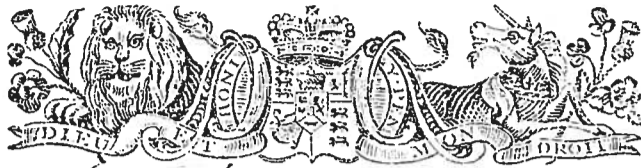


Newfoundland.



Victoria

WILLIAM the Fourth by the
Grace of GOD of the United Kingdom of Great
Britain and Ireland ^{Queen} King Defender of the Faith

To all to whom these Presents shall come Greeting

KNOW ye that We of our special grace
certain knowledge and mere motion have given and granted and by these Presents
do for Us our heirs and successors Give and Grant unto

*Sam Austin (Widow) of St. John's in the
Southern District of our Island of New
foundland*

Sty.

her heirs and assigns all that piece and parcel of Land situate and being

*at St. John's afore said and lying on the North
side of the Public Street or Road bounded on the
north by the Judge Hall on the East by Land in
possession of Luke Brown, on the South by the
Court House premises and partly by the Public
Street or Road aforesaid and on the West by
Land in the possession of Thomas Morris -
also all that other piece or parcel of Land
situate at St. John's aforesaid and
lying on the opposite side of the Street to the
aforesaid bounded on the North by the said
Street and on the South by the Street*

Fees.

SEAL.....
TARY.....
FOR.....
SURVEYOR

~~in our Island of Newfoundland bounded as the same is delineated and described~~

and being of the same contents specified in the diagram
annexed on the other side hereof

in the diagram hereunto annexed and containing *in the whole one Acre*
Roads and twenty seven perches

with the appurtenances except and reserved nevertheless out of this present
Grant to Us our heirs and successors all Gold and Silver and all Coals and other
Mines and Minerals in or under the said piece or parcel of Land
To Have and to Hold (except as before excepted) unto the said

Jane Austin

heirs and assigns for ever she the said *Jane Austin* *in consideration*
of the said land the sum of five Shillings of true
money at the time of the surrender and delivery hereof

heirs or assigns yielding and paying therefore yearly and every year for
ever unto Us our heirs and successors at the Office of the Secretary of our Go-
vernor of our said Island for the time being in the Town of St. John's in our
said Island of Newfoundland or to such other person as shall be appointed to
receive the same the yearly Rent or Sum of

~~Sterling Money of our said United
Kingdom for each and every Acre of the said Land hereby granted to
commence on the 24th day of June which shall be next after the expiration of
Two Years from the day of the date hereof and to be paid yearly and every year
on the 24th day of June for ever And in default of the said payment or if it shall
happen that the aforesaid yearly Rent shall be at any time behind and unpaid in
the whole or in part by the space of Thirty Days next after any day whereon the
same ought to be paid as aforesaid then and from thenceforth this Grant shall
immediately cease and determine and be void and of non effect and the said Land
and Appurtenances shall revert to and revert in Us our heirs and successors~~

Witness
M. B. Ross
Att. Gen.

~~Provided always and this present Grant is upon condition that
part or portion of the Land hereby granted shall be properly cleared cleansed
and cultivated within the period of Three Years next ensuing after the day on
which Rent shall first become due and payable under the provisions of this Grant~~

~~Provided also and this present Grant is upon condition that the same Grant
be registered in the Office of Registry of our Southern District Court of
Newfoundland within ~~Three~~ *six* months next after the day of the date hereof
or otherwise that the same shall be void and of non effect~~ **Provided** also

and this present Grant is upon condition that the said Lands shall be holden
upon under and subject to such regulations as may at any time hereafter be made
by Law for the improvement and cultivation of Lands within our said Island of
Newfoundland and subject to all such regulations as may at any time hereafter be
made by Law for making Roads Sewers Drains Canals Bridges or other Public
Works or Improvements within our said Island of Newfoundland or any part
thereof and for subjecting any Lands therein situate or the owners or occupiers of
such Lands to rates and assessments or other duties or services for the purposes
aforesaid or for any of them **And** that the said *Jane*

Austin heirs

heirs and assigns shall at all times
peaceably quit and deliver up possession to Us our heirs and successors of all such
parts of the Lands aforesaid as may be required for the purposes aforesaid or any

of them upon receiving such compensation (if any) as by any Law hereafter to be made in that respect may be provided

Given under the Great Seal of our Island of Newfoundland
at St. John's this *third* day of *October*
in the Year of our Lord One Thousand Eight Hundred and
~~Forty~~ *Five* and in the *month* Year of our Reign

Witness our trusty and well-beloved, *Major General Sir John Murray*
Procurator General of the Most Honourable the Admiralty of the Kingdom of Great Britain and the
and of the Royal Navy in and for the said Island of Newfoundland
in Chief and over
our said Island and its Dependencies &c.

