

1898.

Abstract of Title

— 10 —

*Land forming part of
an Estate called Newbrook
Horsell Surrey.*

Marshall & Prie

Solicitors

J. F. Fearon Woking

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Abstract of Title

to
Land forming part of an Estate
called "Newbrooks" Horsell Surrey

As to the whole

[no day of a 1867
month given]

Will seen at Somerset House

By Will of this date Mary Carter the Wife of Job Carter
late of Knaphill near Woking Surrey Mealman devised and
bequeathed all the real & personal estate to which she should
be entitled at her decease unto & to the use of her sons Augustus
Carter & William Carter their heirs executors & assigns
for & during the term of the natural life of her husband the said
J. Carter Upon trust ^{to} permit & suffer him to receive & take
the rents & profits of her said real estate & the interest dividend &
annual produce of her said personal estate for & during the term
of his natural life & from & after the decease of the said J. Carter
the said Testatrix devised disposed of the same as follows that
was to say she devised all her freehold land situate at Horsell
Moor Horsell in the County of Surrey then in the occupation
of Mrs Cady Raker to her daughter Charlotte then the Wife
of William Stedman for her life & after her decease to be
equally divided amongst all her children share & share alike
on the youngest of them attaining the age of 21 years & she
appointed the said A. Carter & W. Carter Executors of that
her Will.

Executed by the Testatrix & attested by 2
witnesses.

7th September 1870

Testatrix died this day

31st August 1871

Will proved this day in the Principal Registry of the Court of Probate

17th November 1890

By Indenture of this date made between the said ^{by the said Executors} Carter

Produced at the
Capitol & Court of Bank
Woking 1/12/98

therein described as of Knaphill Woking Surrey Mealman of
Mary Stedman of Knaphill aforesaid Spinster
Elizabeth Stedman the Wife of Adwin Christopher Stedman
of 285 Regent Street London Cigar Merchant & ^{of Knaphill aforesaid Spinster} Mercy
Stedman of the 2nd part & William Lee of the 3rd part.

Reciting the hereinbefore abstracted Will of J. Carter
And reciting that the said M. Carter died on the 7th of September 1870

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Registry of the Court of Probate by the 1st Exors - Evidence filed
that 3rd Will was in fact executed on 23rd Sept 1867

Administration granted to all said personal estate effects

without having revoked or altered her said Will being at the time of her decease seized of the said hereditaments therein after described or expressed to be thereby conveyed for an Estate for ever in fee simple in possession.

And that her said Will was duly proved in the Principal Registry of the Court of Probate on the 31st day of August 1871 by the said A. Carter & W. Carter the Executors therein named.

And reciting that the said J. Carter died on the 17th day of July 1872.

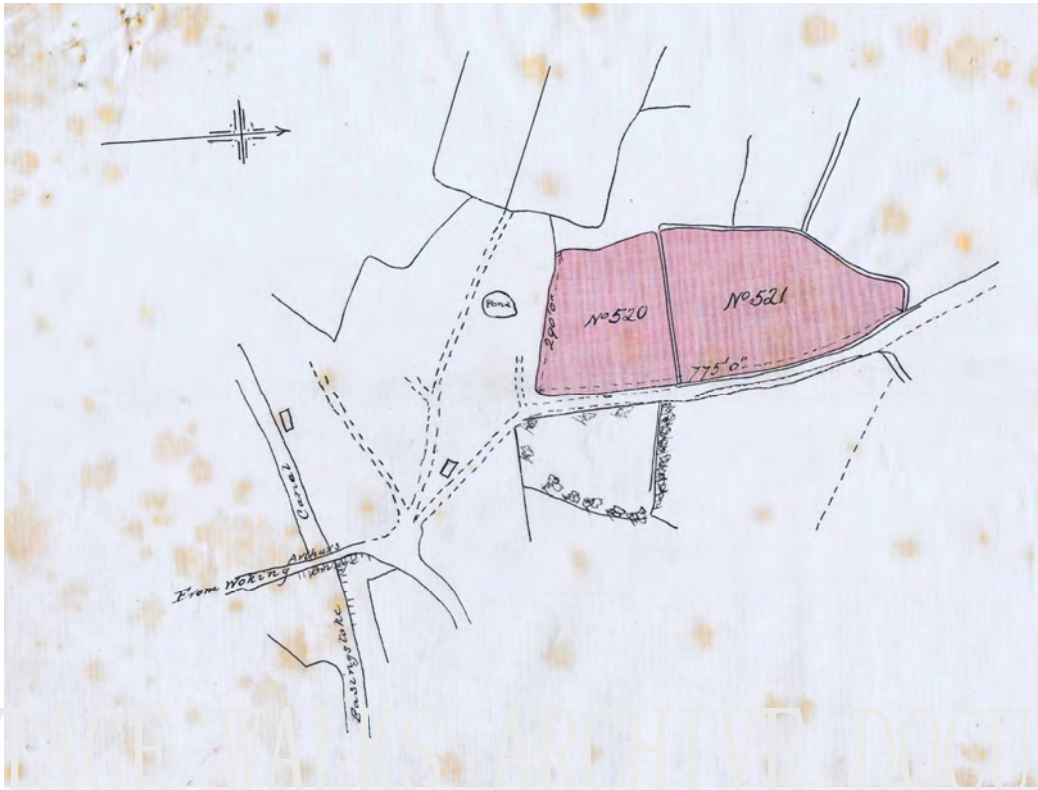
And reciting that the said Charlotte Steadman died on the 16th day of May 1881 having had 3 children & no more namely the said Mary Steadman Elizabeth Steadman & ^{at the date of abdicating presents} Henry Steadman all of whom had ~~then~~ attained the age of 21 years.

