

Transcription of Lease between John Cason and Epaphraditus Munden

Library of Virginia, Princess Ann County Deeds – 7 DB 175-176

April 14, 1750

This Indenture made the fourteen day of April in the year of our Lord Christ one thousand seven hundred and fifty BETWEEN John Cason of the County of Norfolk of one part and Epaphraditus Munden of Princess Anne County of the other part. WITNESSETH that the said John Cason for and in consideration of the sum of five shillings current to him and in hand paid by the aforesaid Epaphraditus Munden, the receipt whereof he hereby acknowledged hath bargained and sold and by these presents do bargain and sell unto the aforesaid Epaphraditus Munden one piece tract and parcel of lease containing one hundred acres more or less lying on the Eastern Shore in the swamp joining on line of John Chappel west and on the line of old poplar ridge north and on the brushes and ridge line East and on the line of Thos. Henly south and is part of the land that Cason Moore sold to William Rutland and is the land that John Cason bought of William Rutland and the reversion and reversions remainder and remainders thereof all and singular the rents and profits of the premises herein mentioned and every part and parcel of the same. TO HAVE AND TO HOLD the said Land with all the promises hereby granted bargained and sold with their and every of their appurtenances unto the said Epaphraditus Munden his executors and assigns from the day of the date hereof for and during the full and of term of six months from thence next ensuing fully to be completed and ended to the intent that by virtue of these presents and of the said statute for transferring uses into possession the said Epaphraditus Munden may be in actual possession of the premises and be enabled to take and access of a grant of release of the same to him and his heirs forever. IN WITNESS whereof the said John Cason has hereunto set his hand and seal the day and year written above.

John Cason and seal

Signed Sealed and delivered in the presence of us:

Wm. Hasting, Jr., Jack Cornick, William Young.

Princess Ann: At a court held the 15th of May 1750 the above lease was acknowledged by John Cason party thereto also Sarah wife of the said John relinquished all her right of dower thereto to Epaphraditus Munden and ordered to be recorded.

Release from John Cason to Epaphraditus Munden

April 15, 1750

THIS indenture made the fifteenth day of april in the year of our Lord Christ One thousand Seven hundred and fifty and in the twenty third year of the reign of our sovereign George the Second of Great Brittain, France and Ireland King defender of the faith and Between John Cason of Norfolk County of the

one part and Epapraditus Munden of Princess Anne County of the other part WITNESSETH that the said John Cason for and in consideration of the sum of forty six pounds current money to him in hand paid by the aforesaid Epapraditus Munden before the sealing hereof the receipt of which he hereby acknowledged and hereof do acquit and discharge him the said Epapraditus Munden his heirs executors and administrators and every of them have granted bargained sold aliened released and confirmed and by these presents do grant bargain sell alien release and confirm unto the said Epapraditus Munden in his actual and possession now being by virtue of a bargain and sale hereof and by virtue of the statute for transferring uses into possessions and his heirs and assigns one piece tract or parcel of land containing by estimation one hundred acres more or less lying on the Eastern Shore swamp joining on the line of John Chappel west, and on the line of old poplar ridge north and on brushy ridge line east and on the line of Thos. Henly south and is part of the Land that Cason Moore sold to Wm. Ruitland and is the land that Wm. Ruitland sold to John Cason and all the Estate right title claim or demand or demands whatsoever of him the said John Cason of in or unto the said land and every part and parcel thereof wherein he has any Estate of freehold or Inheritance in possession reversion remainder or expectance of all the estate right title interest reversion claim or demand whatsoever of him the said John Cason in or under the premises or any part thereof. TO HAVE AND TO HOLD the said Land and premises hereby bargained and sold with their and every of their appurtenances unto the said Epapraditus Munden his heirs and assigns forever of the said John Cason for himself and his heirs doth hereby covenant and grant to and with the aforesaid Epapraditus Munden his heirs and assigns that he the said John Cason and his heirs all and every the aforesaid of intended to be hereby granted and with the appurtenances unto the aforesaid Epapraditus Munden his heirs and assigns grant him the said John Cason his heirs and assigns and all and every other person or persons whatsoever lawfully claiming any estate or title to the before mentioned granted premises or any part thereof shall and will warrant and forever defend of the said John Cason for himself his heirs executors and administrators doth covenant promise and agree to and with the said Epapraditus his heirs and assigns that he is lawfully and rightfully seized of and in the before specified land and premises the the appurtenances of a good pure perfect and absolute estate of inheritance in fee simple and has good right to convey the same unto the said Epapraditus Munden his heirs and assigns and at atimes it shall and may be lawful to and from him the said Epapraditus Munden his heirs and assigns at all times forever hereafter peaceably and quietly occupy and enjoy the said land and all other the premises hereby granted with the appurtenances without any manner of let suit trouble or interruption of the said John Caosn his heirs or assigns or any other person or persons whatsoever. In Witness whereof the fee offer has hereunto set his hand and seal the day and year above written.

John Cason and Seale

Signed sealed and delivered in

Sarah wife of John Cason released her right of dower.