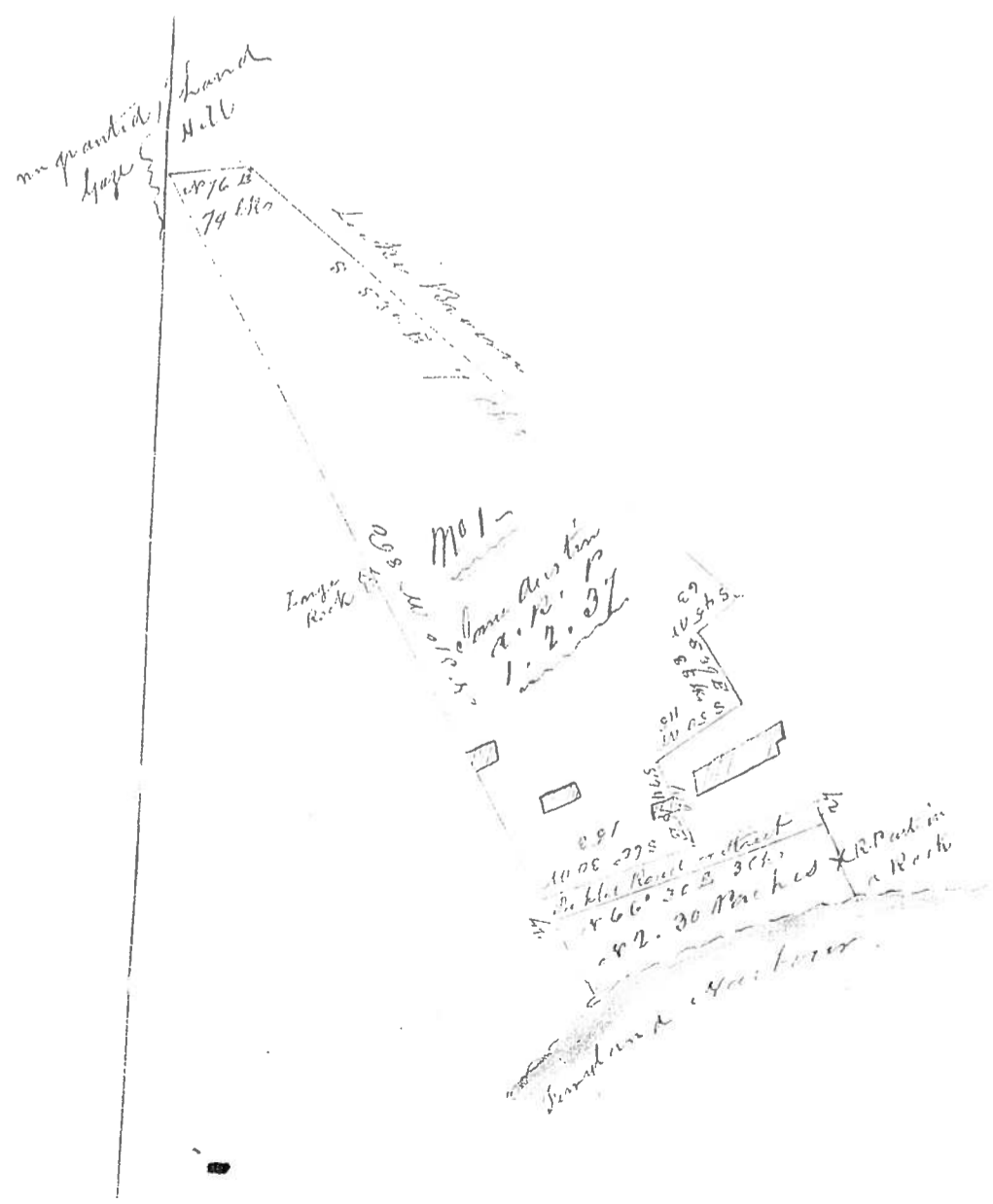
By His *Supreme* COMMAND

M. Crowdy

Received the sum and year above written from the within
named grantee the sum of five Shillings being
the full amount of the Consideration Money of the
land herein granted

M. Crowdy
Secretary

£0.5.0



Lot 8431

James Austin of England's Widow

All that piece or parcel of land situated and being on the side of Longland Harbour abutting and bounded as follows, that is to say, commencing on the North side of the public Road or Street, and at the angle of the piece or parcel of ground attached to the Court House, by the old wall in 1845 south sixty six degrees thirty minutes west & fifty three links more or less to land in possession of Thomas G. north thirty one degrees West bearing a large oak & white chestnut trees, thence bounded by an ancient land called the Gage Hall six degrees east seventy six links more or less to land in the of Little Barron thence south fifty three degrees East seven chains more or less to land in possession of Mary Gooding thence South forty five degrees & thirty three links thence south thirty nine degrees East thirty eight links or less to the said Court House land, thence South forty degrees, 12 chains and fifteen links and thence South by a straight line more or less to the place of Commencement contained one acre and thirty seven perches more or less as shown in the Diagram No 81. Also that other piece or parcel of land to the South side and contained of that before described, being opposite to side of the said Road or Street, abutting and bounded as follows that is to say, on the North West by the said wall or chain on the North East by a line running from the Southern end of the said Street and crossing a Ruck with the letters R.W. East south twenty four degrees thirty minutes east seventy links or less to the shore, on the South East by the Shore of one side on the Southern by the said Thomas Gooding's property one acre and thirty seven perches more or less as shown in the Diagram No 82

Wm. Mead Sur Genl
 27th Jan 1845

I do hereby certify that the foregoing plan of Lot No 8431 is James Austin's Widow's proper duly returned to me the twenty second day of December 1844 one thousand eight hundred and forty four

Wm Mead
 J. Keen 202