

and truly paid by Her said Majesty, represented herein as aforesaid, at or before the en sealing 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.