Indenture Between Robert Blackburn of Hetton and Roger Pickering of Ripon concerning sale of land in Rylstone in North Field called Kexdale

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 spelling.*

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

**This Indenture** made the twenty first day of September in the sixteenth year of the reignof his Majesty King George the third in the year of our Lord One thousand

seven hundred and seventy six **Between** Robert Blackburn of Hetton in the parish of Burnsall in the County of York yeoman of the one part and Roger Pickering of Ripon in the said County Esquire of the other

part **Whereas** the said Roger Pickering hath by Indenture with Livery and Seizin bearing even date herwith Granted Bargained Sold Enfeoffed Released and Confirmed unto the said Robert Blackburn **All** that

piece or parcel of land situate lying and being in a certain open field in the Township of Cracoe in the Parish of Burnsall aforesaid commonly called Cracoe Cownley and containing by estimation one rood and an half

or therabouts and adjoining the Lands of Mr Foster on the South, to the lands of the said Robert Blackburn on the North and to other Lands there of the said Roger Pickering on the West , together with all and singular

the appurtenances thereunto belonging **To Hold** the same unto the said Robert Blackburn his heirs and aaassigns for ever **Now this Indenture witnesseth** that as well for and in consideration

of the above recited Indenture of the Conveyance of the premises therein mentioned to the said Robert Blackburn as aforesaid [..] of the sum of ten shillingsof lawful money of Great Britain to the said Robert

Blackburn in hand well and truly paid by the said Roger Pickering at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged He the said Robert Blackburn **hath** granted

Bargained Sold Aliened Enfeoffed Released and Confirmed and by these presents **Doth** fully clearly and absolutely Grant Bargain Sale Alien Enfeoffe Release and Confirm unto the said Roger Pickering his

Heirs and assigns **All** that piece and parcel of Land of the said Robert Blackburn situate lying and being in a certain open field or close in the Township of Rilston in the Parish of Burnsall aforesaid commonly

called the North field which said parcel of land is known by the name of Kexdale and adjoined to the Lands of the said Roger Pickering there and contains by estimation thirty four perches or thereabouts Together

with all and singular ways paths passages waters watercourses Gates Hedges Ditches walls Fences Commons Common of pastures and Turbary Rights priviledges Hereditaments and Appurtenances whatsoever

to the said piece or parcel of Land or any part ther of belonging or in any wise appertaining or to and with the same or any part thereof now or at any time heretofor usually had held occupied or enjoyed

or acquired reputed taken or known as part parcel or member therof or appertenant thereunto and the Reversion and Reversions Remainder and Remainders Rents Issues and Proffits thereof and also any part

thereof And all the Estate Right Title Interest Property Claimand Demand whatsoever of him the said Robert Blackburn of in and to the same premises And all deeds Evidences and Writings whatsoever in his Custody or

power relating solely to the said premises or any part thereof **To have and to hold** the said piece or parcel of land and all and singular other the premises hereby granted and released or mentioned or

intended so to be with the appurtenances unto the said Roger Pickering his heirs and assigns To the only proper use and behalf of the said Roger Pickering his heirs and assigns forever to be holden of the Chief Lord or lords of the

Fee or Fees of the premises by and under such Rent Duties and Services as shall from henceforth become due and in respect thereof And the said Robert Blackburn doth hereby grant for him and his heirs that he the

said Robert Blackburnand his Heirs the said piece or parcel of Land hereby Bargained and Sold with the Appurtenances unto the said Roger Pickering his heirs and assigns against him the said Robert Blackburn

and his heirs and against all and every other personand persons whatsoever shall and will warrant and forever defend by these presents **And** the said Robert Blackburn for himself his Heirs Executors and

Administrators doth Covenant Promise and Agree to and with the said Roger Pickering his heirs and assigns by these presents in manner and form following that is to say that he the said Robert Blackburn now at the

time of sealing and delivery hereof is and standeth lawfully seized of in the said piece or parcel of Land herin before Bargained and Sold with the Appurtenances of a good sure perfect and absolute Estate of Inheritance

in Fee simple and that he the said Robert Blackburn now in himself good rightfull power and lawful and absolute authority to grant Bargain and Sell the sameto the said Roger Pickering his heirs and assigns

in manner aforesaid And also that he the said Roger Pickering his heirs and assigns and every of them shall andmay from time to time and at all times hereafter peaceably and quietly have hold occupy possess and

enjoy the said premises hereby Bargained and Sold with the Appurtenances and have receive and take Rents issues and Profits thereof without any manner of Let Suit Trouble Hinderance or Molestation whatsoever

of or by him the said Robert Blackburn his Heirs Executors or Administrators or any other person or persons whatsoever claiming or to claim the same by from or under him or them And that free and clear and

freely and clearly acquitted and discharged or otherwise well and syfficiently saved harmless and kept indemnified by the said Robert Blackburn his heirs Executors and Administrators of from and against all form or and

other Gifts Grants Bargains Sales Mortgages Inheritances Dowers particularly the Dower or Thirds of Betty the now wife of the said Robert Blackburn, Wills Intails Judgements Leases Rents Debts titles Charges and

Incumbrances whatsoever of the Rents and Services from henceforth to grow to the Chief Lord or Lords of the Fee of the premises only excepted **And** moreover that he the said Robert Blackburn andhis Heirs and all

other persons whatsoever having or lawfully claiming or which shall or may have or lawfully claim by from or under him or them any Estate Right Title Trust or Interest in to or out of the premises hereby

Granted or any part thereof shall and will at any time or times heeafter within the space of twenty years on the request and at the cost and charges of the said Roger Pickering his heirs and assigns make do suffer and

execute or cause to be made done suffered and executed all and every such further and other lawful and reasonable Act and Acts Deed and Deeds Conveyances and Assurances in the law whatsoever for the further

better and more perfect and absolute Granting Conveying and Assuring the said piece or parcel of Land and premises herein before mentioned to be hereby Granted with the Appurtenances unto the said Roger Pickering

 his heirs and assigns for ever As by the said Roger Pickering his heirs and assigns or his or other Council learned in the Law shall be reasonably devised advised or required Roger Pickering his heirs and assigns **In witness** wherof the said parties to

these presents have hereunto interchangeably set their hands and seals this day and year first above written.

 Robert Blackburn

Dorse

 *Be it remembeed that this twenty first day of September 1776 full*

 *and peaceable possession and Seizin of the premises within granted and contained*

 *was delivered by the within named Robert Blackburn to the within named*

 *Roger Pickering according to the form and effect of this Deed and the same*

 *time this Deed was sealed and delivered being first duly stamped in the*

 *presence of*

 *A. Crallan*

 *Tho. Tindal*

 *1561 21st Sept. 1776*

 *Robert Blackburn Conveyance of piece of Land in Rilston*

 *to Northfield*

  *Roger Pickering*