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MetcalfProvince of CanadaVictoria by the Grace of God of the United Kingdom of Great Britain and Ireland Queen Defender of the Faith:-— To all to whom these presents shall come —— Greeting —

Whereas, Frederick Windecker of the Township of Cayuga in the County of Haldimand in the District of Niagara, Esoman, hath contracted and agreed to and with Our Commissioner for the Sale of Our Crown Lands, duly authorized by us in this behalf, for the absolute purchase, at and for the price or sum of Ninety three pounds fifteen shillings of lawful money of our said Province of the Lands and Tenements hereinafter mentioned and described of which we are seized, in right of Our Crown Now know that in consideration of the said sum of Ninety three pounds fifteen shillings by him the said Frederick Windecker to Our said Commissioner of Crown Lands, in hand well and truly paid to Our use, at or before the sealing of these Our Letters Patent, We have granted, sold, aliened, conveyed and assured and by these presents Do grant, sell alien, convey and assure unto the said Frederick Windecker his Heirs and Assigns, forever All that parcel or Tract of Land, situate lying and being in the Township of Cayuga in the County of Haldimand in the District of Niagara of Our said Province containing by admeasurement one hundred and twenty five Acres, be the same, more or less, which said one hundred and twenty five Acres of Land may be otherwise known as follows - that is to say - being composed of The South part of Lot number Eighteen and the North part of said Lot in the Third Concession of the said Township of Cayuga, Reserving free access to the Shore of the Grand River, as formed by the Dams constructed for the improvement of the navigation thereof, for all Vessels, Boats and Persons together with an allowance for a Tow path one chain wide across the front of the said Lot. To have and to hold the said parcel or Tract of Land, hereby granted, conveyed and assured unto the said Frederick Windecker his Heirs and Assigns forever: Saving, excepting and reserving, nevertheless unto Us, Our Heirs and Successors, all Mines of Gold and Silver, and the free uses, passage and enjoyment, of, in over and upon all navigable waters that shall or may be hereafter found on or under, or be flowing through, or upon any part of the said parcel or Tract of Land, hereby granted as aforesaid.

Given under the Great Seal of Our Province of Canada
Witness

Recorded 30th
 October 1845. }

R. A. Tucker
 Registrar