

[OBVERSE]

[large decorative font, double underlined in red] **This Indenture** Made the Third day of July in the Year of Our Lord One thousand Eight hundred and Twenty four [large bold font, double underlined in red] **Between**

[two vertical lines in red bracket the left side of the following text]

Thomas Stoyell of the Town of York in the County of York in the Home District and Province of Upper Canada Esquire and Rhoda his Wife of the one part, and Richard Coates, of the Township of

York in the County District and Province aforesaid Painter, of the other part [large bold font, double underlined in red] **witnesseth** that for and in consideration of the Sum of Sixty Five Pounds and Ten Shillings of Lawful money of Upper Canada to him

the said Thomas Stoyell in hand well and truly paid by the said Richard Coates at or before the Sealing and delivery of these presents the receipt whereof is hereby acknowledged and thereof and therefrom and of and from the same

and every part thereof doth acquit release and discharge the said Richard Coates his Heirs and Assigns for ever [large bold font, double underlined in red] **he** the said Thomas Stoyell [large bold font, double underlined in red] **hath** granted bargained sold aliened transferred conveyed and confirmed

and by these presents [large bold font, double underlined in red] **doth** grant bargain sell alien transfer convey and confirm unto the said Richard Coates his Heirs and Assigns, All that parcel of Land in the Township of York in the County of York in the Home

District, designated 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 containing seven Acres adjoining the North East Angle of the Town of

York, granted by the Crown to David William Smith Esquire, That is to say, Commencing where a Post has been planted at the South West 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 of York;) Thence North Seventy four degrees East along the [Northern?] limit of the said Street One Chain Ten Links and a half, to where a Post as been planted at the South East Angle

of the said Lot in the limit between Lots number Fourteen and Fifteen, Then North Sixteen Degrees West parallel to Parliament Street Two 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 first mentioned Street One Chain Ten Links and a half 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 South Sixteen degrees East
parallel to Parliament Street Two Chains to where a post has been planted at the South West
Angle of the said Lot number Fourteen the place

of beginning as aforesaid containing One Fourth of An Acre more or less [large bold font, double
underlined in red] **together** with all houses Outhouses Woods and Waters thereon erected lying
and being and all and singular the hereditaments and appurtenances to the said One fourth of

an Acre of Land and promises belonging or in anywise appertaining and the reversion and
reversions remainder and remainders Yearly and other Rents issues and profits thereof and also
all the Estate Right Title Interest Claim [decorative symbol?]

property and demand whatsoever either at Law or equity of him the said Thomas Stoyell of in to
or out of the said parcel or Tract of Land and premises hereinbefore described and every part
thereof [large bold font, double underlined in red] **to have and to hold** the said

parcel or Tract of Land and Premises hereby granted bargained and sold or mentioned or
intended so to be with their and every of their appurtenances freed and discharged of and from
all and all manner of incumbrances whatsoever unto

the said Richard Coates his Heirs and Assigns to the sole and proper use benefit and behoof of
him the said Richard Coates his Heirs and Assigns for ever and to and for no other use intent and
purpose whatsoever [large bold font, double underlined in red] **And** the said Thomas Stoyell for
himself and his Heirs doth covenant grant promise and agree to and with the said Richard Coates
his Heirs and Assigns that he the said Thomas Stoyell is the true Lawful and rightful Owner of
all and singular the said parcel or tract of Land and

premises hereby granted bargained and sold or mentioned or intended so to be and now is
lawfully and rightfully seized in his own right of a good sure perfect absolute and indefeasible
Estate of Inheritance in [Fee sample?] of and in the premises abovementioned

and hereby granted bargained and sold without any condition or limitation of use or uses or any
other matter or thing to alter charge change incumber or defeat the same [large bold font, double
underlined in red] **and also** that he the said Richard Coates 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 and possess and
enjoy all and singular the said premises abovementioned and every part and parcel thereof with
the appurtenances without the [let?] fret trouble hindrance molestation interruption or denial of

