

1895

ABSTRACT of the TITLE

- of -

Mr ADOLPHUS JOHN PAUL to Freehold
hereditaments known as ^{No 2 Sunnyside} "Anthony's Green"
situate in the parish of Hersell in
the County of Surrey.

By HUNT.
3 High Street
WOKING.
Surrey.

HERITAGE WALKS ARCHIVE DOCUMENT

Abstract of the Title

~~M^r Richard Holy~~
~~M^r Frederick Bridger~~
 to ~~John Paul~~
 the tenements known as
 'Anthony Luss' situate in the Parish
 of Horell in the County of Surrey.

12th November 1839
 Hamp 1, 2

By Deed as dated made by virtue of an Act passed in the session held in the 5th and 6th years of King William the 4th entitled "an Act to facilitate the conveyance of Workhouses and other property of Parishes and of Incorporations or Unions of parishes in England and Wales with the approbation of the Poor Law Commissioners testified by their seal being affixed to Abstracts presented."
 It was witnessed that the quashions of the Poor of Chestey Union in the County of Surrey and John Tyler and James Lipscombe Churchwardens and Henry Hammond and John Cherryman Overseers of the Poor of the Parish of Horell in the County of Surrey in consideration of the sum of £155 paid to the Treasurer of the said Union by James Fuller of Chestey Lane Oak in the parish of Chestey of which nameyman to be placed to an account entitled "Horell Parish Charity Account" did grant and convey.

All those five freehold cottages or tenements and gardens containing in the whole by admeasurement 1-2-35 more or less called 'Anthony Luss' with the appurtenances belonging thereto and four of which were then or late in the several occupations of William Horne William Mant, William William, Letitia Spence, and the other was then unoccupied.

And all the estate or.

unto and to be holden by the said James Fuller his heirs and assigns for ever Executed by the said J. Tyler, J. Lipscombe Henry Hammond and John Cherryman and attested
 duly sealed by the quashions of the Poor of the Chestey Union sealed by the Poor Law Commissioners and approved and registered 29th November 1839
 Receipt for consideration money endorsed signed by the Treasurer and witnessed.

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As to one moiety

30th & 31st December 1839

Stamp on Lease £ 1-0-0

Stamp on Conveyance £ 1-10-0

By Indentures of Lease and Conveyance of these dates the latter made between James Cutler of Chestery Lane End in the Parish of Chestery in the County of Linc^{sh} Notaryman of the one part and William Master of Dunford in the same Parish Farmer and Thomas Master of Dunford apothecary Carrier of the other part

Reciting that the said James Cutler being seized to him and his heirs in fee simple of and in the messuages or cottages and premises therein after more particularly mentioned and described with the appurtenances had contracted and agreed with the said William Master and Thomas Master for the absolute sale to them of one undivided moiety or half part thereof at and for the price or sum of £ 77-10-0

It was witnessed that in pursuance of the said agreement and in consideration of the sum of £ 77-10-0 to the said James Cutler paid by the said William Master and Thomas Master (the receipt or) & the said James Cutler had granted bargained sold alien released and confirmed and by abstracting presents did grant bargain sell alien release and confirm unto the said W^m Master and Thomas Master (in their actual possession then being by virtue of a bargain and sale to them thereof made by the said James Cutler in consideration of £ 1- by an Indenture dated the day next before the date of Abstracting presents for one 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 this his

All that undivided moiety or half part (the whole into two equal parts being divided or considered as divided of the entirety) of and in all those 5 freehold cottages or tenements and gardens containing in the whole by admeasurement 1-2-35 more or less called "Anthony Lees" with the appurtenances belonging thereto and four of which were then or late were in the several occupations of W^m Lane, W^m Mault, W^m Gillison and Letitia Spencer and the other then was or late was unoccupied and which premises were situate in the Parish of Horwell in the said County of Linc^{sh} and were lately the Poor House belonging to the said parish of Horwell and were by last or issuing date the 12th day of November then last for the valuable considerations therein mentioned conveyed by the Guardians of the Poor of the Chestery Union in the said County and by the Churchwardens and Overseers

HERITAGE WALKS ARCHIVE DOCUMENT

of the said Parish of Roswell and the approbation of the
Peer Law Commissioners testified as therein was mentioned
unto the said James Fuller his heirs and assigns forever
Together with all outhouses ways &c
And the riverion &c
And the estate &c.

To hold the said undivided moiety or half part of and in
the said messuages or cottages and gardens and all and singular
and other the premises therein or intended to be therein granted
and released or otherwise accused and every part and parcel
thereof with the appurtenances unto the said W^m Master and
Thomas Master their heirs and assigns.

To the use of the said W^m Master and Tho^s Master their heirs &
assigns forever as Tenants in Common thereof.

