

"use and benefit of the party of the first part, as heir male as
 "aforesaid, and to and for the use and benefit of the person
 "who for the time being shall be such heir male, and to and
 "for the use and benefit of such heir male for ever.

"And the party of the first part doth hereby, for himself
 "and his heirs male, who shall be the heirs male of the said
 "John Denison, deceased, and for the heirs male of the said
 "John Denison, for ever, ~~Covenant~~ with the party of the
 "third part and his successors, that he, the party of the first
 "part, and all those for whom he covenants as aforesaid, shall
 "within a reasonable time after the execution of these pre-
 "sents erect and put up a good substantial fence round the
 "said four acres of land and premises hereby granted and
 "conveyed for the family burial ground as aforesaid, to be
 "called '*St. John's Cemetery on the Humber*,' and shall keep
 "the same in good repair, with all necessary and reasonable
 "repairs at all times hereafter.

"And the party of the second part doth, in consideration
 "of the premises, and of the sum of five shillings of like
 "lawful money, to her paid by the party of the third part,
 "remise, release, and for ever quit claim unto the party of
 "the third part and his successors, all ~~Dower~~ and right and
 "claim thereto, which she now has or ever had in or to the
 "said lot number three, in the fifth concession of York,
 "aforesaid, on the Humber, with the appurtenances.

"In witness whereof the parties to these presents have
 "hereunto set their hands and seals, the day and year first
 "above written.

"(Signed)

"G. T. DENISON, (L.S.)

"M. P. DENISON, (L.S.)

"JOHN TORONTO, (L.S.)"

"Signed, Sealed and delibered in
 presence of
 (Signed)
 GEO. T. DENISON, JUNR.,
 Of Toronto,
 Barrister at Law."