And reciting that the said W^m Carter died on the 25th day of Feb 1886

And reciting that the said ~~Charlotte Steadman~~ A. Carter as surviving Trustee of the said herein recited Will with the concurrence of the said Mr Steadman Elizabeth Steadman & Henry Steadman had agreed with the said W^m Lee for the sale to him of the said hereditaments therein after described or expressed to be thereby conveyed at the Price of £350-0-0

It was witnessed that in consideration of the sum of £350 to the said A. Carter at the request of the said Mary Steadman Elizabeth Steadman & Henry Steadman paid by the said W^m Lee or or before the execution of the said abdicating ~~deed~~ ^{present} ~~and payment~~ (the receipt acknowledged) the said A. Carter as Trustee at the request of the said Mr Steadman E. Steadman & Henry Steadman thereby conveyed the said Mary Steadman as to one part undivided 3rd part or share of the said hereditaments therein after described as Beneficial Owner & as to all other (if any) her share estate & interest therein. And the said Elizabeth Steadman as to one ~~the~~ other undivided 3rd part or share of the same hereditaments as Beneficial Owner & as to all other (if any) her share estate & interest therein. And the said Henry Steadman as to the remaining one undivided 3rd part or share of the same hereditaments as Beneficial Owner & as to all other (if any) her share estate & interest therein thereby respectively conveyed & confirmed unto the said William Lee.

All those two closes of land known as or
"Newbrooks" containing together ^{ac} ^{rs} 4-0-31



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or thereabouts & situate on the West side of Well Lane & adjoining Borell Moot in the Parish of Borell in the County of Lunny having a frontage of 775 feet or thereabouts to Well Lane aforesaid & a return frontage of 300 feet or thereabouts to Borell Moot aforesaid & which said premises were No^s 520 & 521 on the Ordnance Maps of the said parish of Borell & were late in the occupation of Arthur Knowles or tenant thereof

To hold the said heredit & premises thereinbefore described & expressed to be thereby conveyed unto & to the use of the said W^m Lee in fee simple.

Witnessed by all parties except the said W^m Lee & attested.

October 20th 1890 3 Succession Duty Accounts with receipts for payment of duty
 £1-2-2 + £1-2-6 payable upon death of Charlotte Stedman
 upon the succession of Mary Stedman to Stedman + Mary Stedman
 equal third respectively. By Declaration at foot of 1st
 account it appears that Mary Stedman was born on the 19th
 August 1863 + was a legal issue of Mary Carter Elizabeth
 Stedman was born on the 6th December 1865 + legal issue of
 Mary Stedman 26th February 1869.

December 27th 1895 By Indenture, as dated 7th of November 1895, made between W. Lee of the
 one part + W. H. Riddle of the other part.
 Reciting signification of W. Lee's agreement for sale to W. H.
 Riddle at the price of £400-0-0

