

and truly paid by Her said Majesty, represented herein as aforesaid, at or before the enſealing and delivery of theſe preſents, the receipt whereof is hereby acknowledged, have and each of them hath granted, bargained, ſold, aliened, enfeoffed, released, remiſed, conveyed and confirmed, and by theſe preſents do and each of them doth grant, bargain, ſell, alien, enfeoff, release, remiſe, convey and confirm unto Her Majesty Queen Victoria, represented as aforesaid, Her heirs and ſucceſſors.

All that certain lot and piece of land ſituate, lying and being at Fiſher's Grant, in the ſaid County of Pictou, and deſcribed as follows, that is to ſay:—

Beginning on the north ſhore of Boat Harbour, at the ſouth-eaſt corner of lands owned by James G. Sproull, and running thence north thirty-ſeven degrees forty-five minutes weſt by the magnet of June, 1873, along the eaſt line of ſaid Sproull's land ſeventy-four chains, thence north fifty-two degrees fifteen minutes eaſt by the magnet aforesaid, along the ſouth line of lands owned by the ſaid William Ives, eleven chains and thirty-five links to the weſt line of Edwin Sproull's land; thence ſouth thirty-ſeven degrees and forty-five minutes eaſt by the magnet aforesaid, along the laſt mentioned line and weſt line of lands owned by James G. Sproull aforesaid and William Powell the elder ſixty-one chains and eighty-five links to the waters of Boat Harbour aforesaid, thence ſouth-eaſtwardly, ſouthwardly and weſtwardly, and by the various courſes of the ſhore of ſaid Boat Harbour to the place of beginning, containing eighty-nine acres, more or leſs.

Together with all and ſingular the houſes, outhouſes, barns, buildings, ways, waters, watercourſes, eaſements, privileges and appurtenances to the ſame, belonging or in any wiſe appertaining, and the reversion and reverſions, remainder and remainders, rents, iſſues and profits thereof, and alſo all the eſtate, right, title, intereſt, claim, property and demand; both at law and in equity of them, the ſaid William Ives and Chriſtianna Ives, his wife, of, in, to or out of the ſame or any part thereof.

To have and to hold the ſaid land and premiſes with the appurtenances and every part thereof unto Her ſaid Majesty Queen Victoria, represented as aforesaid, Her heirs and ſucceſſors, to Her and their ſole uſe benefit, and behoof forever.

And the ſaid William Ives doth hereby for himſelf, his heirs, executors and administrators, grant, covenant, promiſe, and agree to and with Her ſaid Majesty Queen Victoria, represented as aforesaid, Her heirs and ſucceſſors, in manner following, that is to ſay:

That it ſhall and may be lawful for Her ſaid Majesty, represented as aforesaid Her heirs and ſucceſſors, from time to time and at all times hereafter, peaceably and quietly to enter into the ſaid land and premiſes, and to have, hold, occupy, poſſeſs and enjoy the ſame without the lawful let, ſuit, hindrance, eviction, denial or diſturbance of, from or by the ſaid William Ives or Chriſtianna Ives, his wife, or any perſon or perſons whomſoever lawfully claiming or to claim the ſame.

And alſo, that the ſaid William Ives and Chriſtianna Ives, his wife, or one of them, have a good ſure perfect and indefeaſible eſtate of inheritance in fee ſimple in the ſaid land and premiſes, and have good right, full power and lawful authority to ſell and convey the ſame in manner and form as they are hereby ſold and conveyed or mentioned, or intended ſo to be.

And laſtly, that the ſaid William Ives and his heirs, the ſaid land and premiſes, and every part thereof, unto Her ſaid Majesty Queen Victoria, represented as aforesaid, Her heirs and ſucceſſors, againſt the lawful claims of all perſons whomſoever, ſhall and will by theſe preſents warrant and forever defend:

IN WITNESS WHEREOF, the parties to theſe preſents have hereto their hands and ſeals ſet and affixed on the day and year firſt above written.

WILLIAM IVES, [L.S.]
CHRISTIANNNA IVES, [L.S.]

Signed, ſealed and delivered
in preſence of
DANIEL F. IVES,
G. H. ELLIOT.