Edmund Robinson
Ck 7/
175

Carr
Lear to
Munden

This Indenture made the fourteenth day of April in the year of our Lord Christ
one thousand seven hundred & fifty. Between John Carr of the County of Norfolk of the
part of Epfraditus Munden of Princeps Anne County of the Other part Witnesseth that
the said John Carr for full consideration of the sum of five Shillings Curr^t to him
in hand paid by the aforesaid Epfraditus Munden, the receipt whereof he hereby acknow-
ledges hath bargained & sold & by these presents do bargain & sell unto the aforesaid Epfrad-
itus Munden one piece of land & parcel of meadow containing one hundred acres more
or less lying on that ancient shore of the swamp adjoining a line of other thaggard
from the like of old poplar ridge north from the bushy ridge line last from the line of
The Henry South & his part of the land that Cason Moore sold to Wm Austland, & the
land that John Carr bought of William Austland, & the Reversion & Reversions, Remain-
der & Remainders thereof & all & singular the rents & profits of the premises herein-
mentioned & every part & parcel of the same. To have and to hold the said land
with all the franchises hereby granted bargained & sold with their & heirs of their appoin-
tments unto the said Epfraditus Munden his heirs & assigns from the day of the
date hereof for ever during the full time & term of six months from thence next ensuing &
fully to be complete & ended to the intent that by virtue of these presents & of the
Statute for Transferring uses into possession the said Epfraditus Munden may be
in actual possession of the premises & be enabled to take & accept of a grant & release of
the same to him & his heirs for ever. In Witness whereof the said John Carr has here-
unto set his hand and seal the day and year above written.

Sign'd Seal'd & deliv'd
In the presence of
Wm Ruling just. for the
Within County

Witnessed at the 15 May 1750 John Carr & wife
Author The above lease was acknowledged by John Carr party thereto
also Sarah wife of the said John Carr & was attested by the
trustee to Epfraditus Munden & directed to be recorded

Carr
Lear to
Munden

This Indenture made the fifteenth day of April in the year of our Lord Christ the
Thousand seven hundred & fifty & in the twenty third year of the reign of our Sovereign Lord
George the second of Great Britain France & Ireland King defender of the faith &c. Between
John Carr of Norfolk County of the one part & Epfraditus Munden of Princeps Anne County
of the Other part Witnesseth that the said John Carr for full consideration of the sum of
forty six pounds Curr^t money to him in hand paid by the aforesaid Epfraditus
Munden before the sealing hereof the receipt of which he hereby acknowledges and

thereof as acquiesce & discharge him the said Epaphroditus Munden his heirs & assigns
 & every of them have granted bargained, sold, aliened, released & confirmed, & by these presents
 have granted bargained, sold, aliened, released & confirmed unto the said Epaphroditus Munden, in
 witness whereof by indenture bearing date the day before the date hereof, & by virtue of the sta-
 tute for transferring these into possession & to his heirs & assigns, one piece tract or parcel
 of land containing by estimation one hundred acres more or less, lying on the eas-
 tern shore of Swampy joining on the line of John Chappell west, & on the line of old poplar
 ridge north & on bushy ridge line east, & on the line of The Healy south & is part of the
 Land that John Moore sold to the said John Chappell & the said John Chappell sold to the said John
 Chappell right title claim & demand or demand whatsoever of him the said John Chappell or
 unto the said Land & every part & parcel thereof or in or upon he has any estate of freehold or in
 hereditament in possession or remainder or expectance of all the estate right title & interest
 Reversion claim & demand whatsoever of him the said John Chappell in or unto the premises
 or any part thereof to have and to hold the said Land & premises hereby bargained and
 sold with their & every their appurtenances unto the said Epaphroditus Munden his heirs
 & assigns forever & the said John Chappell for himself & his heirs doth hereby covenant & con-
 tract to & with the said Epaphroditus Munden his heirs & assigns that he the said
 John Chappell & his heirs all & every the said & intended to be hereby granted stand with
 the appurtenances unto the said Epaphroditus Munden his heirs & assigns ag-
 him the said John Chappell his heirs & assigns & all & every other person or persons whatso-
 ever lawfully claiming any estate or title to the before mentioned premises or any
 part thereof shall & will warrant & prove against the said John Chappell for himself his heirs
 & assigns, doth covenant & promise & agrees with the said Epaphroditus Munden his
 heirs & assigns that he is lawfully & rightfully seised of in the before specified Land unto
 appurtenances of a good sure perfect & absolute estate of inheritance in fee simple & has good
 right to convey the same unto the said Epaphroditus Munden his heirs & assigns forever & that
 it shall & may be lawful to & for him the said Epaphroditus Munden his heirs & assigns at all times
 forever hereafter peaceably & quietly occupy & enjoy the said Land & all other the premises here-
 by granted with the appurtenances without any manner of let suit trouble or interruption
 by the said John Chappell his heirs & assigns or any other person or persons whatsoever, In
 Witness whereof the said John Chappell has hereunto set his hand & seal the day and year above
 written

Signed Seal & Delivered
 Under the seal of my
 Handing in full to the
 said John Chappell

Given under the Seal of the said John Chappell the 17th May 1750

John Chappell & Seal
 The above return was acknowledged by the said John Chappell party thereto
 also & was witnessed by the said John Chappell & the said John Chappell & the said John Chappell
 or the said John Chappell & the said John Chappell & the said John Chappell

It is ordered that the said John Chappell be & he is to be bound to the said John Chappell & the said John Chappell