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Conveyance, Mr William Sewell and others to Mr John Snodin - 3rd day of April 1824

1824 Sewell Deed

Proclam Agreem Snodin from Hill and Sewell Langham Oakham 5GeoIV 1824

## Conveyance

### Mr William Sewell and others to Mr John Snodin

Dated 3rd day of April 1824

**This Indenture** made the Third day of April in the year of our Lord one thousand eight hundred and twenty four **Between** *William Sewell* of Oakham in the County of Rutland Baker and *Sarah*<sup>Mary</sup> his Wife (formerly *Sarah*<sup>Mary</sup> Sewell Spinster) of the first part *Thomas Raworth* of Skeffington in the County of Leicester Grazier and *Rebecca* his wife (formerly *Rebecca Sewell Spinster*) of the second part *William Tilson* of Stamford in the County of Lincoln Plasterer and *Mary* his wife (formerly *Mary Sewell Spinster*) of the third part *John Snodin* of Oakham aforesaid Printer of the fourth part and *John Cunnington* of the same place Victualler of the fifth part **Whereas** by Indentures of Lease and Release dated respectively the eighth and ninth days of September one thousand seven hundred and sixty nine the Release being made between John Sewell of Uppingham in the said County of Rutland Miller of the first part Thomas Sewell of Oakham aforesaid Miller (one of the Sons of the said John Sewell) of the second part John Lambert of Middleton in the parish of Cottingham in the County of Northampton Tanner of the third part Mary Lambert of Middleton aforesaid Spinster (one of the Daughters of the said John Lambert) of the fourth part and John Laxton of Uppingham aforesaid Horesedealer [*sic*] and Edward Inchley of Middleton aforesaid Horesedealer of the fifth part (being the settlement made in contemplation of the Marriage between the said Thomas Sewell and the said Mary Lambert) in consideration of the said intended Marriage and for other the considerations therein mentioned the said John Sewell did grant release and confirm unto the said John Laxton and Edward Inchley and to their Heirs *All* that piece or parcel of Ground lying and being in the South Field of Oakham aforesaid with the appurtenances containing thirty two perches or thereabouts *And also all* that Wind Mill erected situate standing and being on some part of the said piece or parcel of Ground in the said ffield of Oakham and which said premises were then in the tenure or occupation of the said Thomas Sewell To hold the same unto the said John Laxton and Edward Inchley their Heirs and Assigns *To the Use* of the said John Sewell and his heirs until the said intended Marriage and after the Solemnization thereof *To the Use* of the said Thomas Sewell and his Assigns for his life with remainder *To the Use* of the said Mary Lambert the then intended Wife of the said Thomas Sewell and her Assigns for her life with remainder *To the Use* of the heirs of the body of the said Thomas Sewell on the body of the said Mary Lambert his then intended Wife lawfully begotten remainder *To the Use* of the heirs and Assigns of the said Thomas Sewell for ever **And whereas** there was Issue of the said Marriage the said Thomas Sewell and Mary his wife two Daughters namely the said *Sarah*<sup>Mary</sup> the Wife of the said William Sewell Ann Sewell who intermarried with Samuel Adcock and several other Children all of whom died under the age of twenty one years and unmarried **And whereas** there is living of the Issue of the Marriage of the said Samuel Adcock by the said Ann his Wife only one son who is still a Minor (videlicet) of the age of [*blank*] years or thereabouts **And whereas** the said Thomas Sewell survived his said wife and afterwards intermarried with Elizabeth [*blank*] by whom he had Issue the said *Rebecca* the Wife of the said Thomas Raworth and *Mary* the wife of the said William Tilson and several other children all of whom died under the age of twenty one years and unmarried **And whereas** the said Thomas Sewell in and by his last Will and Testament in writing duly executed and attested so as to pass real Estate bearing date on or about the [*blank*] day of [*blank*] one thousand [*blank*] hundred and [*blank*] gave

