

Dated 14<sup>th</sup> April 1819

Conveyance of and Estate & hereditaments in the township of Laverton

Mr Thomas Atkinson to Mess'rs Jos'h & Stephen Atkinson

**This Indenture** made the fourteenth day of April in the Year of our Lord One thousand eight hundred and nineteen **Between** Thomas Atkinson of Roundhill in the parish of Masham in the County of York Yeoman on the one part and Joseph Atkinson and Stephen Atkinson both of Winksley in the parish of Ripon in the said County Farmers of the other part **Whereas** the said Thomas Atkinson hath lately contracted and agreed with the said Joseph Atkinson and Stephen Atkinson for the absolute sale to them of the Inheritance in Fee Simple in possession free from all Incumbrances of and in the Allotments and hereditaments hereinafter described and hereby conveyed or intended so to be with the appurtenances at or for the price or Sum of four hundred and forty seven pounds **Now this Indenture witnesseth** that in pursuance and performance of the said recited agreement And for and in consideration of the sum of Four hundred and forty seven pounds of lawful English Money to the said Thomas Atkinson in hand well and truly paid by the said Joseph Atkinson and Stephen Atkinson upon or before the sealing and delivery of these presents the payment and receipt whereas he the said Thomas Atkinson doth hereby admit and acknowledge and from the same and every part thereof doth acquit release and discharge the said Joseph Atkinson and Stephen Atkinson and each of them for ever by these presents He the said Thomas Atkinson in pursuance and by force and virtue and in exercise and execution of all and every power and powers authority and authorities whatsoever given limited or reserved to or in any wise enabling him in this respect **hath** directed limited and appointed and by this present deed or instrument in writing by him signed sealed and delivered in the presence of and attested by two or more credible witnesses whose names are hereunto indorsed as witnesses attesting the same Doth (fully absolutely and irrevocably) direct limit or appoint And the said Thomas Atkinson

also **hath** granted bargained sold released conveyed and confirmed And by these presents **doth** grant bargain sell release convey and confirm unto the said Joseph Atkinson and Stephen Atkinson (in their actual possession now being by a virtue of a bargain and sale to them thereof made by the said Thomas Atkinson in consideration of five shillings by an Indenture bearing date the day next before the day of the date of these presents for one whole Year commencing from the day next before the day of the date of the said Indenture of bargain and sale and by force of the statute made for transferring uses into possession) and to their heirs and assigns for ever **All** those three closes or parcels of land called or known by the name of Hogza Hill lying on the west side of the high road leading from Kirkby Malzeard to Lofthouse containing by estimation ten acres one rood and twenty five perches be the same more or less being part of an Allotment of land containing seventeen acres two roods and two perches allotted and awarded to the said Thomas Atkinson on the Inclosure of Laverton Moor and Galwhey Moor now in the tenure or occupation of George Metcalfe as tenant thereof **And** all that allotment or parcel of land lying on the East of the Road leading from a place called Lady Hill to Pateley Bridge allotted and awarded to Thomas Ashby on the inclosure and division of the said Moors adjoining to John Atkinson's allotment on or towards the North to George Woods allotment on or towards the East and to the said Road on or towards the South and West containing by estimation seven acres and a half more or less and heretofore in the occupation of the said Thomas Ashby (of whom the said Thomas Atkinson purchased the same) his tenants or assigns but now in the occupation of Edward Allanson as tenant **And** which said closes or parcels of land allotment and hereditaments are situate lying and being in Laverton in the parish of Kirkby Malzeard in the said County of York **Together** with all and singular Edifices buildings barns stables ways waters easements paths passages hedges ditches fences trees woods underwoods commons common rights liberties privileges advantages emoluments rights members and appurtenances whatsoever to the said hereditaments and premises hereby appointed and conveyed or intended so to be or any part or parts thereof belonging or in any manner appertaining **And** the reversion and reversions remainder and remainders yearly and other rents issues and profits of all and singular the same premises **And** all the estate right title

