

This Indenture,

made the *Second* day of *March* in the year

of our Lord One Thousand Eight Hundred and *Fiftythree*

Between

Laurance Koclofson of the Township of Beverly

in the County of Wentworth and Province of Canada. Gentes

and Margaret Koclofson of the same place
John Koclofson of the same place Cabinetmaker

of the first part;
the Wife of the said party of the first part, of the second part; and
of the third part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of *One hundred* pounds of lawful money of Canada, to him by the said party of the third part, in hand well and truly paid, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), hath given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents doth give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the third part, his heirs and assigns, all and singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Beverly and Province of Canada, containing by admeasurement *One quarter of an acre* to the same more or less, being composed of a part of Lot number six

in the Third Concession of the aforesaid Township of Beverly, and is bounded and bounded or may be otherwise known as follows, that is to say: Commencing in front of said Lot number six at the distance of *Three chains & ninety links & one quarter of a link* from the South East Angle of the Lot. Thence along the line of the Dumping Beverly Road South *seventyseven Degrees West Fiftyfour feet* more or less to land owned by John Koclofson Thence North *thirteen Degrees West Three chains* more or less to a post Thence North *seventyseven Degrees East Fiftyfour feet* more or less to a post. Thence South *thirteen Degrees East Three chains* more or less to the place of Beginning

Together with all and singular the houses, out-houses, buildings, woods, ways, waters, water-courses, easements, privileges, profits, hereditaments and appurtenances whatsoever, to the said parcel or tract of land, tenements, hereditaments and premises belonging, or in anywise appertaining, or therewith used and enjoyed, or known or taken as a part or parcel thereof, or as belonging thereto, or to any part thereof, and the reversions and reversions, remainder and remainders, and premises, and every part thereof: To have and to hold the same lands, tenements and hereditaments, and all and singular other the premises hereby conveyed or mentioned, or intended so to be, with their and every of their appurtenances, unto the said party of the third part, his heirs and assigns, to the sole and only use of the said party of the third part, his heirs and assigns for ever. Subject, nevertheless, to the reservations, limitations, provisions and conditions expressed in the original grant thereof from the Crown: And the said party of the first part, doth hereby for himself his heirs, executors and administrators, COVENANT, PROMISE AND AGREE, to and with the said party of the third part, his heirs and assigns, in manner following, that is to say: That he the said party of the first part, at the time of the enrolling and delivery hereof, is and stands solely, rightfully and lawfully seized of a good, sure, perfect, absolute and indefeasible estate of inheritance, in fee simple, of and in the lands, tenements, hereditaments, and all and singular other the premises hereinbefore described, with their and every of their appurtenances, and of and in every part and parcel thereof, without any manner of reservation, limitation, proviso or conditions (other than as aforesaid), or any other matter or thing, to alter, charge, change, encumber or defeat the same; And also, that he the said party of the first part now hath in himself good right, full power, and lawful and absolute authority, to grant, sell, alien, convey and confirm the said lands, tenements, hereditaments and premises and every part and parcel thereof, with the appurtenances, unto the said party of the third part, his heirs and assigns, in manner and form aforesaid: And also, that it shall and may be lawful to and for the said party of the third part, his heirs and assigns, peaceably and quietly to enter into, have, hold, use, occupy, possess and enjoy the aforesaid lands, tenements, hereditaments and premises hereby conveyed, or intended so to be, with the appurtenances, without the let, suit, hindrance, interruption or denial of him, the said party of the first part, his heirs or assigns, or any other person or persons whomsoever, and that free and clear, and freely and clearly acquitted, exonerated and discharged of and from all arrears of taxes and assessments whatsoever, due or payable upon or in respect of the said lands, tenements, hereditaments and premises, or any part thereof, and of and from all former conveyances, mortgages, rights, annuities, debts, judgments, executions and recognizances, and of and from all manner of other charges or incumbrances whatsoever: And lastly, that he the said party of the first part, his heirs and assigns, and all and every other person or persons whomsoever, having or lawfully claiming, or who shall or may have or lawfully claim any estate, right, title, interest or trust, of, in, to, or out of the lands, tenements, hereditaments or premises hereby conveyed as aforesaid, or intended so to be, with their appurtenances or any part thereof, by, from, or under or in trust for him the said party of the first part, his heirs or assigns, shall and will from time to time, and at all times hereafter, at the proper costs and charges in the law of the said party of the third part, his heirs, and assigns, make, do, suffer and execute, or cause or procure to be made, done, suffered and executed, all and every such further and other reasonable act and acts, deed and deeds, devices, conveyances and assurances in the law, for the further, better, and more perfectly and absolutely conveying and assuring of the said lands, tenements, hereditaments and premises, with the appurtenances, unto the said party of the third part, his heirs and assigns, as by the said party of the third part, his heirs and assigns, or their Counsel learned in the law, shall be lawfully and reasonably devised, advised or required. And this Indenture also witnesseth, that the said *Margaret Koclofson* the wife of the above-named party of the first part, for and in consideration of the sum of *Five Shillings* of lawful money as aforesaid, to her by the said party of the third part now in hand paid, hath remised and released, and forever relinquished, and by these presents doth remise, release, and for ever relinquish unto him the said party of the third part his heirs, executors, administrators and assigns, all and all manner of Dower and right or title of Dower whatsoever, which she the said *Margaret Koclofson* in the event of her surviving her said husband and the said party of the first part, might or of right ought to have or claim in, to, and out of the said certain Parcel or Tract of Land and Premises above mentioned, and every part and parcel thereof, and all manner of action or actions, and writ or writs of Dower whatsoever in relation thereto.

In witness whereof the parties to these presents have herunto set their hands, and affixed their seals, the day and year first above written.

Signed, Sealed and Delivered, in the presence of

Alex. M. Roberts,
John Cumming

Laurance Koclofson

Margaret Koclofson

John Koclofson