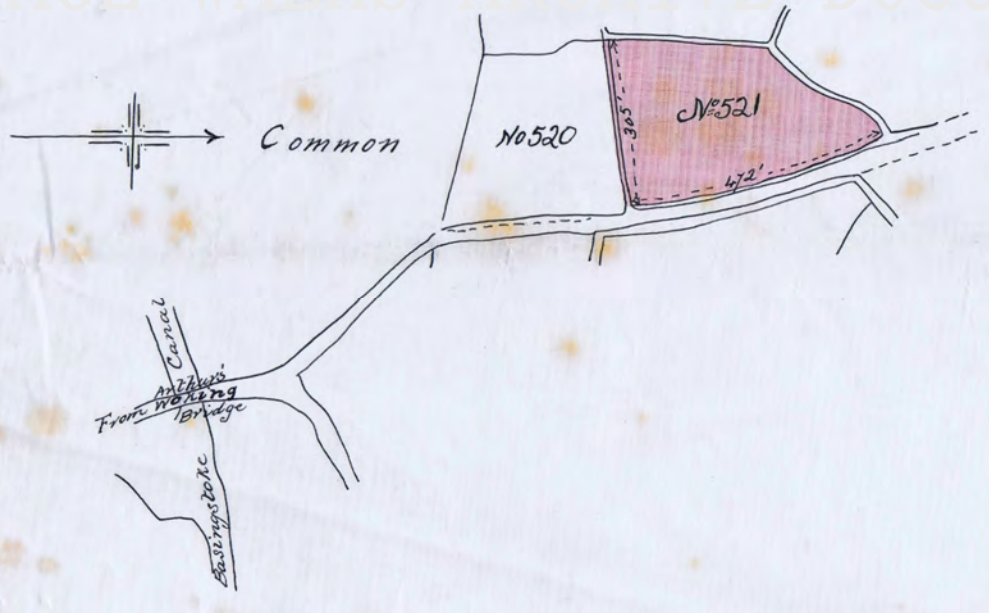
Stamp & seal
 Produced at the
 & Counties Bank, Norwich

It was witnessed that in pursuance of this agreement & in
 consideration of £400 then paid to the said W. Lee by the said W. H.
 Riddle (the receipt acknowledged), the said W. Lee as Beneficial Owner
 did thereby grant & convey unto the said W. H. Riddle his heirs & assigns

All those two closes of land known as
 "Newbrooks" containing together 4-0-31
 or thereabouts & situate on the West side
 of Well Lane & adjoining Horrell Moor
 in the Parish of Horrell in the County of Surrey

3.

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having a frontage of 775 feet or thereabouts to Well
Lane aforesaid & a return frontage of 300 feet or there-
abouts to Horrell Brook aforesaid & which is premises
were No 520 & 521 in the Ordnance Map of the sd
Parish of Horrell & were formerly in the occupation
of Arthur Knowles & then late in the occupation of
Hart as tenant thereof which is two
closes of land were more particularly delineated
in the plan drawn in the margin ^{of adjoining pieces} thereon
coloured Pink

To hold the same unto the use of the sd W. H. Ridler his
heirs & assigns for ever
Executed by W. Lee & attested

12th March 1896 Certificate of Redemption of Land Tax ~~of £19 11~~ (P^o 79379) [Block B]
August 15th 1896 By Indenture ^{made between} W. H. Ridler of the one part &
of Petersfield Town Solicitor
Robert Edward Marshall of the other part
Produced as above

Reciting covenants of W. H. Ridler & agreement for sale at the price of £575
It was witnessed that in pursuance of sd agreement & in consideration
of the sum of £575 then paid by the sd R. E. Marshall to sd W. H. Ridler (the
receipt etc) sd W. H. Ridler as Beneficial Owner did thereby convey unto sd R. E. Marshall

All that close piece or parcel of land forming
part of Newbrook situated on the West side of Well
Lane & adjoining land lately purchased from sd
W. H. Ridler by sd R. E. Marshall & having a
frontage of 472 feet ^(more or less) ~~to~~ to Well Lane
& which is close piece or parcel of land is No 521
on the Ordnance Map of the sd Parish of Horrell [Block A]

To hold the close piece or parcel of land heretofore & premises
hereby conveyed unto to the use of the sd R. E. Marshall
in fee simple
Executed by W. H. Ridler & attested

As to one undivided moiety
29th September 1896. By Indenture of this date made between Robert Edward Marshall
of Petersfield Town Solicitor of the one part & Joseph Brewster Doussett
of Woking Surrey Auctioneer of the other part.
After reciting that by an Indenture of 15th August 1896 made
between William Lowry Ridler of the one part & the said R. E.

