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Southern Dist
Vol. 2
443
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ROD 2011

R. A. Tucker
Recorder & City Engineer

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NO. 443

Newfoundland.



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

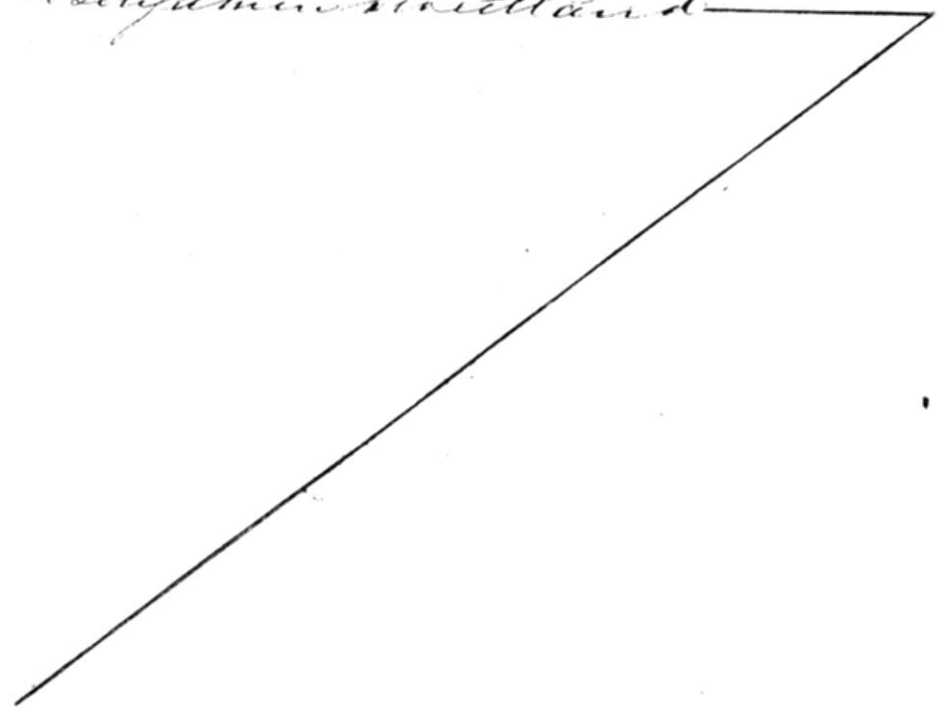
To all to whom these Presents shall come Greeting

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 Benjamin
*Sweetland of Caplin Bay in our
Island of Newfoundland
Merchant*

Fees.

	Stg.
GREAT SEAL.....	3-0
SECRETARY	1-0-0
SURVEYOR	1-0-0
DEPY. SURVEYOR	1-0-0
	<u>3-5-0</u>

his heirs and assigns all that piece and parcel of Land situate and being
at Caplin Bay aforesaid and lying
about a quarter of a mile from the
seashore bounded on the east, west
and north sides by unclaimed and
uncultivated ground and on the
south partly by a Pond and partly
by a Field the Property of the said
Benjamin Sweetland



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

Duplicate

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in the diagram hereunto annexed and containing *Twenty Seven Acres
one Rood and Twenty Nine 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

Benjamin Sweetland
his heirs and assigns for ever he the said *Benjamin
Sweetland*

his 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 Governor 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 *Shillings*

_____ 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 revest in Us our heirs and successors **Provided** always and this present Grant is upon condition that *one fifth* 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** 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 *Benjamin
Sweetland* his 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

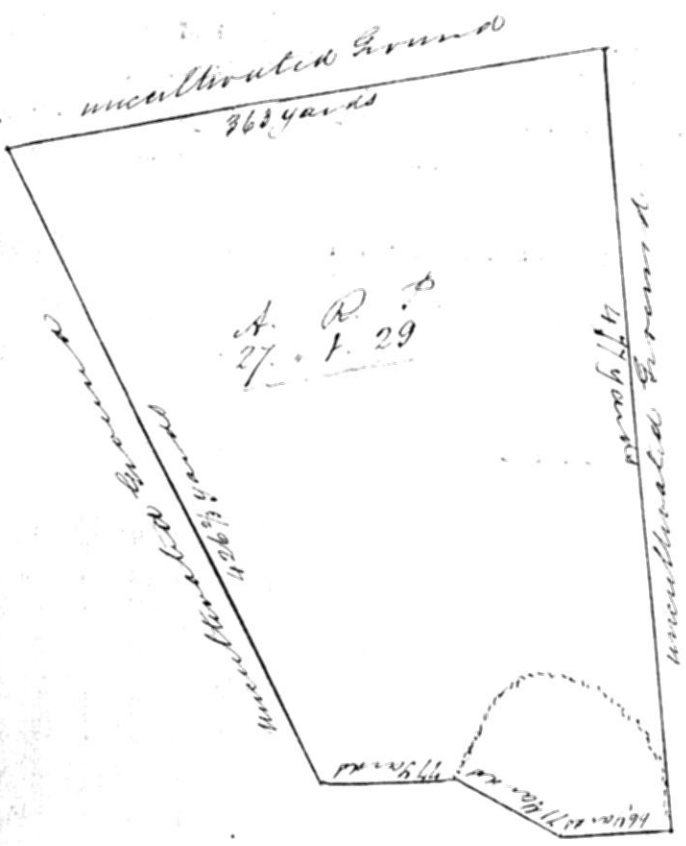
of them upon receiving such compensation (if any) as by any Law hereafter to be made in that respect may be provided

Given under the Great Seal of our Island of Newfoundland
at St. John's this *twentieth* day of *May*
in the Year of our Lord One Thousand Eight Hundred and
Thirty *Two* and in the *second* Year of our Reign

Witness our trusty and well-beloved *Richard*
Alexander Tucker Esq: Secy. and of our
Council of our said Island administering
the Government of
our said Island and its Dependencies &c.

By His *Honour* COMMAND

James Croady
Secretary



I certify that the above Grant
 No 443 was Registered by me this
 Twenty first day of July One thousand
 eight hundred and thirty two
 Southern District
 Registration Office
 England 21st July 1832

J. G. GARDNER
 Reg^r