

This indenture made the fourteenth day of August in the seventeenth year of the reign of our sovereign lord, Charles, King of England, Scotland, France, and Ireland, and year of the Saviour 1641 between John Lawton of Lawton in the County of Cheshire, Esquire, upon the one part, and Robert Pickering of Buddeleigh within the Lordship of Baltonley in the County of Stafford, yeoman, upon the other part, witnesseth that whereas that cottage or tenement situate lying and being in Buddeleigh aforesaid within the said Lordship of Baltonley in the said County of Stafford and within the power of Barsomley wherein the said Robert Pickering and Margaret Pickering, widow, his mother, do now inhabit and dwell and all lands, tenements, and hereditaments with them and every of their appurtenances thereunto belonging and appertaining were heretofore the inheritance of George Wood, Esquire, deceased, after and by reason of whose decease, the said cottage or tenement and land aforesaid with their appurtenances descended and came to one Marie Wood, sole daughter of the said George, from whom the same descended and came to the five co-heirs of the said Marie, by four whereof the said five co-heirs were seized of the premises in their domicile as of fee in co-pensionerie the inheritance of four parts whereof in five parts equally divided or to be divided by purchase of the same Robert Pickering from four of the co-heirs or the heirs and assigns of them or any of them are lawfully descended and come to the said Robert Pickering and his heirs, and whereas the fifth part of the premises with their appurtenances in five parts equally divided or to be divided by purchase or descent it now lawfully descended or came to the said John Lawton and his heirs, and there being hitherto no deed of partition, division or separation made of the premises for the said five co-heirs of the same Marie Wood, now the said John Lawton and Robert Pickering for divers good reasons have made partition, division and separation of the premises, and by these presents do make partition, division and separation of the same in manner and form following, that is to say, first it is covenanted, granted and agreed upon by and between the said parties and the same Robert Pickering for himself, his heirs and assigns doth covenant and grant, conclude and agree to and with the said John Lawton, his heirs and assigns by these presents, that they and every of them shall have, hold, occupy and enjoy severally and dividedly for his and their said fifth part property and portion of and in the said lands and hereditaments with their appurtenances aforesaid the two several parcels of land hereafter mentioned, that is to say, the Broadfield and the Bach being now in the possession of the said Robert Pickering, and the said Robert Pickering doth covenant and grant for himself, his heirs and assigns to and with the said John Lawton, his heirs and assigns that they and every of them shall enjoy the said two parcels of land and every of the appurtenances severally and dividedly with the usual and accustomed way and ways thereunto formerly belonging without the molestation, interruption or eviction of the said Robert Pickering or of any other person of persons claiming by from or under him, and the said John Lawton

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for him, his heirs and assigns doth covenant and grant, conclude and agree to and with with the said Robert Pickering, his heirs and assigns by these presents that they and every of them shall have, hold, occupy and enjoy for his and their part, property and portion of the premises with their appurtenances severally and dividedly from the aforesaid parcel of land before particularly specified all the aforesaid cottage or tenement and all houses, edifices, buildings, yards, orchards, and gardens thereto belonging and every part thereof, the said Robert Pickering paying to the said John Lawton in lieu and consideration thereof the sum of four pounds, thirteen shillings, four pence of lawful money of England, whereof the said John Lawton doth by these presents acknowledge the full receipt and doth acquit and discharge thereof and of every part thereof the said Robert Pickering and his heirs forever and all the rest and residue of the lands and hereditaments with their appurtenances lying and belonging to the said cottage or tenement or usually occupied therewith other than the said two parcels of land particularly mentioned and by these presents allotted for the part and property of the said John Lawton, his heirs and assigns, and the said John Lawton doth covenant and grant for him, his heirs and assigns to and with the said Robert Pickering, his heirs and assigns by these presents, that they and every of them shall have, hold, occupy and enjoy severally and dividedly all land, cottage or tenement, houses, buildings, yards, orchards, gardens, and all the said rest and residue of the said lands and hereditaments with their appurtenances, other than the said two parcels of land before particularly named and mentioned with the usual and accustomed way and ways thereunto formerly belonging without the molestation, interruption or eviction of the said John Lawton or his heirs or any person or persons claiming from by or under him, and it is lastly covenanted and granted, concluded and agreed upon by and between the said parties that the said John Lawton and his heirs and assigns shall and will forever hereafter pay and discharge all taxation, assessments and demands due and demanded by or from the premises to the King and Church, as one proportionable only to so much of the said lands and premises as we by these presents allowed and allotted unto him the said John Lawton, his heirs and assigns, anything done to the contrary notwithstanding, in witness whereof the parties abovesaid to these presents interchangeably have put their hands and seals the day and year first above written.