

994.6.26 Obverse

[James Edward Small 1798 – 1869, lawyer, judge, and political figure in Upper Canada. He was the second for John Ridout in a duel with Samuel Peters Jarvis -Ridout was killed)]

[Richard Coates 1778 – 1868, Isabella Smith, his wife married 1805. Richard Coates was a self described painter at York. He painted the symbolic pictures, “Peace” and “Plenty” at the temple at Sharon, Upper Canada. He was also an organ builder and built the oldest surviving Canadian- built organ at Sharon.]

[Indenture contains both type letters and handwritten words]

This Indenture, made the Nineteenth day of October in the year of our Lord one
[new line] thousand eight hundred and Thirty Two between Richard Coates of the Township of York in the District and Province of Upper Canada Painter
[new line] and Isabella his wife of the one part and James Edward Small of the same place Esquire of the other part.

Witnesseth: That the said Richard Coates for and in consideration of the sum of three hundred and fifty pounds

[new line] of lawful money of the said Province, to him in hand paid by the said James Edward Small at or before the ensealing or delivery of these Presents, the receipt whereof is hereby acknowledged, HATH

[new line] granted, bargained, sold, aliened, transferred, conveyed, enfeoffed and confirmed, and by these Presents doth grant, bargain, sell, alien, transfer, convey, enfeoff, and confirm unto the said James Edward Small his

[new line] Heirs and Assigns forever, ALL AND SINGULAR that certain Parcel – or Tract- of LAND and Premises, situate, lying and being in in the Township of York in the District and Province aforesaid designated

[new line] and Known as Lot Number Fourteen according to a survey made by John H Hudson Deputy Surveyor and being part of a Gore of land, combining seven

[new line] acres adjoining the North East angle of the said Lot Number fourteen on the North Side of a Street being in a direct line with Duke Street in the Town

[new line] of York then North Seventy four degrees East along the Northern limit of the said Street one chain Ten links and a half to where a post has been planted

[new line] at the South East angle of the said Lot in the limit between lot Number fourteen and fifteen Then North Sixteen degrees West parallel to Parliament Street Two

[new line] Chains to where a post has been planted at the North East angle of the Said Lot in the limit between Lots Number Fourteen and Twenty Four Then South Seventy four degrees west parallel to the

[new line] first mentioned Street one chain Ten links to where a post has been planted at the North West Angle of the said Lot in the limit between Lots Number fourteen and Thirteen Then

[new line] South Sixteen degrees East Two Chains to where a Post has been planted at the South West angle of the said Lot the place of Beginning containing by

[new line] admeasurement one Fourth of an acre be the same, more or less –

[new line] Together with all houses, out-houses, woods and waters, thereon erected lying and being, and all and singular, the hereditaments and appurtenances to the said Premises in any wise belonging, and the reversions, remainder and remain-

[new line] ders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, property and demand whatsoever, either at LAW or in EQUITY, of him the said Richard Coates

[new line] of, in, to, or out of the same, and every part thereof. To have and to hold the same, with the appurtenances, freed and discharged from all incumbrances whatsoever, unto the said James Edward Small his

[new line] Heirs and Assigns, to the sole and proper use, benefit and behoof of the said James Edward Small his Heirs, and Assigns forever, under the reservations, limitations and conditions, expressed in the original

[new line] GRANT FROM THE CROWN. And the said Richard Coates for himself and his Heirs, Executors and Administrators, doth covenant, grant and agree, to and with the said James Edward Small

[new line] his Heirs and Assigns, that he the said Richard Coates now is the true, lawful, and rightful owner of all and singular the said Parcel or Tract of Land and Premises

[new line] above mentioned, with the appurtenances, and of every part and parcel thereof, and now is lawfully and rightfully seized in his own right, of a good, sure, perfect, absolute, and indefeasible ESTATE OF INHERITANCE IN FEE SIMPLE, of and in the premises

[new line] hereby granted, bargained, sold, or intended to be granted, bargained and sold, without any condition, or limitation of use of uses, or any other matter or thing to alter, charge, change, incumber, or defeat the same. And also, that he, the said

[new line] James Edward Small his Heirs and Assigns, shall and may from time to time, and at all times hereafter forever, peaceably and quietly enter into, have, hold, occupy, possess and enjoy, all and singu-

[new line] lar, the said Premises above mentioned, and every part and parcel thereof, with the appurtenances, without the let, trouble, hinderance, molestation, interruption or denial of him the said Richard Coates his

