

[reverse]

Bargain [flourish?] sale

W B Jarvis [Esq?]

To

Ja E Small [Esq?]

Land [m S. eide?] of Duke of Toronto

[written and underlined in blue ink, while the rest is in black ink]

I certify that on the 13th day of February A.D. 1829 at 12 o' clock at noon the Memorial of the written Indenture is entered and registered in [not sure what this says] 27 of 27

Memorial no. 6604. [florish]

M. Redond [?]

[?] York

[obverse]

[Large document with the top left corner folded down with a red seal, with what looks like green ribbon]

[In large letters] **This Indenture**

[regular size writing] made at the Town of York in the County of York and Home District of the Province of Upper Canada the ninth day of December in the year of our lord one thousand eight hundred and twenty four By and [Between?] William Botsford Jarvis of the town of York aforesaid Gentleman of the one part, and James Edward Small of the [sauce?] place Esquire of the other part - [Witnesseth?] That the said William Botsford Jarvis for and in consideration of the sum of Eight hundred pounds of lawful money of the Province of Upper Canada to him in hand paid by the said James Edward Small at or before the [?] and delivery of these presents the receipt is hereof he the said William Botsford Jarvis doth hereby acknowledge Hath granted, bargained, sold, alieved, transferred, convoyed and confirmed and by these presents Doth grant bargain sell a [? it is smudged] and confirm into the said James Edward Small his heirs and [?] forever. All and Singular that certain [paval?] or that of land and [?] situate lying and being in the Town of York in the County of York in the House District aforesaid being composed of Lots [December Thirteen?] on the south side of Duke that [?] said Town of York containing by [ad?] -ment one fifth of an acre be the [?] more or less. Which said one fifth of an acre is [batted?] and bonded, or may be otherwise known as follows (that is to say) Commencing at the North East angle of the said lot, Then South sixteen degrees East has chains. Then South seventy four

degrees West, one chain. Then North sixteen degrees West two chains, Then North seventy four degrees East, one chain to the place of beginning

Together South all houses out houses [?] ways [?] and water courses thereon [?] lying and being and all and singular the [handi?] and [opportunities? Appertuanices?] to the said premises in any sense belonging, and the succession and [?] remainders unto [?] and profits thereof. And all the estate, right to the interest property claim and demand whatsoever either at Law or in Equity of him the said William Botsford Jarvis of into or out of the same and every part and parcel thereof [in larger text] **To Have and to Hold** [back to regular text] the [?] with the [appertuancies?] fixed and discharged from all manner of [?] whatsoever with the said James Edward Small his heirs and assigns forever and the said William Botsford Jarvis for himself his heirs [executors?] and administrators Doth covenant grant and open to and write the said James Edward Small his heirs [executors?] and administrators that the said William Botsford Jarvis now is the true lawful and willful owner of all and regular the said lot [paral?[or tract of land and premises above mentioned with the appurtenances and of every part and parcel [thesis?] and [?] is lawfully and rightfully seized in his own sight of a good [?] perfect absolute and indefeasible Estate of Inheritance in [?] of and in the pre-mises hereby granted bargained and told or mentioned or intended to the granted bargain and hold without any condition or limitation or [?] uses or any other matter or thing to alter, change, change [member?] or defeat the [?] [in larger letters] **And also** [smaller] that he the said James Edward Small his heirs and assigns shall and may from time to time and of all times hereafter forever peacefully and quietly enter into [lease?] hold [not sure of this part] and enjoy all and [regular?] the said [?] above mentioned and every part and parcel thereowith the appurtenances without [?] trouble, hindrance, molestation, [intem?tion?] or denial of heir the said William Botsford Jarvis his heirs exectors or [?] or any

[bottom right written 994.6.19]