

The place first above written Andrew Carroll (L.S.) Signed  
 sealed and delivered in presence of P. J. Summers. —  
 Newfoundland St Johns ss. Patrick J. Summers of St.  
 Johns Student at law maketh oath and saith that he  
 was present on the 29<sup>th</sup> day of December A.D. 1885 and did  
 see Andrew Carroll of St Johns Blacksmith the mortgagor  
 named in the foregoing deed of mortgage duly sign  
 seal and as his act and deed deliver the same  
 P. J. Summers. — Sworn before me at St Johns this 30<sup>th</sup>  
 day of December A.D. 1885. Geo. J. Adams Comm<sup>r</sup>  
 Proved upon the affidavit of Patrick Summers  
 this 30<sup>th</sup> day of December A.D. 1885 at 12.40 o'clock  
 P.M. Before me Geo. J. Adams Comm<sup>r</sup> —

Harriet Elizabeth A. Carter  
 to  
 Edwin John Duder

This Indenture made at St Johns in the Island of —  
 Newfoundland this 4<sup>th</sup> day of January A.D. 1886 Between —  
 Harriet Elizabeth Ann Carter of St Johns spd. wife of Stanley  
 B. Carter of the same place Barrister at law of the one  
 part and Edwin John Duder of the same place Merchant  
 of the other part Whereas the late Edwin Duder of St Johns  
 spd. Merchant deceased by his last will and testament  
 devised to his wife Mrs <sup>Mary</sup> Elizabeth Duder all the lands and  
 premises hereinafter assigned and conveyed and the  
 said Mrs Mary Elizabeth Duder deceased by her last will  
 and testament devised to her daughter the said —  
 Harriet Elizabeth Ann Carter the same lands and premises  
 to her own absolute use and free from the control of  
 her then husband or of any husband she might thereafter  
 marry Now this Indenture witnesseth that for and in  
 consideration of the sum of Two thousand five —  
 hundred pounds cy in hand well and truly paid by  
 the said Edwin J. Duder to the said Harriet Elizabeth Ann  
 Carter receipt acknowledged she the said H. E. A. Carter  
 hath granted bargained sold assigned aliened transferred  
 and set over and by these presents doth grant bargain  
 sell assign alien transfer and set over unto the said  
 Edwin J. Duder his execs. admors. and assigns All that piece

or parcel of land situate at St Johns apd. and abutted and bounded as follows on the South by the Circular Road and measuring thereby four hundred and seventy nine feet six inches thence running northerly by land of M. S. Knight and measuring thereby one hundred and twenty six feet three inches thence North Easterly by some land and measuring thereby nine feet nine inches thence Easterly by same land and measuring thereby forty seven feet two inches thence Southerly by same land and measuring thereby forty four feet five inches thence Easterly by same land and measuring thereby one hundred feet five inches thence Southerly by same land and measuring thereby twenty one feet eight inches thence Easterly by the same land and measuring thereby Fifty nine feet thence Northerly by same land and measuring thereby sixty seven feet thence Easterly and following the curve of the fence of the Newfoundland Railway and measuring thereby Two hundred and sixty nine feet six inches thence Southerly and following the curve of a lane leading from Rennie's Mill Road to the Circular Road and measuring thereby Sixty eight feet six inches thence Westerly by land of J. Fraser and measuring thereby forty five feet thence Southerly by same land and measuring thereby one hundred feet. Also all that piece or parcel of land situate at St Johns apd. and divided from the piece or parcel of land hereinbefore assigned and conveyed by the Newfoundland Railway Track and bounded Southerly by the said track and measuring thereby Two hundred and twenty one feet thence Northerly by land of M. S. Knight and measuring thereby sixty one feet six inches thence North easterly by the Rennie's Mill Road and measuring thereby six inches thence South easterly and following the curve of the lane leading from the Rennie's Mill Road to the Circular Road and measuring sixty three feet and one hundred and forty feet as the same is more particularly delineated on the diagram hereon which is hereby declared to form part and parcel of this Indenture Together with the Dwelling house Stables Barns Outhouses and all other buildings and erections which are now or which shall be hereafter erected on the said several pieces or parcels of lands and the rents, issues and profits thereof and all ways &c. To have and to hold the said several pieces or parcels of land with the