and devised All his Messuages Lands Hereditaments and premises whatsoever unto and to the use of his said wife Elizabeth her heirs and assigns for ever and departed this life on or about the [blank] day of [blank] one thousand eight hundred and [blank] without having revoked or altered the same and thereof appointed his said Wife Elizabeth sole Executrix who also departed this life on or about the [blank] day of [blank] one thousand eight hundred and [blank] intestate leaving the said Rebecca the wife of the said Thomas Raworth and Mary the Wife of the said William Tilson her co-heiresses at Law her surviving **And whereas** the said windmill <sup>mentioned</sup> in the said in part recited deed of settlement has some time since been totally burnt down and destroyed and there is standing upon the said piece of land comprised in the same deed of Settlement a Small Building which was formally used as a Granary but which hath lately been converted into and now used as a Tenement **And whereas** the said piece of land was at the time of executing the said in part recited Indenture or Deed of Settlement uninclosed and part of the open and common ffields of Oakham aforesaid **And whereas** the Commissioners acting under an Act of Parliament passed in the first year of the Reign of his present Majesty King George the fourth intituled "An Act for inclosing and exonerating from Tythes Lands within the parish of Oakham in the County of Rutland" did by virtue of the powers therein contained deduct from the said piece of Land comprised in the said Indenture of Settlement a certain portion thereof as an equivalent for and in order to exonerate the remainder thereof from Tithes and there now remains of the said piece of Land only [blank] perches or thereabouts which has been allotted by the said Commissioners unto and for the Heirs or Representatives of the said Thomas Sewell by the following description (videlicet) "One piece plot or parcel of Land lying in the South Field No. [blank] containing [blank] perches bounded on the North East and South by an Allotment to the Earl of Winchilsea No. [blank] and on the West by the Turnpike Road leading from Oakham to Uppingham in the said county of Rutland" **And whereas** the said William Sewell and Sarah Mary his wife in right of the said Sarah <sup>Mary</sup> as one of the two Daughters and Coheiresses in tail of the said Thomas Sewell deceased by the said Mary his first wife deceased are absolutely intituled to an Estate Tail in possession of and in one moiety or undivided half part of the said piece of Land so allotted unto the said heirs or representatives of the said Thomas Sewell in manner aforesaid and also to one Moiety of the said Messuage or Tenement standing and being thereon And the said Rebecca the wife of the said Thomas Raworth and Mary the wife of the said William Tilson as the two Daughters and Coheiresses at Law of the said Elizabeth the second Wife of the said Thomas Sewell deceased are intituled to the Reversion in ffee simple expectant upon the determination of the said Estate Tail of and in the said Moiety as coparteners [*sic*] in equal proportions **And whereas** the said John Snodin hath agreed with the said William Sewell and Sarah <sup>Mary</sup> his wife for the absolute Purchase of the said undivided Moiety or half part of the said piece or parcel of Land Messuage or Tenement and Hereditaments hereinafter referred to and more particularly described and intended to be hereby released and the Inheritance thereof in ffee simple in possession with the appurtenances for the sum of fforty eight pounds and the said Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife have at the request of the said William Sewell and Sarah <sup>Mary</sup> his Wife agreed to join them in conveying all their respective Estates shares and interests of and in the same Moiety unto the said John Snodin to the uses and in manner hereinafter expressed **Now this Indenture Witnesseth** that in pursuance of the said agreement and in consideration of the sum of fforty eight pounds of lawul money of Great Britain to the said William Sewell and Sarah <sup>Mary</sup> his Wife or one of them with the consent of the other of them in hand well and truly paid by the said John Snodin at or immediately before the execution of these presents the receipt of which said sum of fforty eight pounds they the said William Sewell and Sarah <sup>Mary</sup> his Wife do and each of them doth / hereby

**Hereby** acknowledge and from the same and every part thereof do and each of them doth acquit release and discharge the said John Snodin his Heirs Executors Administrators and Assigns by these presents and also in

