

Transcription by Jeffrey La Favre, November 13, 2010

Loudoun County, Virginia Deed Book K, pages 254 - 257

This indenture made the ninth day of June 1774 between John Vestal of the county of Berkeley and colony of Virginia and Ann his wife of the one part and John Lafever of the county of Philadelphia and province of Pennsylvania of the other part - Witnesseth that for and in consideration of the sum of five shillings current money of Virginia to the said John Vestal in hand paid by the said John Lafever as or before the sealing & delivery of these presents the receipt whereof he doth hereby acknowledge they the said John Vestal & Ann his wife have granted demised and to farm let unto the said John Lafever and by these presents do grant demise and to farm let unto the said John Lafever all that tract or parcel of land containing **145 acres** lying and being in the county of Loudoun the north west side of Goose Creek on a branch thereof called Tuscarorah alias Secolines branch mentioned in a certain patent granted to a certain Jacob Binks under the Great Seal of the Colony of Virginia bearing date 1728 and sold and conveyed by Patrick Laferty and Prudence his wife the surviving heir and daughter to the said Jacob Binks & conveyed by them to John Nevil who conveyed the same to the said John Vestal by deeds of lease & release bearing date the 18th & 19th day of January 1769 and is bounded as followeth Beginning at a small red oak on the side of the said branch called Tuscarora alias Secolins and extending thence S 35 W 160 poles to a large white oak thence S 65 W 204 poles to a white oak on the side of the aforesaid branch thence N 60 W crossing the said branch 30 poles to a small red oak on the foot of a hill thence N 35 E 157 poles to a white oak standing about 30 poles from the said branch on the north west side thereof thence down the said branch N 71 E 225 poles to the beginning containing 145 acres **also a certain tract or parcel of land containing 76 acres** lying & being in the said county of Loudoun adjoining to the above mentioned tract mentioned in a certain deed granted to a certain Abraham Lindsay from the Proprietors office bearing date July 1745 and conveyed from him the said Abraham Lindsey to John Nevil by deed sealed & release bearing date the 25th & 26th day of July 1763 and was conveyed by the said Nevil to the said Vestal by deed of lease & release bearing date the 18th & 19th days of January 1769 and is bounded as followeth Beginning at a white oak corner to Col. Landon Carter, thence with his line S 6 E 17 poles to a red oak on Goose Creek side thence crossing the creek N 78 E 73 poles to 2 white oaks in the head of a valley, thence N 28 E 25 poles to a white oak & hickory, thence N 6 E leaving the said creek at 80 poles stil on 158 poles to a white oak in a glaid thence S 51 W 33 poles to a red oak corner to another tract of the aforesaid Carter & Jacob Binks, then with Binks line N 81 W 26 poles to a white oak corner to Binks line thence S 18 W 170 poles to the beginning containing 76 acres **also all that tract or parcel of land** situate lying and being in the said county of Loudoun being part of a greater tract formerly taken up by William Berry and by the said Berry conveyed to a certain Philip Feezel [or Teezel?] who conveyed the same unto the said John Vestal by deed of lease & release bearing date the 10th & 11th day of October 1770 and bounded as followeth Beginning at a black oak marked PR thence N 75 W 104 poles to a white box oak thence S 18 E 26 poles to a white oak marked LC corner to Carter thence with the said Carter's line S 20 W 53 poles to a dead white oak at the corner of Feezels fence said to be corner to Carter thence with another of Carters lines S 41 W 37 poles to Binks his line then with the same N 71 ½ E 159 poles thence N 45 W 10 poles to a small hickory on the side of Seconels branch thence N 15 E 22 poles 13 links to the Beginning containing as by survey thereof made by George West