buildings and appurtenances unto the said Edwin J. Duder  
 his execs. admors. and assigns for ever And this Indenture  
 further witnesseth that for the consideration aforesaid the said  
 Harriet E. A. Carter hath bargained sold and assigned and by  
 these presents doth bargain sell and assign unto the said Edwin  
 J. Duder his execs. admors. and assigns All the household  
 furniture of her the said H. Elizabeth Ann Carter and all the  
 fixtures fittings and appointments linen beds bedding  
 carpets glassware china ware Kitchen utensils pictures  
 and all household effects and goods and chattels which  
 are at the date of the execution hereof in the dwelling  
 house and erections upon the pieces or parcels of land  
 hereinbefore described save and except all the silver plate  
 of the said Harriet E. A. Carter which is hereby reserved  
 and excepted out of this assignment And also all  
 the horses cows poultry carriages carts harness trappings  
 stable fittings and appointments hay oats straw and all  
 the utensils used in connection with the horses cows  
 poultry carriages carts and stables which are at the date of  
 the execution hereof in the possession of the said Harriet E. A.  
 Carter save and except the pony pony carriage pony sleigh  
 and pony harness which are hereby reserved and excepted  
 out of this conveyance and generally all the goods and  
 chattels whatsoever now upon the said lands and premises  
 both those bequeathed to the said Harriet E. A. Carter and  
 those since acquired by her To hold the said household furniture  
 fixtures fittings and appointments linen beds bedding carpets  
 glassware china ware Kitchen utensils pictures and all  
 household effects goods and chattels horses cows poultry  
 carriages carts harness trappings stable fittings and appoint-  
 ments utensils goods and chattels saving and excepting the  
 said silver plate pony pony carriage pony sleigh and pony  
 harness unto the said Edwin J. Duder his execs. admors. and  
 assigns for ever. Covenant for good title. Covenant for  
 further assurance. Covenant for quiet and peaceable  
 possession. In witness whereof the said parties to these presents  
 have hereunto their hands and seals subscribed and set at  
 St. Johns aforesaid the day and year first before written. Harriette  
 E. A. Carter, (S.S.) Signed sealed and delivered in presence  
 of Alex. J. W. McKeilly - Newfoundland St. Johns N. Alexander  
 J. W. McKeilly of St. Johns aforesaid one of Her Majesty's Council

maketh oath and saith that he was personally present and did see Harriet Elizabeth Ann Carter the within Grantor duly sign seal and execute the within written Indenture of Sale. Alex<sup>r</sup> J. W. McNeily - Sworn before me at St Johns aforesaid this 5<sup>th</sup> day of January A.D. 1886 Prescott Emerson Comm<sup>r</sup> Proved upon the affidavit of Alexander J. W. McNeily this 5<sup>th</sup> day of January A.D. 1886 at 12.30 o'clock P.M. Before me Prescott Emerson Comm<sup>r</sup> Deposited for registration this 6<sup>th</sup> day of January A.D. 1886 at 11.45 Am. Prescott Emerson Registrar.

Harriet E. A. Carter

to  
Alexander J. W. McNeily

This Indenture made at St Johns in the Island of Newfoundland this 6<sup>th</sup> day of January A.D. 1886 Between Harriet Elizabeth Ann Carter of St Johns afo. Gentlewoman wife of Stanley B. Carter of the first part Edwin John Duder of the same place Merchant of the second part and Alexander J. W. McNeily also of St Johns One of Her Majesty's Counsel of the third part Whereas there has been devised to the said H. E. A. Carter and to her sole and separate use under the Will of the late Mary Elizabeth Duder a certain messuage dwelling house land and premises situate on the Circular Road in St Johns afo. which said dwelling house land and premises and the household furniture goods and chattels therein and pertaining thereto the said H. E. A. Carter has recently sold and assigned to the said Edwin John Duder for the sum of Two thousand five hundred pounds equal to \$10,000 Cy by Indenture dated 4<sup>th</sup> Jan'y A.D. 1886 as by reference to the said Indenture will more fully appear And whereas at the request of the said H. E. A. Carter the said sum of \$10,000 purchase money of the said separate as afo. has been credited in the books of the said Edwin John Duder to the said Alex. J. W. McNeily as Trustee for the said H. E. A. Carter upon the trusts hereby created and hereinafter expressed And whereas the said H. E. A. Carter is desirous of allowing the said sum of \$10,000 to remain invested as a loan in the business of the said Edwin J. Duder during the term of her natural life he the said Edwin