consideration of the natural love and affection which they the said Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife have and bear for the said William Sewell and Sarah <sup>Mary</sup> his Wife and in consideration of ten shillings apiece to them the said Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife in hand paid by the said John Snodin at or before the execution of these presents the receipt whereof they do hereby acknowledge **They** the said William Sewell and Sarah <sup>Mary</sup> his Wife **Have** and each of them **Hath** granted bargained sold aliened released and confirmed and by these presents **Do** and each of them **Doth** grant bargain sell alien Release and confirm And the said Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife at the request and by the direction and appointment of the said William Sewell and Sarah <sup>Mary</sup> his Wife testified by their Sealing and delivering these presents **Have** and each of them **Hath** bargained sold released and conveyed and by these presents **Do** and each of them **Doth** bargain sell release and convey unto the said John Snodin and to his heirs in his actual possession now being by virtue of a bargain and Sale to him thereof made by the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife in consideration of five shillings apiece by an indenture bearing date the day next before the day of the date of these presents for the term of one whole year and by force of the statute made for transferring uses into possession **All** that undivided Moiety or full half part (the whole into two equal half parts being considered as divided) of and in **All** that piece plot or parcel of Land with the Messuage or Tenement now standing thereon lying in the South Field of Oakham aforesaid being No. [blank] on the Plan made by the said Commissioners on the said Inclosure containing [blank] perches bounded on the North East and South by an allotment made to the Earl of Winchilsea No. [blank] and on the West by the Turnpike Road leading from Oakham to Uppingham aforesaid the whole of which said piece or parcel of Land was under and by virtue of the said recited Act of Parliament allotted to the Heirs or Representatives of the said Thomas Sewell party to the said Indenture of Settlement and which same piece or parcel of Land and Messuage or Tenement are now in the occupation of James Black And also of and in all Houses Outhouses Edifices Buildings Barns Gardens paths passages Hedges fences ditches advantages and appurtenances whatsoever to the said piece of Land Messuage or Tenement Hereditaments and premises belonging or appertaining **And** the Reversion and Reversions Remainder yearly and other rents Issues and profits of the said piece of Land Messuage or Tenement hereby granted and Released or intended so to be **And** all the Estate right Title Inheritance use trust possession property claim and demand whatsoever both at Law and in Equity of them the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife or any or other of them of in and to the same provisions and every part thereof **To have and to hold** the said undivided Moiety or equal half part of and in the said piece or parcel of Land Messuage or Tenement and all and singular other the premises hereby granted and released or expressed and intended so to be with their appurtenances unto the said John Snodin and his Heirs To the uses following (that is to say) **To such uses** upon such Trusts and to and for such intents and purposes and with under and subject to such powers provisoes [sic] Agreements and declarations as the said John Snodin shall by any deed or deeds writing or writings with or without power of revocation to be by him Sealed and delivered in the presence of one two or more credible Witnesses from time to time direct limit or appoint and for default of and until such direction limitation or appointment and so far as any such direction limitation or appointment shall not extend **To the use** of the said John Snodin and his Assigns during his life without impeachment of waste and after the determination of that Estate by forfeiture or otherwise in his lifetime **To the use** of the said John Cunnington and his heirs during the life of the said John Snodin In Trust for him the said John Snodin and his Assigns during his life and to prevent the present or any future Wife of the said John Snodin from being entitled to dower out of or in the premises or any part thereof and after the determination of the Estate so limited in use to the said John Cunnington and his Heirs during the life of the said John Snodin as aforesaid **To the use** of

the said John Snodin his heirs and Assigns for ever **And** for more effectually conveying and assuring the said Moiety or undivided half part of and in the said piece or parcel of Land Messuage or Tenement and Hereditaments unto and to the use of the said John Snodin and his Heirs in manner aforesaid and for barring all Estates Tail therein The said William Sewell for himself and for the said Sarah <sup>Mary</sup> his Wife and for his and her heirs Executors and Administrators And the said Thomas Raworth for himself and for the said Rebecca his Wife and for his and her heirs Executors and Administrators and the said William Tilson for himself and for the said Mary his Wife and for his and her heirs Executors and Administrators do and each of them doth hereby severally covenant promise and agree with the said John Snodin his heirs and Assigns that they the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife and William Tilson and Mary his wife shall and will either alone or [together] with other parties or parcels [*sic*] as of this present Hilary term or of Easter term next or some other subsequent term at the costs and charges of him the said William Sewell acknowledge and levy before his Majesty's justices of the Court of Common Pleas at Westminster unto the said John Snodin and his heirs one or more Fine or Fines **Sur conuzance de droit come ceo &c** with Proclamations to be thereupon had according to the usual course of such Fines and the form of the statute in such case made and provided of and concerning the said Moiety or undivided half part of and in the said piece or parcel of Land Messuage or Tenement Hereditaments and premises with the appurtenances by such apt and convenient names quantities qualities and other descriptions as shall be sufficient to ascertain and comprise the same And it is hereby agreed and declared between the parties to these presents that the said fine or fines so as aforesaid or in any other manner or at any other time to be acknowledged and levied <sup>and all other Fine and Fines whatsoever already and hereafter to be acknowledged and levied</sup> of the said Moiety or undivided half part of the said piece or parcel of Land Messuage or Tenement Hereditaments and premises hereinbefore released or intended so to be or any part thereof by or between the parties to these presents or any of them or whereunto they or any of them are or shall be parties or privies shall operate and [arize] [*erasure of some ten words*] and be deemed and taken to operate and [arize] To the Uses upon the Trusts and to and for the intents and purposes hereinbefore declared of and concerning the same premises **And** the said Thomas Raworth doth hereby for himself and for the said Rebecca his Wife his and her heirs Executors and Administrators and as for and /