[new line] Heirs or Assigns, or any other person or persons whomsoever lawfully claiming or to claim, by, from or under him or any or either of them: And further, that he the said Richard Coates

[new line] and his Heirs, and all and every other person or persons whomsoever, having or lawfully claiming any estate, right title, trust, or interest, of, in, or to the said Premises above mentioned, or any part thereof, by, from, or under him, them, or any or either

[new line] of them, shall and will at all times hereafter, upon the reasonable request, and at the proper costs and charges of the said James Edward Small his Heirs and Assigns, make, do and execute, or cause

[new line] or procure to be made, done, and executed, all and every such further and other lawful and reasonable act or acts, devices, conveyances and assurances in the LAW whatsoever, for the further, better and more perfect granting, conveying and assuring

[new line] of all and singular the said premises above mentioned, with the appurtenances unto the said James Edward Small his Heirs and Assigns, as by the said James Edward Small his

[new line] Heirs or Assigns, his or their Counsel shall be reasonably devised, advised or required.

[new line] And also that the said Isabella Coates wife of the above named Richard Coates for and in consideration of the sum of Five Shillings of Lawful Money

[new line] as aforesaid, to her by the said James Edward Small now in hand paid, hath remised, released, and forever relinquished, and by these presents, doth remise, release, and forever relinquish unto him the said

[new line] James Edward Small his Heirs, Executors, Administrators and Assigns, all and all manner of DOWER and right or title of DOWER whatsoever, which the said Isabella Coates

[new line] in the event of surviving the said Richard Coates her husband, 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

[new line] thereof, and all manner of action or actions, and writ or writs of DOWER whatsoever.

In Witness whereof, the parties to these Presents have hereunto set their Hands and Seals, the day and year first above written, and in the Third year of His Majesty's Reign.

Signed, Sealed, and Delivered in Presence of [vertical flourish]

[J] Bell Ja^s E Small [red wax seal and ribbon] Richard Coates [red wax seal and ribbon]

Isabella^{her} Coates [red wax seal and ribbon]

X

mark

994.6.26 Reverse

[document has been folded so that there are eight equal partitions, four on each side of a centre fold]

[upper right portion]

Home DISTRICT to wit

Before me

Personally appeared the within named Isabella Coates
And being duly examined by me, touching her consent to be BARRED of her
DOWER, of and in the Lands within described, she gave her consent thereto, and
It did appear to me that such consent was free and voluntary, and not the effect of
Coercion or fear of coercion, on the part of her Husband or any other person.

GIVEN under my hand, this [blank] day of [blank]
In the year of our Lord one thousand eight hundred and [blank]

[second portion down on the right side is blank]

[third portion down on the right side]

Received, on the day and year in the within Indenture written, of and from
The therein named James Edward Small
the sum of three hundred and
fifty pounds
of Lawful Money of Upper Canada, being the full consideration Money in the
said Indenture mentioned to be paid by him to me

IN PRESENCE OF

J Bell

Richard Coates

[fourth portion down on right side is blank]

[first portion on left side hand written parallel and near to the vertical centre fold]

A

This is the deed a Indenture [?]
A referred to in that evidence of John
Bell Esq taken before that [commission?]
This 20th Januy 1845

John & E B[?]
[Claiments?]

[second portion down on left side hand written parallel to the vertical centre fold]

Bargain of Sale

Richard Coates & Wife

to

James Edward Small

¼ acre Township of York

I Certify that on the 27th day of
March A.D. 1835 at ½ past
9 o'clock a.m. the Memorial
Produced of the within Indenture
For Registry is Entered and
Registered; in Lib^s P pages
908.909 & 910. Memorials
N^o 11576.

13/9 James Ridout
Reg^s cr. York

[third and fourth portions down on the left are comprised of one long paragraph written upside down]

We D'Arcy Boulton the [?] and Peter Patterson of the
Home District in the Province of Upper Canada Esquires
two of His Majistys [sic] [justices?] of the [town?] in and for the said District
do certify that Isabella Coates wife of Richard Coates personally
appeared before us and being duly examined by us [touching] her
consent the [barred?] of her right of Dower of and in the lands in
the written Deed mentioned, it did appear to us that the said
Isabella Coates did give her consent thereto freely and
voluntarily without coercion or fear of coercion on the
part of her husband or any other person whomsoever

Dated at York this
first day of November
1833

D Boulton hm JP

Peter Paterson J P