

**THIS INDENTURE** made the fifteenth day of January in the eleventh year of the reign of our Sovereign Lord William the third by the grace of God of England Scotland France and Ireland king defender of the faith etc. and in the year of our Lord One thousand six hundred ninety and nine **BETWEEN** Mary Sturch of Dedington in the County of Oxon widow of the one part and John Langston of Dedington aforesaid gentleman of the other part **WITNESSETH** that the said Mary Sturch for and in consideration of the sum[m]e of thirteen pounds and ten shillings of lawful money of England to her in hand paid by the said John Langston at or before the enfeoffment and delivery of these presents the receipt whereof shee doth hereby acknowledge and thereof and of every part thereof doth acquit release and discharge the said John Langston his heirs Administrators and Assignes and every of them forever by these presents and for diverse other good causes and considerations the said Mary Sturch thereunto moving **HATH** granted bargained sold aliened released enfeoffed and confirmed and by these presents doth grant bargain sell alien release enfeoff and confirm unto the said John Langston his heirs or Assignes for ever **ALL** that Cottage or Tenement with the appurtenances situate and being in Dedington aforesaid in a certaine Streete there called Philcock Streete and now in the possession of the said Mary Sturch or her Assignes together with all and singular houses outbuildings yards backsides mounds fences trees waters wells profits commodities and appurtenances whatsoever to the said Cottage or Tenement and p[re]misses or any part thereof belonging or apperteyning And the revert[i]on revert[i]ons remainder and remainders of the said p[re]misses and every part thereof And all the estate right title use property clayme & demand whatsoever of the said Mary Sturch her heirs and Assignes of and in the said p[re]misses And all deedes evidences and writings belonging thereunto **TO HAVE AND TO HOLD** the said Cottage or Tenement and all and singular other the p[re]misses herein before granted or mentioned to be granted with their appurtenances unto the said John Langston his heirs and Assignes for ever **AND** the said Mary Sturch and her heirs the said Cottage or Tenement and p[re]misses with the appurtenances unto the said John Langston and his heirs and Assignes against her the said Mary Sturch her heirs and Assignes and against all And every other person or persons whatsoever shall and will warrant and for ever defend by these presents **AND** the said Mary Sturch for herself her heirs Executors and Administrators and for every of them doth covenant and grant to and with the said John Langston his heirs and assignes and to and with every of them by these presents in manner and forme following (that is to say) that she the s[ai]d Mary Sturch for and not withstanding any matter or thing by her done or Committed or wittingly by or willing by permitted or suffered to the contrary on the day of the date thereof and at the time of the enfeoffment and delivery of the s[ai]d presents carefully solely and rightfully seized of and in the said Cottage or Tenement with the permitted herein before mentioned and of every part and parcell thereof a good perfect absolute and indefeazable estate of Inheritance in Fee simple to the only proper use of her and her heirs or the heirs male of her body begotten w[i]thout any manner of condicion use limitation power of revocation or any other matter or thing whatsoever to alter change charge determine or make be void the same And that the said Mary Sturch for and not withstanding any matter or thing whatsoever now or at the time of the enfeoffment and delivery hereof hath in her selfe full power good right true title and lawfull and absolute authoritie to grant bargain sell convey and assure the said Cottage and Tenement with the appurtenances unto the s[ai]d John Langston his heirs and assignes forever in manner and forme aforesaid And also the s[ai]d Mary Sturch for her selfe her heirs Exe[cutor]s and Adm[inistrators] and for every of them doth covenant and grant to and w[i]th the s[ai]d John Langston his heirs and assignes by these presents That he the said John Langston his heirs and Assignes shall or lawfully may from henceforth for ever hereafter quietly and peaceably have hold occupy possesse and enjoy the s[ai]d Cottage or tenement herein before mentioned to be hereby granted conveyed and every part and parcel of the p[re]misses free and clear and freely and clearly acquitted exonerated and discharged of and from all and every manner of former and other bargaines sales gifts grants Leases Annuities and of and from all other acts estates titles troubles charges and incumbrances whatsoever had and com[m]itted done or suffered by the said Mary Sturch her heirs or assignes or by any other p[er]son or p[er]sons lawfully claiming or to claime by from or under her them or any of them and shee the said Mary Sturch and her heirs and all and every other person and p[er]sons and [the]ir heirs having or lawfully claiming or that shall or may have after lawfully have or claime anything of into or out of the p[re]misses or any part thereof by from or under her or them or by or under the s[ai]d Mary Sturch shall and will from time to time and att all times hereafter during the space of ?tenn yeares now next coming at and after the reasonable request and at the cost and charges in the Law of the s[ai]d John Langston his heirs and assignes make doe leavy execute and suffer and cause and ?procure to be made done levied executed and suffered all and every such further and other Lawfull act and acts thing and things devise and devises conveyances and assurance in the Law whatsoever for the better and more sure making conveying settling establishing and ?ing the said Cottage or Tenement under the s[ai]d John Langston his heirs and Assignes for ever according to the true meaning of these p[re]sents by the same by Deed or Deeds Inrolled or not Inrolled ??? of ?the s[ai]d p[re]sents? fine or fines recovery or recoveries feoffment lease confirmation or otherwise with warranty according to the true intent and meaning of the s[ai]d p[re]sents or w[i]thout warranty or by all and every or any of the waies or meanes aforesaid or by such other lawfull waies and meanes and in such manner as by the s[ai]d John Langston his heirs or assignes or by his or their counsel learned in the law shall be reasonably devised or advised and required so as the parties to make such further assurances be not compellable for during or making thereof to get or travel from their then places of abode and so as such further assurance conteine in them no further or other warrant or covenant than art herein containe[d] And it is hereby consented to be granted declared and agreed by and between the s[ai]d parties to these p[re]sents That all such Fines Conveyances and further assurances whatsoever had made delivered suffered or executed or to be had made delivered suffered or executed by or between the s[ai]d parties to the p[re]sents as to the s[ai]d Cottage and Tenement or any part thereof what ever and to or for not otherwise uses Intents or purposes whatsoever **IN WITNESSE** whereof the parties above named to these p[re]sent Indentures have ?Interchangeably hereunto sett their hands And seals the day and year above written

Mary M Sturch her mark

Sealed and delivered and quiet and peaceable possession and livery of seizing of the Cottage or Tenement & p[re]misses within ment[i]oned was had & taken by the within ment[i]oned Mary Sturch and afterwards delivered by her unto the said John Langston to hold unto him his heirs and Assignes for ever according to the ?tenour of the Deed written within

in the presence of  
Joseph Busby Joseph Sturch William Cooper

Rec[eiv]ed the fifteenth day of January Anno ?ud 1699  
of the within named John Langston the  
sum[m]e of thirteen pounds and ten shillings  
being the consideration money within mentioned  
by mee Mary M Sturch her mark

Witness hereunto  
Joseph Busby  
Joseph Sturch  
William Cooper