Covenant by the said Jas Fuller his heirs executors and administrators
with the said W^m Master and Tho^s Master their heirs and assigns

That he was lawfully seized

Had good right to grant

For quiet enjoyment and

For further assurance.

Covenant for production of before abovesaid Indenture dated 15th Nov 1524
Executed by the said Jas Fuller and duly attested
Receipt for consideration money endorsed signed and
witnessed.

5th April 1851

William Master by his Will of this date after directing payment of
his debts funeral and testamentary expenses gave devised and bequeathed unto his
Brother the said Tho^s Master.

All and every his messuages or tenements lands
hereditaments and real estate whatsoever situate and of
which he might die seized or possessed or over which he
had any disposing power And also all his personal
estate.

To hold the same unto and to the use of his said Brother Thomas
Master his heirs executors administrators and assigns according to the
Tenors and nature thereof respectively

And he appointed his said Brother Thomas master sole executor of that his will.

Signed by the said ~~brother~~ master and attested by two witnesses.

23rd April 1852.

Said ~~brother~~ master did this day

22nd September 1852.

Will of the said Deceased proved by the said ~~brother~~ master on this day in the Archdeaconry Court of Surrey.

8th October 1859.

The said ~~brother~~ master by his will of this date after giving a pecuniary ~~legacy~~ ^{residue} to James Gladgate and James Joy two of his executors not affecting the property the subject matter of this abstract gave devised and bequeathed unto his sister Letitia

All his messuages or tenements lands hereditaments and real estate and all his household estates.

To hold the same unto his sister Letitia her heirs executors administrators and assigns absolutely and forever according to the terms and contents thereof respectively.

And he appointed the said Jas. Gladgate James Joy and his said sister Letitia executors and executors of that his will.

Signed by the said Thomas master and attested by two witnesses.

3rd November 1859.

Said Thomas master did this day

13th February 1860.

Will proved this day by all the said executors in the Principal Registry of Her Majesty's Court of Probate.

30th May 1868.

The said Letitia Roake by her will of this date after directing payment of her debts funeral and testamentary expenses gave several legacies not affecting the property the subject matter of this abstract and gave devised and bequeathed unto her niece Lydia Keene.

All her messuages or tenements lands hereditaments and real estate and also her household estates.

To hold the same unto the said Lydia Keene her heirs executors

administrators and assigns absolutely and forever according to the terms and nature thereof respectively

And said Testatrix nominated and appointed Jno. Hadgate and said Lydie Keane executor and executrix of that her Will.

Signed by the said Testatrix and attested by two witnesses.

4th December 1872

By a Codicil of this date the said Letitia Roake revoked the appointment of the said Jno Hadgate as executor of her Will and appointed Jmoh Roake in his stead but in all other respects confirmed her said Will.

Signed by the Testatrix and attested by two witnesses.

13th March 1875

Said Letitia Roake died this day.

15th May 1875

Said Will and Codicil proved this day by both the said executor in the Principal Registry of the Majesty's Court of Probate.

As to the other moiety

5th October 1878

By his Will as dated the said Jno Fuller appointed W^m Stretcher of Otterdown nurseryman his son Jmoh Stretcher of the same place nurseryman and his friend Francis W^m Wilmore of Edgemoor Lodge Addlestone Surrey gentleman the executors thereof and after giving numerous pecuniary legacies and making certain devises of real estate as to

All the rest and residue of his estate and effects both real and personal (which included the remaining moiety of land in the said 3 Colleges ^{and Rectories} or tenements lands and whether in possession reversion remainder or expectancy (except estates vested in him as trustee or mortgagee)

He gave devised and bequeathed the same to his said executor W^m Stretcher to hold to him his heirs executor administrators and assigns absolutely

Duly executed and attested

10th May 1879

Said Testator Jno Fuller executed a Codicil to his said Will not affecting

the devise contained in his said Will.

22nd August 1879.

The said Jas. Tuller died.

17th September 1879.

The said Will and Codicil duly proved in the Principal Registry of Her Majesty's Court of Probate by the said J. Tuller and Francis W^m Wilcott two of the executors therein named having received of making the like grant to the other executor the said W^m Tuller.

Succession Account.

3rd December 1885.

By his Will as dated the said W^m Tuller nominated and appointed his sons the said George and W^m Jas. Tuller and Frederick Lemell Tuller executors thereof and (inter alia)

gave devised and bequeathed to his son the said W^m Jas. Tuller

"The said remaining moiety of and in the said 5 cottages or tenements lands and hereditaments by the description of 'Also all those cottages on Howell Common given to me under the Will of the late James Tuller'

To hold to his said son W^m Jas. Tuller absolutely

9th August 1886

The said W^m Tuller died.

3rd October 1886

The said Will proved in the principal Probate Registry of Her Majesty's High Court of Justice by all the said executors

Succession Account

18th September 1890.

