



*Buildings
and Lands
Parish of
Broad Blunsdon*

Dated 1 November 1870

Henry Woolford

---- to ----

Edward Taylor Middleditch



Conveyance

of a Close or parcel of Land and hereditaments at Broad Blunsdon, Wilts.

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| Parties to document :- | Henry Woolford of Broad Blunsdon Edward Taylor Middleditch of Broad Blunsdon, Esquire |
| Other names mentioned :- | William Painter, Miller Daniel Smith [? sic], Carpenter, and Lizzy his Wife James Eggleton |
| Property mentioned in this document :- | Close piece or parcel of Arable Land formerly pasture called Peter's Piece containing three roods and twenty four perches in Broad Blunsdon |

This Indenture made the First day of November one thousand eight hundred and seventy Between Henry Woolford of Broad Blunsdon in the of Highworth in the County of Wilts Yeoman of the one part and Edward Taylor Middleditch of Broad Blunsdon aforesaid Esquire of the other part **Whereas** by Indentures of Lease and Release bearing date respectively the thirty first day of December one thousand eight hundred and thirty six and the second day of January one thousand eight and thirty seven the Release made between William Painter, Miller of the first part Daniel Smith [? sic] Carpenter and Lizzy his Wife of the second part the said Henry Woolford of the third part and William Hall, Yeoman, of the fourth part For the consideration therein mentioned the Close of Land thereafter and described and intended to be hereby conveyed was conveyed and afsigned unto the said Henry Woolford his heirs and afsigns To such uses and upon and for such trusts intents and purposes as the said Henry Woolford by any deed or deeds writing or writings sealed and delivered by him in the presence of and attested by one or more witnefs or witnefses should from time to time direct limit or appoint And in default of and until such direction limitation or appointment and so far as the same should not extend To the use of the said Henry Woolford and his afsigns during his life And after the determination of that Estate by any means in his lifetime To the use of the said William Hall and his heirs during the natural life of the said Henry Woolford In trust neverthelefs for the said Henry Woolford and his afsigns And after the determination of the

Estate so limited in use to the said William Hall and his heirs To the use of the said Henry Woolford his heirs and assigns for ever And the said Henry Woolford did hereby declare that his Widow should not be entitled to Dower out of the premises thereby released **And whereas** the said Henry Woolford hath contracted and agreed with the said Edward Taylor Middleditch for the absolute Sale to him the said Close of Land and premises and the fee simple and inheritance thereof in possession free from all incumbrances at the price or sum of eighty pounds sterling **Now this Indenture witnesseth** that in pursuance of the said contract and agreement and on consideration of the sum of Eighty pounds of lawful British money to the said Henry Woolford paid by the said Edward Taylor Middleditch immediately before the execution of these presents in full for the absolute purchase of the said Close of Land and hereditaments and the fee simple and inheritance thereof in possession free from all incumbrances the receipt of which said sum of Eighty pounds he the said Henry Woolford doth hereby acknowledge and of and from the same and were part thereof doth hereby acquit release and discharge the said Edward Taylor Middleditch his heirs executors administrators and assigns for ever by these presents He the said Henry Woolford in pursuance and by virtue of the power or authority to him given or reserved by the said recited Indenture of Release of the second day of January one thousand eight hundred and thirty seven and of all other powers and authorities whatsoever enabling him in this behalf **Doth** by this deed or instrument in writing sealed and delivered in the presence of the person whose name is intended to be [?] as a witness attesting the sealing and delivery of these presents by him the said Henry Woolford direct limit and appoint that the Close of Land and hereditaments hereinafter described and expressed or intended to be hereby granted and conveyed with their and every of their rights members and appurtenances shall henceforth so remain and be To the enter present use and behoof of the said Edward Taylor Middleditch his heirs and assigns for ever **And this Indenture further witnesseth** that in further pursuance of the said received Agreement and for the consideration aforesaid He the said Henry Woolford **Doth** by these presents grant convey and conform unto the said Edward Taylor Middleditch and his heirs **All that** Close piece or parcel of Arable Land formerly pasture called Peter's Piece containing three roods and twenty four perches (be the same more or less) situate lying and being in Broad Blunsdon in the said Parish of Highworth formerly in the occupation of James Eggleton as tenant thereof and now or lately in the tenure or occupation of the said Henry Woolford **And All** ways waters timber and other trees hedges ditches casements and appurtenances whatsoever to the said premises belonging or in anywise appertaining **And All** the estate right title interest claim and demand whatsoever of him the the said Henry Woolford of in to or out of the same hereditaments and premises **To have and to hold** the said Close Piece or Parcel of Land hereditaments and premises hereinbefore described and hereby appointed granted and conveyed or intended so to be with the appurtenances unto the said Edward Taylor Middleditch his heirs and assigns **To the use** of the said Edward Taylor Middleditch his heirs and assigns for ever **And** the said Edward Taylor Middleditch doth hereby declare that no woman who may become his widow shall be entitled to Dower out of the said Close piece or parcel of land hereditaments and premises or any part thereof **And** the said Henry Woolford doth hereby for himself his heirs executors and administrators covenant with the said Edward Taylor Middleditch his heirs and assigns that notwithstanding any act deed or thing whatsoever by him the said Henry Woolford made done or executed or knowingly suffered to be contrary He the said Henry Woolford now hath on himself full power to appoint grant convey and confirm the said close piece or parcel of land and hereditaments hereby appointed granted conveyed and intended so to with their assurances to the use of the said Edward Taylor Middleditch his heirs and assigns in manner aforesaid **And that** the same Close piece or parcel of land and hereditaments with their appurtenances shall at all times hereafter remain and be to the use hereinbefore declared and be quickly entered into and upon and held occupied and enjoyed and the rents and profits thereof received and taken by the said Edward Taylor Middleditch his heirs and assigns accordingly without any lawful interruption or disturbance by him the said Henry Woolford or his heirs or by any person lawfully or equitably claiming through under or on trust for him or them **And** that free and discharged or otherwise by him the said Henry Woolford his heirs executors or administrators sufficiently indemnified from and against all estate incumbrances claims and demands whatsoever either already or hereafter to be made occasioned or suffered by the said Henry Woolford or his heirs or any person lawfully or equitably claiming through under or in trust for him or them or any of them **And further** that he the said Henry Woolford and his heirs and every other person having or lawfully or equitably claiming any estate right title interest properly claim or demand in to or out of the said Close piece or parcel of land hereditaments and premises hereinbefore appointed granted conveyed and confirmed trust for him the said Henry Woolford or his heirs shall and will from time to time and at all times hereafter upon the request and at the cost of the said Edward Taylor Middleditch his heirs or assigns make do and execute every such lawful act thing and assurance for

the further or more perfectly assuring the said Close piece or parcel of land and hereditaments and every part thereof to be use of the said Edward Taylor Middleditch his heirs and assigns as by the said Edward Taylor Middleditch his heirs or assigns shall be reasonably required **In Witnefs** whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.