



Dated 28th Sept. 1745

Francis Coates

to

Henry Whitwill

Release of a farm

in Goadland

Names mentioned in the document :-	Francis Coates of Flixton Henry Whitwill of Sawdon	
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Land mentioned in the document :-	Cow Close, Starfield close, Three Day Work Close, Twenty Land close, Roundfield close, Hindbury Stubbs close, Little End close, Longfield close, Leafield close, Wellfield close. Commonly known as Darnham Farm, lying in Goadland in the Parish of Pickering, in the County of York.
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This Indenture Made the Twenty Eighth Day of September in the Nineteenth Year of the reign of our Sovereign Lord George the Second by the grace of God of Great Britain France and Ireland King Defender of the faith and so forth And in the year of our Lord one Thousand Seven hundred and forty five **Between** Francis Coates of Flixton in the parish of Folkton in the County of York Tailor of the one part and Henry Whitwill late of Sawdon in the parish of Brompton in the said County Yeoman of the other part **Witnesseth** That for and in consideration of the sum of Three hundred and fifteen pounds of Lawfull money of this Kingdom to the said Francis Coates in hand paid by the said Henry Whitwill at or before the sealing and delivery hereof the receipt whereof he the said Francis Coates doth hereby acknowledge and thereof and of every part thereof doth acquit release exonerate and discharge the said Henry Whitwill his heirs Executors Administrators and Assigns and every of them by these presents and for other good causes and considerations him thereunto moving he the said Francis Coates **Hath** granted bargained sold aliened releases and confirmed and by these presents Doth grant batgain sell alien release and confirm unto the said Henry Whitwill in his actual possession now being by virtue of a bargain and sale to him thereof made for one whole year by Indenture bearing date the day next before the day of the date of these presents and by force of the statute for transferring of uses into possession and to his heirs and assigns for ever **All** that Messaue or Tenement with the appurtenances thereunto adjoining and belonging and all these several closes or parcels of arable Land meadow and pasture ground belonging to the said Messaue or Tenement and hereinafter mentioned (that is to say) one close called Cow close one other close called Starfield and other these called three day work close one other close called twenty land close one other Close called roundfield close one other close called Hindbury Stubbs close and other close called little end close one other Close called Longfield close and other close called Leafield Close and one other Close called Wellfield close which said Messaue or Tenement Closes Lands grounds and premises are situated lying and being in Goadland in the parish of Pickering in the County of York and comonly called or known by the name of Darnham Farm and now in the possession of the said Henry Whitwill or howtoever otherwise the said messuage or tenement farm closes lands grounds and premises above mentioned every or ant part thereof is are shall or may be abutted oabounded called known or described **Together** with all and singular the Houses Outhouses Edifices Buldings Barns Stables Orchards Yards Garths Gardens Lands grounds tenements meadows pastures feedings Horsegates Beastgates Sheepgates hedges ditches fences trees woods underwoods Commons Common of pastures and Common of Turberry ways easements waters water courses paths passages priouledges profits commodities advantages and appurtenances whatsoever to the said Messaue or Tenement Farm Closes Lands grouinds and premises every or any of them belonging or in anywise appertaining or accepted reputed taken or known as part parcell or member thereof or therewith or with any part thereof now or lately used occupied or enjoyed and the reversion and reversion remainder and remainders rents issues and profits thereof and of every part thereof **And also** all the Estate right title interest use possession property trust therein and demand whatsoever either in Law or Equity of him the said Francis Coates of in and to the same premises or any part thereof and all Deeds evidences and writings whatsoever touching or concerning the same premises only or only any part thereof in the hands of or custody of him the said Francis Coates or which he can procure or come by without suit in Law or Equity **To have and To hold** the said Messaue or Tenement Farm Closes Lands grounds and premises herein before granted and released or mentioned or intended so to be with their and every of their appurtenances unto the said Henry Whitwill his heirs and assigns To the only proper use and behoofs of the said Henry Whitwill and of his heirs and assigns for ever **And** the said Francis Coates for himself his heirs Executors and Adimistrators and every of the doth covenant promise grant and agree to and with the said Henry Whitwill his heirs and assigns by these presents in manner and form following (that is to say) that he the said Francis Coates for and notwithstanding any act matter or thing whatsoever done or suffered to the contrary now at the time of the leasing and delivery hereof is and standeth lawfully and rightfully seized of and in the said Messaue or Tenement Farm Closes Lands grounds and premises hereuntobefore granted and released or mentioned or intended so to be with their and every of their appurtenances of and in a good pure Lawfull absolute and indefeazable Estate of Inheritance in fee simple without any manner of condition limitation or other matter cause or thing whatsoe ver to after change charge determine or defeat the same **And** that the said Francis Coates for and notwithstanding as aforesaid now hath in himself good right full power and lawfull and absolute authority to grant release and convey the said Messaue or Tenement Farm Closes Lands grounds and premises hereintobefore granted and released or mentioned and intended so to be with their and every of their appurtenances unto the said Henry Whitwill his heirs and assigns in manner and form aforesaid **And** that he the said Henry Whitwill his heirs and assigns shall and lawfully may from time to time and at all times hereafter peaceally and quietly enter into have hold use occupy possess and enjoy the said Messaue or Tenement Farm Closes Lands grounds and pemises herein before granted and released or mentioned and intended so to be with their and every nof their appurtenances and receive and take the rents issues and profits thereof to his and their own use and uses without any Lawfull let suit trouble or interruption of or by the said Francis Coates his heirs or assigns or of any other person or persoins whomsoeuer