A

was formerly in the occupation of Arthur Knowles of Horsey
 in the occupation of ^{part as tenant} ~~part as tenant~~
 thereof which said close piece or parcel
 of land with the dimensions thereof
 was more particularly delineated and
 described in the plan drawn in the
 margin of abstracting presents and
 thereon coloured pink

B. charged upon

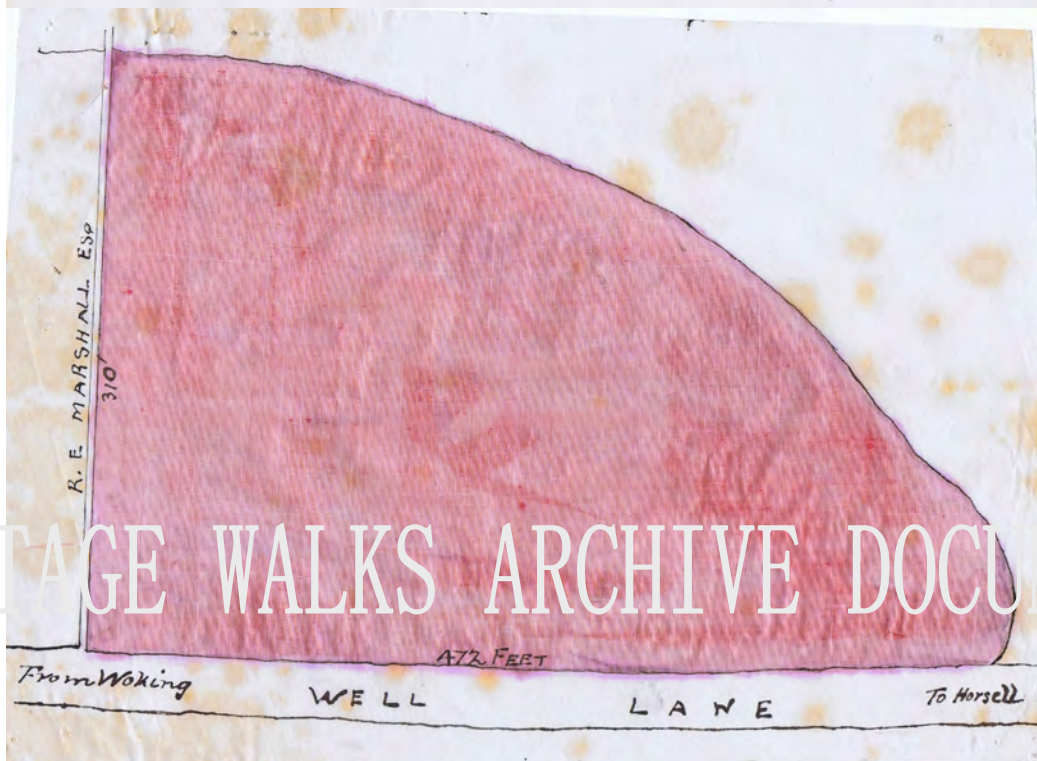
All those 2 fields in the parish of
 Horsey in the County of Surrey at Nos. 320
 and 321 on the Crothallie at top of the 1/2
 parish of Horsey and forming part of
 Southrope Estate which said fields were
 then lately the property of Wm Lee and
 were then the property of the said W.
 A. Ruston.

as assessed in the assessment for 1870/6 as follows

No of assessments	Grantee and names of Proprietors	Grantee and names of Occupier	Names and description of property	Rental value at 11 th in the 7 th	Unimproved value at 11 th in the 7 th
2	Wm Lee William	Knowles Arthur	Land close	£ 12	11.0

Rate of Payment	Price of Stock	Amount of money paid	Name of Receiving Officer
25 Shillings	109 - 110	£ 17. 17. 11	A. R. Ruston

Registered 22nd April 1876 by the
 Deputy Registrar of Land Tax



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Marshall of the other part for the consideration therein mentioned
the Recitals in Abstracting Indenture ~~after conveyed had been~~
(with other Recitals) conveyed by the ^{sd} W. H. Ridler unto & to the use of the
^{sd} R. E. Marshall in fee simple.

And reciting agreement for sale

It was ~~witnessed~~ by abstracting Indenture witnessed that in pursuance
of the ^{sd} Agreement & in consideration of £300 (paid & the receipt &c) the ^{sd}
R. E. Marshall as Beneficial Owner did thereby convey unto the ^{sd} J. M.
Dowsett his heirs & assigns

All & Singular one undivided moiety of the
all that close piece or parcel of land forming
part of Newbrooks situate on the West side of
Well Lane (adjoining land lately purchased
from the ^{sd} W. H. Ridler by ^{sd} R. E. Marshall) &
& having a frontage of 47 1/2 feet (more or less) to
Well Lane aforesaid & which ^{sd} close piece or
parcel of land was N^o 521 on the Ordnance
Map of the ^{sd} Parish of Rossell & had been formerly
in the occupation of Arthur Howells & afterwards
of Hart as tenant thereof which said
close piece or parcel of land with the dimensions
thereof was more particularly delineated and
described in the plan on the ^{sd} recited Indenture
& thereon coloured Pink.