**Concerning** his and their own acts deeds and defaults only And the said William Tilson doth hereby for himself and for the said Mary his wife and for his and her heirs Executors and Administrators and as for and concerning his and her own acts deeds and defaults only covenant and declare with the said John Snodin his Heirs and Assigns that they the said Thomas Raworth and Rebecca his Wife and William Tilson and Mary his wife respectively have not nor have any or either of them at any time heretofore made done committed or executed or knowingly permitted or suffered any act deed matter or thing whatsoever whereby or by means whereof the said Moiety or undivided half part of and in the said piece or parcel of Land Messuage or Tenement and Hereditaments hereinbefore expressed and intended to be hereby granted and released or any part thereof are or is or can shall or may be forfeited charged impeached incumbered or affected in Title Estate or otherwise howsoever **And** the said William Sewell doth hereby for himself his Heirs Executors and Administrators covenant promise and agree to and with the said John Snodin his Heirs and Assigns in manner following (that is to say) that for and notwithstanding any act deed matter or thing whatsoever made done committed or privily suffered by the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife William Tilson and Mary his Wife or any of them or by any of the Ancestors Testators or kindred of the said Sarah <sup>Mary</sup> Rebecca and Mary through whom they deduce their Title to the said Moiety and Hereditaments they the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife or some or one of them at the time of the Sealing and delivery

of these presents are or is lawfully rightfully and absolutely seised of and in or well and sufficiently entitled to the said Moiety or undivided half part of and in the said piece or parcel of Land Messuage or Tenement Hereditaments and premises hereinbefore granted and released or intended so to be and every part thereof with the appurtenances for a good sure perfect absolute and indefeasible Estate of Inheritance without any manner of Condition use trust property power of revocation equity of redemption remainder or limitation of any use or uses or other restraint matter or thing whatsoever to alter defeat incumber or make void the same And that for and notwithstanding any such act matter or thing as aforesaid they the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife William Tilson and Mary his Wife or some or one of them <sup>now</sup> have or hath in themselves himself or herself good right full power and absolute authority to grant release and convey the same Moiety or undivided half part with the appurtenances thereunto belonging unto the said John Snodin and his heirs To the uses and in manner aforesaid and that the said <sup>Moiety or</sup> undivided half part of and in the said piece or parcel of Land Messuage or Tenement Hereditaments and premises hereinbefore granted and released or intended so to be shall and may at all times hereafter go and remain to the Uses hereinbefore limited and declared and be peaceably and quietly entered into and upon and be held and enjoyed and the rents and profits thereof received and taken accordingly without the lawful let suit trouble denial eviction interruption claim or demand whatsoever of or by them the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife or any or either of them or of or by any other person or persons lawfully or equitably claiming or to claim by from or under or in trust for him or any or other of them or by from under or in trust for the Ancestors Testators or kindred of the said Sarah <sup>Mary</sup> Rebecca and Mary through whom they deduce their Title to the said Moiety and premises or any of them **And** that free and clear and freely and clearly and absolutely acquitted released and for ever discharged or otherwise by the said William Sewell his heirs Executors or Administrators well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former and other gifts grants bargains Sales jointures dowers right and title of dower uses trusts intails wills statutes recognizances judgements executions rents arrear of rent Annuities Legacies Sums of money forfeitures reentries cause and causes of forfeiture and reentry debts of record debts due to the Kings Majesty and from and against all other Estates Titles charges and incumbrances whatsoever either already had made executed occasioned or suffered or hereafter to be had made executed occasioned or suffered by the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife William Tilson and Mary his Wife or any of them respectively or any person or persons whomsoever rightfully claiming or to claim by from or under the said last named parties or any of them or by from or under such of the ancestors Testators or kindred of the said Sarah <sup>Mary</sup> Rebecca and Mary as aforesaid And also that they the said William Sewell and Sarah <sup>Mary</sup> his Wife Thomas Raworth and Rebecca his Wife and William Tilson and Mary his Wife respectively and their respective [heirs] and all and every person and persons whomsoever rightfully claiming or to claim any Estate right Title trust or interest at Law or in equity in or to the said Moiety and premises by from through or under the said last mentioned parties or any of them or by from through or under such of the Ancestors Testators or kindred of the said Sarah <sup>Mary</sup> Rebecca and Mary as aforesaid each and every of them shall and will from time to time and at all times for ever hereafter upon every reasonable request and at the proper costs and charges in the Law of the said John Snodin his Heirs Appointees or Assigns make do acknowledge levy suffer and execute or cause or procure to be made done acknowledged levied suffered and executed all and every such further and other lawful and reasonable acts deeds things devices conveyances and assurances in the Law whatsoever be the same by Deed Fine Recovery or otherwise for the further better more perfectly and absolutely or satisfactorily granting conveying and assuring of the said Moiety or undivided half part of and in the said piece or parcel of Land Messuage or Tenement and other Hereditaments hereinbefore granted and released or expressed and intended so to be and