And that free and clear and freely and clearly acquitted so indempuified and discharged of and from all former and other Guifts grants bargains Sales Leases Estates uses wills entails morgages Coinditions Jointures Dowers thirds trusts Judgments exemptions Statutes extents rents and arrears of rent Annuitys rent charges and also of and from all other titles trouble scharges and incumbrances whatsoever And further That he the said Frances Coates and his heirs and all and every other person and persons and their heirs now having or claiming or that shall or may at anytime hereafter have or claim any lawfullor Equitable Estate right title interest use possession claim or demand whatsoever of in to or out of the said Messuage or Tenement Farm Closes Lands grounds and premises herein before granted or mentioned or intended so to be with their appurtenances or any part thereof Shall and will at any time or times hereafter upon the reasonable request and at the cost and charges of the said Henry Whitwill his heirs or Assigns make so acknowledge levy suffer execute perform perfect and finish all and every such further and other Lawfull and reasonable act and acts thing and things devises Conveyances and assurances in the Law whatsoever for the farther better and more perfect granting conveying and assuring of the said Messuage or Tenement Farm Closes Lands grounds and premises hereinbefore granted and released or mentioned or intended so to be with their appurtenances unto the said Henry Whitwill his heirs and assigns as by him or them or his or their Councilll learned in the Law shall be reasonably devised or advised and required Which said farther assurance and assurance s so to be had and made as aforesaid by and between the said partys to these presents by themselves or together with any other partys of the same premises alone or together with any other Lands Tenements or hereditaments shall be and enure and shall be adjudged construed deemed and taken to be and enured for in and to the corroboration and confirmation of this conveyance only and of the Estate hereby nade and passed and to and for the only use and behoofs of the said Henry Whitwill and of his heirs and assigns for ever In Witness whereof the paries first above named to these present Indentures have interchangeably set their hands and seals the day and year first above written -- 1745, ---

ffrancis Coates X his Mark

Sealed and Delivered (being first duly stamped) and the Lease for a year within mentioned also first Sealed and Delivered In the prefence of Us

*James Lacock
William Whitwill
Wm. Cosing*

Sworn

Received the Day and Year first within written of and from the within named Henry Whitwill the sum of three hundred and fifyeen pounds being in full of the consideration money within expressed to be paid unto me As Witness my hand

£
315 =

ffrancis Coates X his Mark

Witness hereto

*James Lacock
William Whitwill
Wm. Cosing*

Memorial of the within Deed was Registered at North Allerton the seventh day of October Seventeen hundred forty and six at Ten in the forenoon

In Book P. _ page 162. and Number 259

Wm. Walker Deputy Register