

Signed sealed and delivered by the within named
James Phillips Sarah Phillips and George Jacob
Bryant Wilson in the presence of

B. J. Ford
J. S. Foster

This deed marked with the letter "A" was this day
produced before us and acknowledged by the therein
named Sarah the Wife of the therein named James Phillips
to be her act and deed previous to which acknowledgement
the said Sarah Phillips was examined by us separate and
apart from her husband touching her knowledge of the
contents of this said Deed and her consent thereto and declared
the same to be freely and voluntarily executed by her

Wm. J. Black & George }
B. J. Ford } Notaries
Commissaries

Dated 9th December 1870

Mr James Phillips
and his Wife

to

Miss Sarah K. Phillips

Deed of Gift on the
marriage of Miss S. K.
Phillips of an Orchard situate
at Woodbury Satterton Devon

His Indenture

made the ninth day of December One thousand eight hundred and Seventy Between James Phillips of Goddard farm Culoscombe in the County of Devon Yeoman and Sarah his Wife of the first part Edward Hunt Roberts of Genty Street Exeter Gentleman of the second part Sarah Kestlake Phillips Spinster daughter of the said James Phillips and Sarah his Wife of the third part and George Jacob Bryant Wilson of Woodbury Satterton Devon Yeoman of the fourth part WHEREAS Thomas Kestlake late of Woodbury Satterton aforesaid Yeoman by his last Will and Testament in writing duly

executed as is by law required for the passing of Real Estate bearing date on or about the eight day of November One thousand eight hundred and forty seven gave and bequeathed (inter alia) unto his daughter the said Sarah the wife of the said James Phillips Yeoman Son of Woodbury Satterton aforesaid for her and assigns for ever the land and hereditaments hereinafter more particularly described and hereby granted and conveyed or intended to be And whereas a marriage is hereby intended to be had and solemnized between the said Sarah Kestlake Phillips and the said George Jacob Bryant Wilson and on the treaty for such intended marriage it was agreed that the said land and hereditaments should be granted and conveyed in manner hereafter mentioned Now this Indenture witnesseth that in consideration of the said intended marriage and of the natural love and affection of the said James Phillips and Sarah his Wife the receipt whereof they do hereby acknowledge They the said James Phillips and Sarah his Wife Do and each of them Doth according to his and her respective interest in the land and hereditaments hereinafter mentioned give and conveyed and with the consent and concurrence of the other of them hereby grant release alien and convey unto the said Edward Hunt Roberts and his heirs All that Orchard called Pound House Orchard with the pound House and other appurtenances therunto belonging situate at Woodbury Satterton in the Parish of Woodbury in the said County of Devon and now in the occupation of Robert Phillips which said Orchard and Orchard Spring on the backside of the barn belonging to a messuage or tenement called by the name of Yeate containing by estimation half an acre or thereabouts be the same more or less situate lying and being at Woodbury Satterton aforesaid Together with all ways paths passages waters watercourses easements profits privileges advowsons and appurtenances whatsoever to the said land and premises or any part thereof belonging And the reversions and remainders whosoever and whosoever's issues and profits thereof and all the estate right title interest use trust Property claim and demand whatsoever both at law and in Equity of them or either of them the said James Phillips and Sarah his Wife then or then to be unto the said Edward Hunt Roberts and his heirs To have and to hold the said land hereditaments and premises hereby released and conveyed or intended to be unto the said Edward Hunt Roberts and his heirs To the use of the said Sarah Phillips her heirs and assigns until the solemnization of the said intended marriage and from and after the solemnization thereof To the use of such person or persons and for such ends intents and purposes and for such Estates and interests and subject to such powers Provisions and declarations as the said Sarah Kestlake Phillips shall notwithstanding her coverture and as if she was a feme sole by any deed or deeds to be by her executed in the presence of and attested by one or more credible witnesses or by her last Will and Testament in writing and executed and attested as by law required dovet tenet and appertent And in the meantime until such decision finalisation and appertent but subject thereto and so far as the same shall not extend To the use of the said Edward Hunt Roberts his heirs and assigns Upon trust for the said Sarah Kestlake Phillips and her heirs and assigns for her sole and separate use and benefit And the said James Phillips for himself and his said Wife Sarah and his and her heirs executors administrators doth hereby covenant and agree to and with the said Sarah Kestlake Phillips her heirs appointed and assigns that not withstanding any act or thing by him or her or by the said Thomas Kestlake deceased made done or committed They the said James Phillips and Sarah his Wife now have or themselves himself or herself good right and full and lawful authority to grant and convey the said hereditaments and premises in manner herebefore contained And that the same hereditaments and premises shall at all times hereafter remain and be to the use herebefore limited and declared concerning the same and be lawfully enjoyed unto and upon and held occupied and enjoyed and the profits thereof received and taken by the said Sarah Kestlake Phillips her heirs appointed and assigns without any lawful hindrance or disturbance by them the said James Phillips or Sarah Phillips or either of them or any person or persons claiming by through under or in trust for them or either of them or from under or in trust for the said Thomas Kestlake deceased And that free and discharged or otherwise indemnified of from and against all fines and other Estates claims demands charges and incumbrances whatsoever made occurred or suffered or to be hereafter made occurred or suffered by the said James Phillips and Sarah his Wife or either of them or the said Thomas Kestlake deceased or by any person or persons claiming by through under or in trust for them or either or any of them And witnesseth that he the said James Phillips and Sarah his Wife and their heirs and every other person or persons having or lawfully or equitably claiming any Estate right title interest Property claim or demand in to or out of the said hereditaments and premises or any part thereof from through under or in trust for them or either of them or the said Thomas Kestlake deceased shall and will from time to time and at all times hereafter upon the request and at the cost of the said Sarah Kestlake Phillips her heirs appointed or assigns make do and execute every such lawful act deed thing or assurance for the better or more perfectly assuring the said hereditaments and premises in manner herebefore contained as the said Sarah Kestlake Phillips her heirs appointed or assigns may reasonably require In witness whereof the said parties to this presents their hands and seals have hereunto set the day and year first before written



James Phillips

Sarah Phillips

George J. B. Wilson

George J. B. Wilson