Indenture whereby Richard and Esther Trotter sold a messuage house and land In Rylstone to George Stoney

Key [ ] word is missing from transcription as cannot be deciphered with certainty

*Transcribed from a photocopy of an original document in The North Yorkshire Archive Office Northallerton into current English*

*The North Yorkshire Archive Office kindly allowed the publication of the transcription*

**This Indenture made** the fourth day of May in the year of our Lord God one thousand six hundred seventy and six And in the eight and twentieth year of the Reign of our

Sovereign Lord Charles the Second by the Grace of God King of England Scotland France & Ireland Defender of the faith Between Richard Trotter and Esther his now wife both of Rylstone

being in the County of York husbandman and she spinster of the one party and George Stoney of Rylstone in the County of York yeoman on the other party **Witnesseth** that

The said Richard Trotter and his wife for and in consideration of the sum of thirty eight pounds fifteen shillings of good and lawful money of England to them or the one

of them paid by the said George Stoney before the sealing and delivery here of truly paid the receipt whereof they do hereby acknowledge and thereof do of truly acquit & absolutely

release and fully discharge the said George Stoney his heirs executors administrators and assigns & every of them for ever by these present as for divers other good causes

And valuable considerations them the said Richard Trotter & Esther his wife there unto especially moveing have given granted bargained aliened sold and enfeoffed and confirmed

made by these present they the said Richard Trotter & Esther his now wife do for and from them & their heirs freely and clearly absolutely give grant alien bargain sell

And enfeoffed confirm unto the said George Stoney his heirs Executors Administrators & assigns & every of them for ever **at That** messuage house situate lying & being in Rylstone

Aforesaid now in the possession of the said Richard Trotter and Esther his now wife or their assigns All those two garths there unto belonging lying on the back of the said messuage

house and on the East side of the same and containing by Estimation two roods be the same more or less together with all other adjoining to the West and on the fire house & a little garth

on the forefront of the said messuage house which is a part of that messuage which Richard Trotter bought of John Claybourne adjoining of the lands of the East of Burlington on

the one side and of the lands of George Stoney on the other side and the forefront adjoining on the [twonegate] of Rylstone **And** common of pasture and turbary & such & so much part of All that

Stinted pasture called Rylstone Longhill as is now stored and stinted with three made beasts or cattle and the soil and ground there of & common of pasture for such and so much & likewise turbary part of all that

the same pasture for such and so much part of all that stinted pasture called Rylstone Ox pasture or Rylstone [ ] the soil and ground thereof & all such and so much part of the same pastures & the

soil and ground thereof as now is or hereafter shall be allotted to any of the freeholders or tenants thereof within Rylstone aforesaid for the like common of pasture there [for] the said

pasture be otherwise stinted or shall happen hereafter to be divided in severalty All which said premises are situate lying and being in the Townfield and territories of

Rylstone aforesaid in the said county of York and now in the tenure and authority of the said Richard Trotter and Esther his wife or their assigns and parcel of a messuage

& tenement and lands & hereditaments purchased by Henry Blakburne deceased to him & his heirs & assigns for ever of Francis late Early of Cumberland & Henry Lord Clifford under

the yearly rent of seventeen shillings & all and singular [*fraunts*] yards [*foulds*] ways paths wells waters hedges ditches walls fences woods underwood’s wastes commons common of pasture & turbary

[*flaghts*] sods hubs ling heath thatch bracken free lodges privileges liberties or hereditaments whatsoever to all and every or any the hereby granted premises belonging in any

wise appertaining or accepted reputed used taken known occupied or accompted as part parcel or member there of or any part there of and the reverion and the reversions Remainder &

Remainders of all and singular the said premises and all the full and whole estate right title interest inheritance use possession property claim and demand whatsoever of them

the said Richard Trotter and Esther his wife and their heirs & assigns of in and to the said hereby granted premises and of in & to of every part and parcel there of **To Have and**

