

Claus, of the Town of Niagara, in the County of Lincoln, in the District of Niagara, wife of Colonel William Claus, Deputy Superintendent General of Indian Affairs, her heirs and assigns forever: All that parcel or tract of land situate in the Township of Hawkesbury (Eastern Division), in the County of Prescott, in the Eastern District, in our said Province, containing by admeasurement one thousand two hundred acres, be the same more or less, being Lots Number Thirteen, Fourteen, Fifteen, Sixteen, Eighteen and Twenty in the Third Concession of the said Township of Hawkesbury (Eastern Division), together with all the woods and waters thereon lying and being under the reservations, limitations and conditions hereinafter expressed; which said one thousand two hundred acres of land are butted and bounded, or may be otherwise known as follows; that is to say:—

Commencing in front of the said concession at the north-east angle of each of the said lots respectively; then south twenty-five degrees west one hundred and five chains, twenty-seven links, more or less, to the allowance for road in the rear of the said concession; then north sixty-five degrees west nineteen chains more or less, to the western limit in each lot; then north twenty-five degrees east one hundred and five chains twenty-seven links, more or less, to the allowance for road in front of the said concession; then south sixty-five degrees east nineteen chains, more or less, to the place of beginning in each lot.

To have and to hold the said parcel or tract of land hereby given and granted to her the said Catherine Claus, her heirs and assigns forever; saving nevertheless to Us, Our heirs and successors, all mines of gold, silver, copper, tin, lead, iron and coal that shall or may be hereafter found on any part of the said parcel or tract of land hereby given and granted as aforesaid; and saving and reserving to Us, Our heirs and successors, all white pine trees, that shall, or may now, or hereafter grow, or be growing, on any part of the said parcel or tract of land hereby granted as aforesaid.

Provided always, that no part of the parcel or tract of land hereby given and granted to the said Catherine Claus and her heirs be within any reservation heretofore made, and marked for us, our heirs and successors by Our Surveyor General of Woods, or his lawful deputy, in which case this our grant for such part of the land hereby given and granted to the said Catherine Claus, and her heirs forever as aforesaid, and which shall, upon a survey thereof being made, be found within any such reservation, shall be null and void, and of none effect, anything herein contained to the contrary notwithstanding.

Provided also, that the said Catherine Claus, her heirs or assigns, shall and do within three years erect and build, or cause to be erected and built in and upon some part of the said parcel or tract of land a good and sufficient dwelling-house (she the said Catherine Claus or her assigns not having built, or not being in her or their own right lawfully possessed of an house in our said Province) and be therein, or cause some person to be therein resident for and during the space of one year, thence next ensuing the building of the same.

Provided also, that if at any time, or times hereafter, the land so hereby given and granted to the said Catherine Claus and her heirs shall come into the possession and tenure of any person or persons whomsoever, either by virtue of any deed of sale, conveyance, enfeoffment, or exchange, or by gift, inheritance, descent, devise, or marriage, such person or persons shall within twelve months next after his, her, or their entry into, and possession of the same, take the oaths prescribed by law, before some one of the magistrates of our said Province, and a certificate of such oaths having been so taken shall cause to be recorded in the Secretary's office of the said Province.

In default of all, or any of which conditions, limitations, and restrictions, this said grant, and everything herein contained, shall be and we hereby declare the same to be null and void, to all intents and purposes whatsoever, and the land hereby granted, and every part and parcel thereof, shall revert to, and become vested in us, our heirs and successors, in like manner as if the same had never been granted, anything herein contained to the contrary in anywise notwithstanding.