45 ¼ acres and all houses buildings orchards ways waters water courses __?__ commodities hereditaments & appurtenances whatsoever to the said premisses thereby granted or any __?__ thereof belonging or in any wise appurtenant of in and to the said premisses and all deeds __?__ __?__ touching or concerning the same to have and to hold the said tract or parcel of land abovementioned and all & singular other the premisses hereby granted & demised and every part & parcel thereof with their & every of their appurtenances unto the said John Lafever his executors and administrators from the day of the date of these presents for and during ____?__ the full end and term of one whole year from thence next ensuing fully to be completed and ended yielding and paying therefore the rent of one ear of Indian corn to the said John Vestal on the last day of the said term if the same shall be lawfully demanded to the intent and purpose that by virtue of these presents one of the statute for transferring of uses into possession to the said John Lafever may be in the more full and actual possession of the said premisses and thereby be enabled the better to accept and to take a grant and release of the reversion and inheritance thereof to him and his heirs to the only proper use and __?__ of him the said John Lafever and of his heirs and assigns forever In witness whereof the said John Vestal hath hereunto set hand and seal the day and year first above written

John Vestal (his signature) [seal]

Ann Vestal (her A mark) [seal]

Sealed and delivered in the presence of

John Minor

John Reiger

William Morrison

At a court held for Loudoun County the thirteen day of June 1774 this indenture was acknowledged by John Vestal and Ann his wife she having been first privately examined and ordered to be recorded

Teste xxxxxxx (can't make signature out)

This indenture made the tenth day of June 1774 between John Vestal and Ann his wife of the county of Berkeley and colony of Virginia of the one part and John Lafever of the County of Philadelphia and Province of Pennsylvania of the other part Witnesseth that the said John Vestal and Ann his wife for and in consideration of the sum of 266 pounds current money of Virginia to them in hand paid by the said John Lafever at or before the sealing and delivery of these presents the receipt whereof they the said John Vestal and Ann his wife do hereby acknowledge and thereof doth acquit release and discharge the said John Lafever his executors and administrators by these presents they the said John Vestal and Ann his wife have granted bargained sold alienated released and confirmed and by these presents doth grant ___?___ sell release and confirm unto the said John Lafever in his actual possession now being by virtue of a bargain & sale to him thereof made by the said John Vestal for one whole year by virtue of an indenture baring date the day next before the day of the date of these presents and by force of the statute for transferring uses into possession and his heirs all that tract or parcel of land containing **145 acres** lying and being in the county of Loudoun and on the north west side of Goose Creek on a branch thereof called Tuscarorah alias Secolins branch mentioned in a certain patent granted to a certain Jacob Bink under the great Seal of the Colony of Virginia bearing date 1728 and conveyed by Patrick Laferty and Prudence his wife sole heir and daughter of the said Jacob Binks by lease and release bearing date the 14th and 15th day of August 1763 as will appear by the records of Loudoun County Court and is bounded as followith Beginning at a small red oak on the side of the said branch called Tuscarora branch alias Seconels and extending thence S 35 W 160 poles to a large white oak thence S 65 W 204 poles to a white oak on the side of the aforesaid branch thence N 60 W crossing the said branch to a small red oak on the foot of a hill thence N 35 E 157 poles to a white oak standing about 30 poles from the said branch on the north west side thereof thence down the said branch N71 E 225 poles to the beginning containing 145 acres **also another tract of land** lying and being in the county of Loudoun containing 76 acres mentioned in a certain deed granted to a certain Abraham Lindsey from the Proprietors office bearing date July 1745 and conveyed from the said Abraham Lindsey to a certain John Nivel by deed of lease and release bearing date the 25th and 26th day of July 1763 who conveyed the same to the said John Vestal by deed of lease and release bearing date the 18th and 19th day of January 1769 as will appear by the records of Loudoun County Court and is bounded as followith Beginning at a white oak corner to Col Landon Carter thence with is line S 6 E 17 poles to a red oak on the side of Goose Creek thence crossing the creek N 78 E 73 poles to two white oaks in the head of a valley thence N 28 E 25 poles to a white oak and hickory thence N 6 E crossing the said creek at 80 poles stil on 158 poles to a white oak in a glade thence S 51 W 33 poles to a red oak corner to another tract of land of the aforesaid Carter and Jacob Binks then with Binks line N 81 W 26 poles to a white oak corner to Binks thence S 18 W 170 poles to the beginning containing 76 acres **also all that tract or parcel of land** situate lying & being in the said county of Loudoun being part of a larger tract formerly taken up by William Berry and by the said Berry conveyed to a certain Philip Feezel [or Teezel] who conveyed the same to the said John Vestal and bounded as followith Beginning at a red oak marked PR thence N 75 W 104 poles to a white oak and box oak thence S 18 E 26 poles to a white oak marked LC corner to Carter thence with another

