

Indenture of 23 November 1745

INDENTURE made the twenty third day of November in the nineteenth year of the reign of our sovereign Lord George the Second by the grace of God of great Britain France and Ireland King Defender of the Faith and so forth and in the year of our Lord One thousand seven hundred and forty five Between William Northey of Compton Bassett in the County of Wilts Esquire of the one part and Thomas Arlett of Box in the County aforesaid Tyler of the other part Witnesseth that the said William Northey for and in consideration of a lawfull surrender to him already made by the said Thomas Arlett of one Indenture of Lease of the Messuage or Tenement with the appurtenances hereinafter mentioned bearing date of the twentyeth day of November which was in the year of our Lord one thousand seven hundred and twentyfour made and granted by Thomas Speke otherwise Petty late of Haselbury in the said County of Wilts Esquire deceased to the said Thomas Arlett for the term of fourscore and nineteen years Determinable on the severall deceases of the said Thomas Arlett and Daniel Arlett and Aaron Arlett (sons of Aaron Arlett of Box aforesaid Tyler) and also for and in consideration of the sume of thirty two pounds of lawfull money of great Britain to the said William Northey in hand well and truly paid by the said Thomas Arlett at and before the ensealing and delivery of these presents The Receipt whereof the said William Northey doth hereby acknowledge and confess and thereof and of every part thereof doth exonerate acquitt and discharge the said Thomas Arlett his heirs Executors Administrators and Assigns by these presents and also for divers other good causes and valuable considerations him the said William Northey hereunto especially moving Hath granted bargained sold aliened released and confirmed and by these presents Doth grant bargain sell alien release and confirm unto the said Thomas Arlett (in his actual possession now being by virtue of a Bargain and Sale to him thereof made by the said William Northey for valuable considerations for the Term of one whole year by Indenture bearing date the day next before the day of the date of these presents and by force of the statute for transferring of uses into possession) and to his heirs and Assignes All that messuage or Tenement with the Backsides Garden Orchard and Appurtenances thereto belonging comonly called or known by the Name of Pantons situate lying and being at a place called Middlehill in the parish of Box aforesaid now in the possession of the said Thomas Arlett his Assignee or Assigns and all Ways Waters Watercourses Paths Passages Easments Profitts Advantages and Appurtenances whatsoever thereto belonging or in any wise appertaining and the Reversion and Reversions Remainder and Remainders Rents Issues Profitts and Services thereof and all the Estate Right Title Interest Use possession property Claym and Demand whatsoever both at law and in Equity of him the said William Northey out of in or to the same and every part and parcell thereof To have and to hold the said Messuage or Tenement and premises with the Appurtenances hereinbefore mentioned or intended to be hereby granted bargained sold aliened released and confirmed unto the said Thomas Arlett his heirs and Assigns for ever To the only proper Use and Behoofe of the said Thomas Arlett his Heirs and Assigns for evermore Yeilding and paying therefor yearly and every year for ever unto the said William Northey his Heirs and Assigns the Rent or Sume of five shillings of lawfull money of great Britain on the Feast day of St Michael the Archangell And the said William Northey doth for himself his heirs Executors and Administrators covenant promise and grant to and

with the said Thomas Arlett his heirs and Assigns by these presents That the said William Northey (for and notwithstanding any act Matter or Thing whatsoever by him done committed omitted or suffered to the contrary) now is and standeth lawfully and rightfully seized in his Demesne as of Fee of and in the said Messuage or Tenement and premises and every part and parcell thereof with the Appurtenances of a good sure perfect lawfull absolute and indefeazible Estate of Inheritance in Fee Simple without any manner of Condiçion power of Revocaçion Limitation of Use or Uses or any other Matter Cause or Thing whatsoever whereby to alter change charge revoke determine or make void the same Estate And also that (for and notwithstanding any such act Matter or Thing as aforesaid) he the said William Northey now hath in himself good Rightfull power and lawfull and absolute Authority to grant bargain sell alien release and confirm the said Messuage or Tenement and premises with the Appurtenances and every part and parcell thereof unto the said Thomas Arlett his Heirs and Assigns in manner as aforesaid And further that it shall and may be lawfull to and for the said Thomas Arlett his Heirs and Assigns from time to time and at all times for ever hereafter peaceably and quietly to enter into have hold use occupy possess and enjoy the said Messuage or Tenement and premises with the Appurtenances and every part and parcell thereof without the lawfull Lett Suite Trouble Molestaçion Evicçion Ejeçcion Interrupçion Disturbance or Deniall of him the said William Northey his Heirs or Assigns or of any person or persons whatsoever lawfully clayming or to clayme from by or under him or them respectively And that free and clear and freely and clearly exonerated acquitted and discharged or otherwise by him the said William Northey his Heirs or Assigns well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other Gifts Grants Bargains Sales Leases Assignments Mortgages Joyntures Dowers Titles of Dower Wills Entails Statutes Merchant and of the Staple Judgments Execuçions Extents Recognizances Bonds Fines post fines Rents Arrears of Rents Issues and Amerçments and of from and against all other Titles Troubles Charges and Encumbrances whatsoever had made committed done or suffered or to be had made committed done or suffered by him the said William Northey his Heirs or Assigns or by or with his or their Assent Consent Acts Means privity or procurement in any wise howsoever And Lastly that he the said William Northey his Heirs and Assigns and all and every other person and persons whatsoever having or clayming and that shall or may have or clayme any lawfull or equitable Estate Right Title or Interest out of in or to the said Messuage or Tenement and premises with the Appurtenances from by or under or in Trust for the said William Northey shall and will at any time or times hereafter upon the reasonable Request and at the proper Costs and Charges in the Law of the said Thomas Arlett his Heirs or Assigns make do levy execute and suffer or cause and procure to be made done levied executed and suffered all and every such further and other lawfull and reasonable Act and Acts Thing and Things Device and Devices Conveyances and Assurances in the Law whatsoever for the further better more perfect and absolute granting conveying and assuring of all and singular the said premises with the Appurtenances unto the said Thomas Arlett his Heirs and Assigns for ever as by the said Thomas Arlett his Heirs or Assigns (...) or by his or their Councill learned in the Law shall be reasonably advised or devised and required in that behalf In witness whereof the parties first above

named to these present Indentures interchangeably have sett their Hands and Seals
dated the day and year first above written. Thomas (seal) Arlett