interest use trust property inheritance possession benefit claim and demand whatsoever both in Law and in Equity of him the said Thomas Atkinson of on to or out of the same hereditaments and premises every or any part or parcel thereof **To have and to hold** the said closes or parcels of land allotment hereditaments and all and singular other the premises hereinbefore described and hereby appointed and conveyed or intended so to be with their and every of their rights members and appurtenances unto the said Joseph Atkinson and Stephen Atkinson their heirs and assigns **To the only proper use and behoof** of the said Joseph Atkinson and Stephen Atkinson their heirs and assigns as Tenants in common and not as joint Tenants and to or for no other use Trust intent or purpose whatsoever **And** the said Thomas Atkinson for himself his heirs executors and administrators doth covenant promise and agree to and with the said Joseph Atkinson and Stephen Atkinson their heirs and assigns by these presents in manner following that is to say That for or notwithstanding any act deed matter or thing whatsoever by him the said Thomas Atkinson or any other person or persons whomsoever made done committed or suffered to the contrary He the said Thomas Atkinson now hath on himself good right full power and lawful absolute authority to direct limit and appoint and grant bargain sell release convey and confirm and the same Closes allotment hereditaments and premises hereinbefore described and hereby appointed and conveyed or intended so to be with the appurtenances unto and to the use of the said Joseph Atkinson and Stephen Atkinson their heirs and assigns for ever in manner form aforesaid according to the true intent and meaning of these presents And also that it shall and may be lawful to and for the said Joseph Atkinson and Stephen Atkinson their heirs or assigns from time to time and at all times hereafter peaceably and quickly to enter into have hold use occupy possess and enjoy all and every the same closes allotment hereditaments and premises with the appurtenances and to receive and take the rents issues and profits thereof and of every part thereof to and for his and their own use and benefit without the lawful let suit denial eviction interruption disturbance claim or demand whatsoever of from or by the said Thomas Atkinson and his heirs or any other person or persons whomsoever lawfully claiming or to claim by from through under or in Trust for him his ancestors or relations And that free and clear and freely and clearly and absolutely acquitted

exonerated and discharged or otherwise by the said Thomas Atkinson his heirs executors and administrators well and sufficiently saved defended protected kept harmless and indemnified of from and against all and all manner of former and other gifts grants bargains sales appointments leases mortgages jointures dowers right and Title of dower Tenancy by courtesy uses wills intails desants statutes judgments recognizances extents executions titles troubles charges and incumbrances whatsoever had made done committed or suffered by the said Thomas Atkinson or any other person or persons whomsoever lawfully claiming or to claim by from through under or In Trust for him or any his ancestors or relations **And moreover** that he the said Thomas Atkinson his heirs and all and every other person and persons whomsoever having or lawfully claiming or to claim any right title use Trust or Interest whatsoever either at law or in equity of in to or out of the said closes allotment hereditaments and premises hereby appointed conveyed or intended so to be with the appurtenances with any part or parts thereof shall and will from time to time and at all times hereafter and at the request costs and charges of the said Joseph Atkinson and Stephen Atkinson their heirs and 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 appointments and conveyances and assurances whatsoever for the further better more perfect and absolute appointing conveying and confirming of the same hereditaments and premises with the appurtenances unto and to the use of the said Joseph Atkinson and Stephen Atkinson their heirs and assigns for ever in manner and form aforesaid according to the true intent and meaning of these presents be the same by any legal or equitable mode or form of assurance whatsoever as by the said Joseph Atkinson and Stephen Atkinson their heirs and assigns or their Counsel in the Law shall be lawfully and reasonably advised or devised and required **And Lastly** the said Thomas Atkinson doth by these presents direct and appoint shall and every person or persons in whom any term or terms for years (if any) affecting the said hereditaments and premises hereby appointed and conveyed or intended so to be with the appurtenances with any part or parts thereof now are or shall hereafter become vested shall henceforth stand and be possessed of and interested in such term or terms In

*Trust for the said Joseph Atkinson and Stephen Atkinson their heirs and assigns and to assign and dispose of the same as they shall from time to time direct or appoint And in the meantime In Trust to permit such Term or Terms to wait upon and attend the Freehold and Inheritance of the same hereditaments and premises so as to be subservient thereto and to protect the same from all mesne Incumbrances if any such there are In witness* whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written

*Thomas (his seal) Atkinson*

*Signed sealed and delivered (being first duly stamped) by the within named Thomas Atkinson in the presence of*

*Joseph Burrill of Masham Clerk*

*Jos'h Burrill of Ripon Attorney at Law Sworn*

*Received on the day and year first within written of and from the within named Joseph Atkinson and Stephen Atkinson the Sum of four hundred and forty seven pounds of lawful English money being the consideration money within expressed to be paid by them to me As witness my hand* £447

*Witnesses*

*Thomas Atkinson*

*Joseph Burrill*

*Jos'h Burrill*