him the said Thomas Stoyell His Heirs Executors Administrators or Assigns or any of them or
any other person or persons whatsoever claiming or to claim by from or under him them or any
or either of them [large bold font, double underlined in red] **and further** that he the said Thomas
Stoyell and his Heirs and all and

every other person or persons and his and their Heirs having or claiming any Estate right title trust or interest of in or to the said premises abovementioned or any part thereof by from or under him them or any or either of them shall and will at all times hereafter upon the reasonable request and proper costs and charges of the said Richard Coates and his Heirs and Assigns make do and execute or cause 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 [flourish?] whatsoever for the further better and the more perfect granting conveying and assuring of all and singular the said premises abovementioned with the appurtenances unto the said Richard Coates his Heirs and Assigns as by the said Richard Coates his Heirs or Assigns or his or their Counsel

shall lawfully and reasonably be devised advised and required [large bold font, double underlined in red] **and lastly** the said Rhoda Stoyell for and in consideration of the Sum of Ten Shillings to her in hand well and truly paid by the said Richard Coates at or before the sealing and delivery of these

presents the receipt whereof is hereby acknowledged hath granted remised released and for ever quit claimed and by these presents doth fully and absolutely grant remise release and for ever quit claim unto the said Richard Coates his Heirs and Assigns all the Dower and Thirds

and right and title of Dower and Thirds and all other right title interest claim property and demand whatsoever in Law or equity of her the said Rhoda Stoyell of in and to the said messuage tenement parcel or tract of Land and premises hereinbefore mentioned with the appurte-

nances so that she the said Rhoda Stoyell her Heirs Executors or Administrators nor any other person or persons for her them or any of them have claim challenge or demand any Dower or Thirds or any other right title claim or demand of in to or out of the said

premises hereinbefore particularly described and mentioned but thereof and therefrom shall be utterly debarred and excluded for ever by these presents [large bold font, double underlined in red] **In witness whereof** the abovementioned parties to these presents have hereunto set and put

their hands and offered their Seals on the day and year first presents [large bold font, double underlined in red] **above written.**

Signed sealed and delivered

in presence of

B. Turquand

ABirdall [decorative flourish]

Thos. Stoyell

[Red crosshatch seal over a blue ribbon]

Rhoda Stoyell

[Red crosshatch seal over a blue ribbon, ribbon obscures part of the next signature]

[probably Richard] Coates

[Red crosshatch seal over a blue ribbon]

[this amount is double underlined in red] £62 [tiny symbol?] 10. s

[double underlined in red] **Received** the day and year first above written of and from the above
named Richard Coates

the Sum of Sixty Two Pounds and Ten Shillings of Lawful money of Upper Canada being in full
of the consideration money in the above Indenture mentioned

Witness hereto [flourish follows the o]

B. Turquand [flourish follows the d]

Thos. Stoyell

[REVERSE]

[double red line]

Indenture

[red line]

of Bargain and Sale

Thomas Stoyell Esq. and Rhoda his Wife

[between two red lines] To

Richard Coates Painter.

One fourth of an Acre of Land in the Township

[between two lines] of York.

dated the 3rd day of July

1824.

[double red line]

A Memorial of the written

Indenture is Registered in the
Register Office for the Home
District on the 3rd July 1824
at ten o clock in the forenoon
in [unknown] G. Folio 643 & 644
Memorial N^o 4882

[on the left, at a 90° clockwise rotation to the text, in a box double outlined in red]

[large bold font, double underlined in red] **Upper Canada**

[in the top left corner of the box, large bold font, double underlined in red] **Home District York
to Wit**

Be it remembered that on this Third – day of July
in the Year of Our Lord One Thousand eight Hundred and
Twenty four Before me the Honorable William Campbell one of the Judges
of His Majesty's Court of King's Bench in Upper Canada personally appeared
Rhoda Stoyell Wife of the said Thomas Stoyell, who being duly examined
by me [touching?] her consent to be barred of Dower in the premises in the within
Indenture mentioned it did appear unto me that she the said Rhoda
Stoyell did give such consent freely and voluntarily without any coercion
on the part of her husband or any other person.

Wm. Campbell [extra flourishes]