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Dated 3<sup>d</sup> day of April — 1824

Mr William Scovell  
and others . . . . .

to

Mr John Snodin

Conveyance

P.

This is the final Agreement made in the Court of our Sovereign Lord the King at Westminster from the Day of the Holy Trinity in these words in the fifth year of the reign of George the fourth by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith before William Drape Esq. James Allan Park James Burroughs & Stephen Gascoigne Justices of our Lord the King & others their & their pursuants between John Snodin Esq. and Joseph Hill & Ann his wife & William Sewell & Sarah Mary his wife Defendants of two acres of land two acres of Meadow & two acres of Pasture with the appurtenances and of a moiety of one Messuage one Garden one acre of land with the appurtenances in Langham & Oatham

Whereupon a Plea of Covenant was summoned between them in the same Court (that is to say) that the aforesaid Joseph & Ann & William & Sarah Mary have acknowledged the aforesaid Covenant & moiety with the appurtenances to be the right of him the said John As those which the said John hath of the Gift of the aforesaid Joseph & Ann & William & Sarah Mary

And those they have remised and quit-claimed from them the said Joseph & Ann & William & Sarah Mary & their heirs to the aforesaid John & his heirs for ever

And moreover the said Joseph & Ann have granted for them & the heirs of the said Joseph that they will warrant to the aforesaid John & his heirs the aforesaid Covenant & moiety with the appurtenances against them the said Joseph & Ann & the heirs of the said Joseph for ever

And further the said Joseph & Ann have granted for them & the heirs of the said Ann that they will warrant to the aforesaid John & his heirs the aforesaid Covenant & moiety with the appurtenances against them the said Joseph & Ann & the heirs of the said Ann for ever

And furthermore the said William & Sarah Mary have granted for them & the heirs of the said William that they will warrant to the aforesaid John & his heirs the aforesaid Covenant & moiety with the appurtenances against them the said William & Sarah Mary & the heirs of the said William for ever

And also the said William & Sarah Mary have granted for them & the heirs of the said Sarah Mary that they will warrant to the aforesaid John & his heirs the aforesaid Covenant & moiety with the appurtenances against them the said William & Sarah Mary & the heirs of the said Sarah Mary for ever

And for this Acknowledgment Remise Quit-claim Warranties Fine and Agreement the said John hath given to the aforesaid Joseph & Ann & William & Sarah Mary Sixty Pounds Sterling

