

Before the subscribing

Notary Public, duly admitted and sworn for the Province of Lower Canada, residing at Shefford, in the County of Richelieu, in the District of Montreal, in the said Province; personally appeared, Thomas Royon, of Caldwell Manor, in the said District, Geoman, and Sarah Sylvester Taylor his wife, whom he hereby authorizes to & for the effect of these presents who, in the presence of the said Notary and of the witnesses herein after named, voluntarily confessed and acknowledged to have granted, bargained and sold, and by these presents doth grant, bargain, sell, alien, transfer, assign and set over, from henceforth forever, unto Philip Derrick, of the Seigniorie of Royon, in the same District, Geoman, present and accepting purchaser for himself his heirs and assigns, All the following Tracts & pieces of Land, that is to say, firstly That tract situate in the Seigniorie commonly known & called by the name of Caldwell Manor aforesaid. the said tract known & distinguished by Lot Number twenty one containing about twenty nine Acres of Land in Superficies, bounded in front by the easterly side of Lake Champlain, in the rear by the tract hereafter described to the South on one side by Duncan Cameron & to the North on the other side by Gersham Cutting.

Secondly That tract lying & being in the same seigniorie contiguous & to the East of the one above described known & distinguished by Lot Number forty containing about one hundred Superficial Acres of Land; bounded to the north on one side by the said Philip Derrick's Land; to the south on the other side by Duncan Cameron to the East in depth by the third Conception; as the said Tracts & Lots of Land are & extend by the contents more or less than is above mentioned, with all the improvements erected & made thereon and every the appurtenances thereto belonging without any reservation or exception on the part of the vendors and wherewith the said Purchaser declares himself content and satisfied, having viewed and visited the same. The said premises unto the said vendor belonging by donation from John Slater by deed executed at Fort Comte Henry, Co. of, a Notary Public bearing date the sixteenth day of

7 & 7 March

A 31
Caldwell
manor
39 acres

40 40
Caldwell's
manor
100 acres

March 20. 1799. a Copy whereof together with those of the deeds of the conceptions of the aforesaid premises the said Vendor hath instantly delivered to the said Purchaser, in the presence of us the said Notary & Witnesses.

To have & to hold the said Tracts & Lots of Land & premises hereby granted, bargained and sold or mentioned or intended so to be, with its appurtenances unto the said Philip Derrick his heirs and assigns to the only use & behoof of the said Philip Derrick his heirs and assigns forever, by virtue of these presents. Subject, nevertheless, to the payment of the Cens & Rents & the performance & discharge of other Feigniorial Rights & Dues Stipulated & set forth in the aforesaid Deeds of Conception all which the said Purchaser declares he has a perfect knowledge of. Quit, however, of the same to the first day of October now last past.

This bargain & sale is thus made for and in consideration of the sum of two hundred pounds Currency of the Province aforesaid, the receipt & payment whereof the said Vendors, in the presence of us the said Notary & Witnesses, did & do hereby acknowledge and thereof and every part thereof acquit, exonerate & discharge the said Purchaser his heirs & assigns forever. Moreover, and particularly on condition that the said Purchaser shall and he hereby doth promise, bind & oblige himself, his heirs, Executors, Curators & Administrators to pay & deliver unto the aforesaid John Slater the former proprietor of the aforesaid premises a certain Annual & life pension which the said Thomas Vaxon by the aforesaid Deed of Donation bound & obliged himself to pay & deliver unto the said John Slater during his life the Articles of which said Pension the said Philip Derrick declares he has a perfect knowledge of as also of every the reservations, privileges & rights therein stipulated in favor of the said John Slater and every matter & thing therein contained the whole of which he the said Philip Derrick doth hereby promise to observe, follow & abide by conformably to the Tenor of the aforesaid Deed of Donation, substituting & Subrogating himself in the place & stead of the said Thomas Vaxon who declared & affirmed that he had fully paid & satisfied the said John Slater up to the twenty fifth day of December now last past & produced & delivered a receipt therefor from the said John Slater to the said Purchaser, further & lastly, this Sale & conveyance is made without any guarantee whatsoever on the part of the said Vendors other than of

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their own Deeds & promises which are that since they became the possessors of the aforesaid premises they have not done nor caused or suffered any thing whatsoever to be done whereby the same or any part thereof is in any wise affected or incumbered. And in consideration of the premises the said Vendors did & do hereby transfer, assign & set over to the said Purchaser his heirs and assigns all the right title interest, property, claim, demand & pretensions whatsoever of them the said Vendors, in, to, or out of the said Tracts & pieces of Land hereby granted, bargained and sold and of, in and to every part thereof, of which and of every the appurtenances the said Vendors hereby doth disavow & divest themselves to & in favor of the said Purchaser his heirs and assigns, to the Effect that the said Purchaser, his heirs and assigns, may, from this day henceforth forever have, hold, occupy, possess and enjoy the said Tracts of Land and their appurtenances without any let, hindrance, or interruption of them the said vendors their heirs or assigns or of any person or persons whomsoever any thing to the said premises claiming by, from, or under him, her, or them, or any of them. For thus done. And for the due execution of these presents the Parties thereto have respectively made election of their Domicils at their respective dwellings in Caldwell Manor aforesaid Whereby Notwithstanding Pro Promising Pro Obliging Pro Renouncing Pro. Thus done & passed at St. Armand, in the District aforesaid in the house of Joel Achley in the forenoon of the tenth day of January, in the year of our Lord, one thousand eight hundred and nine, in the presence of Joel Achley and Ezra Healey the said Witnesses who, with the said Thomas Vaxon & Notary, have hereunto set & subscribed their Names, the said Sarah Sylvester Taylor & the said Philip Derrick declaring they could not write have made their usual Marks, these presents being first duly read according to law.

Joel Achley } Signed } Thomas Vaxon
Ezra Healey } } Sarah Sylvester Taylor
Philip Derrick } } mark
In Lalamme } } mark
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A true Copy of the Original remaining of
record in the Office of the Subscribing Secretary.

By
Esalanne
S. S. P.

10th January 1809.

DEED of Sale.

By

Thomas Voren

of Sarah Taylor

his wife

To
Philip Dennis

1st Copy

Presented and signed by the
H. 12th July 1855

W. B. P.

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