Thomas John Blackford their heirs and assigns To the only proper use and behoof of the said Charles Bassett Roe and Thomas John Blackford their heirs and assigns for ever And  
the said Francis White for herself her heirs executors and administrators doth covenant promise and agree with and to the said Charles Bassett Roe and Thomas John Blackford their heirs  
and assigns by these presents in manner following that is to say that notwithstanding any act deed matter or thing whatsoever by the said Francis White or by any person or persons  
lawfully claiming or to claim by him or under or in trust for her made done committed or wilfully suffered to the contrary she the said Francis White now hath in herself good right  
and full power to grant release and convey the said messuage or tenement garden hereditaments and premises with their appurtenances unto and to the use of the said Charles Bassett  
Roe and Thomas John Blackford and that first in manner aforesaid And further that they the said Charles Bassett Roe and Thomas John Blackford their heirs and assigns  
shall and lawfully may at all times hereafter peaceably enter into have hold use occupy and enjoy the said messuage tenement garden hereditaments and premises with their appurtenances  
and receive the rents issues and profits thereof for his and their own use without the lawful let suit trouble hindrance interruption or denial of the said Francis White her heirs or assigns or any of  
them or any person lawfully claiming or to claim from or under or in trust for her them or any of them or by from or under for her them or any of their right title estate or interest and that free and  
clear and free and clearly and absolutely quietted exonerated and discharged or otherwise by her the said Francis White her heirs executors or administrators well and sufficiently saved defended kept  
harmed and indemnified of from and against all and all manner of former and other gifts grants bargains sales leases mortgages estates incumbrances uses tenures with entails rents and arrears  
of rents statutes recognizances judgments debts charges and incumbrances whatsoever had made done committed or occasioned or willingly or unwillingly suffered by the said Francis  
White or any person or persons lawfully claiming or to claim by from or under or in trust for her or by through or with her act means default consent privy and procurement And moreover that she  
the said Francis White and her heirs and all and every person and persons whatsoever having or lawfully or equitably claiming or to claim shall or may have or lawfully or equitably claim any estate  
right title trust or interest in or out of the said messuage or tenement garden hereditaments and premises heretofore devised and released or intended so to be with the appurtenances or any part thereof by  
from or under or in trust for her or them shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the said Charles Bassett Roe and Thomas John Blackford their  
heirs or assigns make do and execute or cause to be made done and executed at and every such further and other lawful and reasonable acts deeds conveyances and assurances in the law whatsoever for  
the better and more perfectly and absolutely granting conveying assuring and confirming the same messuage or tenement garden hereditaments and premises with their and every of their appurtenances To the use hereinafore limited  
in witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written



Proved

White

Kiddick