By his Will as dated the said W^m Jas. Tuller appointed his wife Mary Tuller of the Parish of St. Andrew's, Holywell, and W^m Hoade of Adlestone to be executors and trustees thereof and (inter alia) gave devised and bequeathed

(All his real and personal estate not thereby otherwise disposed of (which included the said remaining moiety of and in the said 5 cottages or tenements lands and hereditaments))

unto his trustees upon trust that his said trustees should (subject

to certain directions as to his partnership business) sell call in and convert into money the same or such part thereof as should not consist of money and pay and apply the proceeds thereof even his said Will mentioned And Testator empowered his Trustees to postpone the sale and conversion of his property or any part thereof for so long as they or he should think fit and gave certain directions as to the income thereof in the meantime.

22nd November 1893. The said Testator Mr Jno. Fletcher died.

22nd March 1894. His said Will proved in the principal Registry of the Court of Probate by the said Executors and Administrators thereof.

As to the whole.

3rd October 1895.
(Hamp L 2. 5. 1)

By Indenture as dated and made between the said Lydia Keene of the first part the said Mary Fletcher Henry Roche and Mr Roche of the second part and Joseph Xewry of Scotchin Farm in the Parish of Howell aforesaid of the third part

Reciting that at the date of the Indenture next hereinafter recited James Suter was seized for an unincumbered estate of inheritance in fee simple in possession of and in premises hereinafter abstracted.

Also reciting the Indenture of Lease and Release (conveyance) dated the 30th and 31st December 1839 hereinafter abstracted.

Also reciting the Will of the said Mr Suter his death and proof of his said Will all severally before abstracted.

Also reciting the Will of the said Mr Roche his death and proof of his said Will all severally before abstracted.

Also reciting the Will of the said Lydia Roche a widow to some her death and proof of her said Will and coheir all severally before abstracted.

Also reciting the Will of the said Mr Roche a coheir to some his death and proof of his said Will and coheir all severally before abstracted.

Also reciting the Will of the said Mr Fletcher his death and proof of his said Will all severally before abstracted.

Also reciting the Will of the said Mr Jno. Fletcher his death and proof of his said Will all severally before abstracted.

And reciting contract for sale.

It was witnessed that in consideration of the sum of £650 in equal shares then paid by the said Joseph Lewry to the said Lydia Keene and the parties thereto of the second part respectively (the receipt &c) the said Lydia Keene as to one equal undivided moiety of and in the said 5 Cottages or tenements lands and hereditaments therein after described as beneficial owner and as to all other (if any) her share estate and interest therein and the parties thereto of the 2nd part respectively as to the remaining one equal undivided moiety of and in the same hereditaments as tenants and as to all other (if any) their several and respective shares estates and interests therein did respectively thereby grant and convey unto the said Joseph Lewry.

All those 5 cottages or tenements gardens lands and hereditaments with the appurtenances abutting on the side thereof on Horrell Common and situate in the Parish of Horrell in the County of Suffolk containing in the whole by admeasurement 1.2.35 or thereabouts be the same more or less and called or known as "Anthony Innes" four of which were formerly occupied by W^m Hone, W^m Mont, W^m Guillem and Letitia Joan and the one vacant and all of which were then or lately were in the several occupations of James Gyltham, George Field, Allen Star, James Sleight and as tenants thereof.

To hold the same unto and to the use of the said Joseph Lewry in fee simple.

Executed by the said Lydia Keene, Mary Bletcher Henry Leske and W^m Hoade and duly attested.

26th Oct^r 1895
Stamp 1/6

By virtue of this date between said Joseph Lewry of (Vendor) of one part and Frederick John Bridge of (Purchaser) of other part.

Reciting before abovesaid date of 3rd October 1895
Contracting Agreement for sale at price of £14
It was witnessed that in concern of £14 paid &c rec^d &c the Vendor

as Beneficial Owner did thereby convey unto Purchaser

All that piece of land situate in the said parish of Horsham abutting upon the Common on or towards the South and West upon other land of the Vendor on or towards the North and upon land of the Vendor about to be conveyed to the Purchaser on or towards the East which piece of land has a frontage to the Common on or towards the South of 32 ft and on or towards the West of 100 ft - by the several dimensions little more or less & was partly described in the plan drawn on abt^l presents & therein called Piece

Y^o hold the same unto & to the use of Purchaser in fee simple

Acknowledgment of right of Purchaser to production of documents set forth in schedule thereto

Executed by Vendor & duly attested
The schedule above referred to

<u>12th Nov^r 1839</u>	Y ^o before abstricated here of this date
<u>30th Dec^r 1839</u>	Y ^o like.
<u>31st Dec^r 1839</u>	Y ^o like.
<u>3rd Oct^r 1895</u>	Y ^o like.