To hold the ^{sd} undivided moiety unto to the use of the ^{sd}
J. M. Dowsett in fee simple.

Acknowledgement by the ^{sd} R. E. Marshall of the right of the said
J. M. Dowsett to production of Deeds etc in Schedule & to delivery of copies
& undertaking for the safe custody.

The Schedule

17 th November 1890	Indenture of this date Augustus Carter 1 Mary Stedman Elizabeth Stedman & Mercy Stedman 2 & William Lee 3.
14 th December 1895	Statutory Declaration of William Stedman
27 th December 1895	Indenture of this date ^{sd} W ^m Lee 1. ^{sd} W. H. Ridler 2.

15th August 1896 The said recited Indenture

Executed by R. E. Marshall and attested.

Further Schedule.

January 23 rd 1745	Conveyance Richard Waldon to William Kitcher.
September 29 th 1703	Indenture between Richard Bensoy, Richard Toake the Elder, John Collier & John Scotcher, Richard Lee, William Rowell & Lawrence Porter & John Kitcher & ^{Hilton} Hilton
10 th October 1760	Articles of Agreement Hilton to Hall
13 th February 1761	Receipt Hilton to Coombe
14 th February 1761	Writ to uses of a recovery Hilton to Coombe
20 th February 1761	Receipt Hilton to Hall
Hilary Term } George III }	Recovery by Coombe Demandant & Coombe Tenant ^{Hilton} Hilton and Sows Vouchers.

7th December 1896 By Indenture of this date made between the ^{sd} J. M. Rossett of the one part & Alfred Augustus Gale of Woking Surrey Builder of the other part.

After reciting the lastly abstracted Indenture
And reciting agreement for sale.

It was by abstracting Indenture witnessed that in pursuance of said Agreement & in consideration of £350 (paid & receipt &c) the ^{sd} J. M. Rossett as Beneficial Owner did thereby convey unto the ^{sd} A. A. Gale his heirs & assigns.

All and singular undivided moiety of & in All that one piece or parcel of land which formed part of Newbrooks situate on the West side of Well Lane & had a frontage of 472 feet more or less to Well Lane aforesaid & which ^{sd} one piece or parcel of land was No^o 521 on the Ordnance Map of the ^{sd} Parish of Horsham & was formerly in the occupation of Arthur Howden & afterwards of ^{sd} Earl Astor and thereof which ^{sd} one piece or parcel of land with the dimensions thereof was more particularly delineated & described in the Plan drawn on the back of abstracting present & hereon enclosed Book.

To hold the ^{sd} undivided moiety unto the use of the ^{sd} A. A. Gale

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Note In the deed of 1 Geo III it is recited that E. Coombe claimed acres of land & common of pasture for all & all manner of cattle with the appurtenances - This was ordered to be delivered

Copy

2/6

I William Stedman of Knaphill Woking in the County of Surrey Baker & Confectioner do solemnly & sincerely declare as follows.

1. On or about the 14th day of December 1895 I made a statutory declaration which to the best of my knowledge & recollection stated as follows.

That on the 20th day of November 1860 I was married to Charlotte the daughter of Mary Carter mentioned in the Will of the said Mary Carter which will was proved in the Principal Registry of the Court of Probate on the 31st day of August 1871.

That my wife the said Charlotte Stedman (who died on the 16th day of May 1881) and ^{three} three children and no more namely Mary Stedman who was born on the 19th day of August 1863 Elizabeth Stedman who was born on the 6th day of December 1865 Mercy Stedman who was born on the 25th day of February 1869 and that such children were the beneficiaries under the Will of the said Mary Carter and as such were with Augustus Carter the surviving Executor of the said Will the parties to ^{who executed the Conveyance} William Lee on the 17th day of November 1890 of the two freehold closes of land ~~situate~~ at Horrell Moor Horrell in the County of Surrey known as "Newbrooks". The said Elizabeth Stedman was married to Edwin Christopher Stedman in the month of August 1890. At the date of the said Conveyance neither the said Mary Stedman nor the said Mercy Stedman had been married.

- 2 I am informed that the said Declaration made by me on the 14th day of December 1895 has been lost I therefore repeat and declare the truth of the statements mentioned thereon. And I make this solemn Declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835.

Declared at Woking in the County of Surrey this 23rd day of January 1896 before me
John S. Claron
A Commissioner to Administer Oaths

(Signed) William Stedman

in fee simple

Executed by the said J. M. Dowsett & attested.

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