**To Hold** the said messuage house & the said garth or gardens and the said common of pasture or turbary and the said part of the said stinted pasture of the said

soil and ground there of and all and singular the hereditaments and premises before by Those present granted or mentioned or intended to be hereby granted bargained

sold released or confirmed & every part & parcel there of with there and every of there appurtenances unto the said George Stoney his heirs and assigns

unto the only use and behest of him the said George Stoney his heirs and assigns forever **yielding and paying** therefore yearly hereafter for ever unto the heirs or

assigns of the said Earl the rent of eighteen pence of lawful English money being a part of the said yearly rent of seventeen shillings at the feast of the annunciation

of the blessed virgin Mary and Saint Michael the archangel by equal portions and doing suite and service to court and milne (miller) and paying and performing all boounds geids taxes

and duties respectively and [..] due for the hereby granted premises and according to Eighteen part rent within Rylstone aforesaid and to beholden of the

heirs and assigns of the said Earl under the royalties respectively due for the herby granted premises and the premises here of granted being subject and liable to

[distres] for none payment of the said rent and not doing the said suite and service **And** the said Richard Trotter & Esther his wife & their heirs the said messuage house

And garths or gardens and all and singular pastures common & hereditaments and all and singular herby granted premises with their appurtenances unto the said George

Stoney his heirs and assigns forever against him the said Richard Trotter and Esther his wife and their heirs and against every other person or persons whatsoever shall and will warrant

and forever by those present defend **and** the said Richard Trotter and Esther his wife for themselves their heirs Executors and Administrators and for every of them doth

Covenant and agree to and with the said George Stoney his heirs and assigns by these present that the said Richard Trotter and Esther his wife now is at the time

of the sealing and delivery hereof & at the time of the Execution of livery in season of in and upon the said premises or Attornment of the Tenants there of or […]

of these present lawfully and solely ceased in fee simple of and in all and every of the hereby granted premises with the appurtenances and now hath in themselves only

full and absolute power to grant and assure the same in manner aforesaid **And** that the said George Stoney his heirs and assigns shall and can

fully may at all times hereafter forever peaceably and quietly have hold occupy use possess and enjoy the said messuage house garths and gardens pastures commons

hereditaments and premises herby granted with the appurtenances and receive and take the rents the issues and profits there of to his own use benefit and behalf

**Clearly** freed and discharged from all former estates mortgages injunctures bargains dowers entails debts judgements [..] and of and from all manner

of other acts charges titles troubles encumbrances and demands whatsoever the rents suits services bounds gelds taxes and duties above herein reserved only accepted

And that they the said Richard Trotter and Esther his wife and their heirs shall and will at all times hereafter within ten years next at the request and charges

In the law of the said George Stoney his heirs and assigns for the more firm and secure selling make any further assurance and conveyance of the same unto the

said George Stoney his heirs and assigns whether by fine or fines recovery or recoveries dee or deeds or otherwise by counsel learned shall be advised which said

fine or fines and all assurances whatsoever had or to be had made suffered or executed of the said herby granted premises with the appurtenances or of any part

or parcel thereof shall at all times hereafter forever be and enure shall be taken to be and enure to the only use and behalf of him the said George Stoney

his heirs and assigns forever and to none other use interest or purpose whatsoever **in witness** whereof the parties above said unto these present

 have hereunto Interchangeably set their Hands and Seals the day and year first above written

*[fold in paper]*

Dorse

Signed sealed and delivered

in the sight and presence

of us Edward Scarborough

John Ripley

John Bramley

Thomas Calvert

That the day and year first within written full and peaceably possession [..]

and [..] of & in the messusge house within granted in the name thereof

and of all garths gardens backsides common of pasture and hereditaments within

appurtenances within mentioned to be granted this deed indented being first sealed

and delivered was given & delivered by the within named Richard

Trotter and Esther his wife in their own proper persons to the within

named George Stoney to have and to hold to him the said George

 Stoney and to his heirs and assigns forever & according to the force

effort form and tenor of these present deed within specified my

present of

Edward Scarborough

John Ripley

John Bramley

Thomas Calvert

4th May 1676

Richard Trotter

& wife Release

Rylstone

 to

George Stoney