

This Indenture

made the twenty seventh day of March One thousand eight hundred and twenty two
between Joseph Phillips of Woodbury Gleaner in
Essexhire Yeoman of the one part and Isaac Wilson of the same place Yeoman of the other part
and his heirs or otherwise well entitled to the Close of Land hereinafter particularly described and hereby conveyed or intended so to be for an absolute Estate
of Inheritance in fee simple in possession free from incumbrances

And whereas the said Joseph Phillips hath contracted with the said Isaac Wilson for
the sale to him of the Hereditaments hereinafter described and hereby conveyed or intended so to be for an absolute Estate of Inheritance in fee simple in possession
free from incumbrances for the sum of four hundred and sixty pounds

Now this Indenture witnesseth that in pursuance of the said contract and in consideration of the sum of four hundred and
sixty pounds Sterling to the said Joseph Phillips now paid by the said Isaac Wilson the receipt whereof and that the same is in full for the absolute purchase of the said Hereditaments free from incumbrances the
said Joseph Phillips doth hereby acknowledge and from the same doth for ever release and discharge the said Isaac Wilson his heirs executors administrators and assigns

And the said Joseph Phillips doth hereby grant bargain sell alien release and convey unto the said Isaac Wilson and his heirs **All** that Close of Land called **Stoppings Close** numbered 16 in the 5th Commutation Map and Book of Reference for the parish of
Woodbury and containing by admeasurement four Acres two Roods and eighteen Perches or thereabouts more or less with said two Closes of Land

And also that Close of Land called **the Waterford** together with the seven Acre or thereabouts situate in the said parish of
Woodbury and numbered 112 in the said 5th Commutation Map and Book of Reference and containing by admeasurement four Acres two Roods and eighteen Perches or thereabouts more or less with said two Closes of Land

And all buildings thereon together with all other appurtenances whatsoever to the said Hereditaments hereby conveyed or intended
with all buildings thereon together with all other appurtenances whatsoever to the said Hereditaments hereby conveyed or intended
to be belonging or in anywise appertaining or to be held occupied or enjoyed therewith

And the reversion and reversions remainder and remainders unto issues and profits thereof **And** the estate
right title interest inheritance use trust property possession benefit claim and demand whatsoever both at law and in equity of him the said Joseph Phillips therein and therein **to have and to hold** the said
Close of Land and hereditaments hereinafter particularly described and hereby conveyed or intended so to be with the appurtenances unto and **to the use** of the said Isaac Wilson his heirs and assigns for ever

And as the said Joseph Phillips doth hereby for himself his heirs executors and administrators covenant and promise with and to the said Isaac Wilson in manner following (that is to say) that for and to the use
notwithstanding any act deed matter or thing whatsoever by the said Joseph Phillips or any of his Ancestors or Testators or by any person or persons claiming or to claim from through under or in trust for him or
them as any time herebefore made done or suffered to the contrary he the said Joseph Phillips now hath in himself good right to grant and convey the said Hereditaments unto and to the use of the said Isaac Wilson
his heirs and assigns in manner aforesaid

And further that it shall be lawful for the said Isaac Wilson his heirs and assigns at all times hereafter peaceably and quietly to hold and enjoy the said Hereditaments
and to receive and take the rents and profits thereof to and for his and their own use and benefit without any interruption or disturbance whatsoever of from or by the said Joseph Phillips or any other person or persons
lawfully or equitably claiming or to claim by from through under or in trust for him or any of his Ancestors or Testators

And that he and they and absolutely acquitted and discharged from or otherwise by the
said Joseph Phillips his heirs executors and administrators well and sufficiently kept harmless and indemnified of from and against all and all manner of Estates charges duties taxes and incumbrances whatsoever
made done committed or suffered by the said Joseph Phillips or any of his Ancestors or Testators or any person or persons whomsoever claiming or to claim by from through under or in trust for him or them

And moreover that he the said Joseph Phillips and all and every other person or persons whomsoever having or claiming or to claim any Estate right title interest or demand whatsoever at law or in equity of in or
out of the said Hereditaments hereby conveyed or intended so to be or any part thereof by from through under or in trust for the said Joseph Phillips or any of his Ancestors or Testators shall and will from time to time and at
all times hereafter upon the request and at the expense of the said Isaac Wilson his heirs or assigns make do execute and acknowledge in such manner as shall be made done executed and acknowledged all such further as
lawful and reasonable acts deeds covenants and assurances in the law whatsoever for the better and more perfectly granting and conveying the said Hereditaments with the appurtenances unto and to the
use of the said Isaac Wilson his heirs and assigns or by the said Isaac Wilson his heirs or assigns or his or their assigns in the said deed or reasonably allowed or advised and required

And witnesseth that he the said Joseph Phillips and all and every other person or persons whomsoever having or claiming or to claim any Estate right title interest or demand whatsoever at law or in equity of in or
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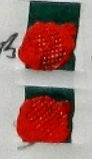
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whereof the said parties to these presents their hands and seals have hereunto set the day and year first above written.

Joseph Phillips



Received on the day and year first within written of and
from the within named Isaac Wilson the sum of Sixty
hundred and sixty pounds being the consideration money
within expressed to be by him paid to me

560

Witness

B. J. End
William James Shortland Esq
Accountant
Peter James Mary
Drown

Joseph Phillips

Signed sealed and delivered by the within named Joseph Phillips
in the presence of

B. J. End
William James Shortland Esq

hand

Dated the 26th day of March - 1872

Mr Joseph Phillips

to

Mr Isaac Wilson

Conveyance in fee of two fields called
respectively Hopings Acre and the Maberford
situate in the parish of Hocklury in the
County of Devon

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