of Carters line S 20 W 53 poles to a dead white oak at the corner of Feezel's fence said to be corner to Carter thence with another of Carters line S 41 W 37 poles to Binks his line thence with the line of said Binks N 71 ½ E 159 poles thence N 54 W 10 poles to a small hickory on the side of Seconals branch thence N 15 E 22 poles to the beginning containing as by a survey thereof made by George West 45 acres and one quarter and all houses buildings orchards ways waters water courses ___?___ profits commodities hereditaments and appurtenances whatsoever to the premisses hereby granted or any part thereof belonging or in any wise appurtenant and the revision & revisions remainder and remainders rents issues and profits thereof and also all the estate right title interest use trust property claim and demand whatsoever of them the said John Vestal and Ann his wife of in and to the said premisses and of in and to every part and parcel thereof with the appurtenances and all deeds evidences and ___?___ or in any wise concerning the same To have and to hold the said tracts or parcels of land abovementioned and all and singular other the premisses hereby granted and released and every part and parcel thereof with their and every of their appurtenances unto the said John Lafever and to his heirs and assigns forever and the said John Vestal for himself his heirs and assigns doth covenant promise and grant to and with the said John Lafever his heirs and assigns by these presents that he the said John Vestal now at the time of sealing and delivering of these presents is seized of a good sure perfect and indefeasible estate of inheritance in fee simple of and in the premisses hereby granted and released and that he hath good power and lawful and absolute authority in his own right to grant and convey the same to the said John Lafever as aforesaid and that the said John Lafever his heirs or assigns shall and may from time to time and at all times forever hereafter peaceably and quietly have hold use occupy and enjoy all and singular the premisses abovementioned with the appurtenances thereto belonging without the ___?___ trouble molestation interruption and denial whatsoever of him the said John Vestal and Ann his wife their heirs or assigns or of any other person or persons whatsoever lawfully claiming or to claim by from or under him, her or them, or any of them and that the said ___?___ now are and so forever hereafter shall remain and be free and clear of and from all former and other gifts grants bargains sales dower right & title of Dower ___?___ executions ___?___ troubles charges and incumbrances whatsoever had made done committed or suffered by the said John Vestal and Ann his wife or any other person or persons for them the deed rents hereafter to grow due & payable to the chief Lord of the fee for ___?___ respect of this premisses only excepted & foreprized and further that he the said John Vestal for himself his heirs and assigns doth covenant and grant to and with the said John Lafever his heirs and assigns that he the said John Vestal and his and all and any other person & persons this & their heirs anything having or claiming in the said premisses abovementioned or any part or parcel thereof by from or under him them or any of them shall and will from time to time and at all times forever hereafter upon the reasonable request and at the proper costs and charges of the said John Lafever his heirs or assigns make do & execute or cause or procure to be made done and executed all and every such further and other lawful & reasonable act & acts thing and things device & devices conveyance & conveyances assurance & assurances in the law whatsoever for the further ___?___ and more perfect granting conveying and assuring of all & singular the said premisses abovementioned unto the said John Lafever his heirs and assigns as by the said John Lafever his heirs or assigns or his or their counsel learned in the law shall be reasonably devised or advised & required according to the true intent & meaning of these presents and lastly the said John Vestal and his heirs all and singular the premisses hereby granted & released with their appurtenances unto the said John Lafever his heirs and

assigns against him the said John Vestal and his heirs and against all and every other person & persons whatsoever shall & will warrant & forever defend by these presents In Witness whereof the said John Vestal and Ann his wife have hereunto set their hands & seals the day & year first before written.

John Vestal (his signature) [seal]

Ann Vestal (her A mark) [seal]

Sealed and delivered in the presence of

John Reiger

John Minor

William Morrison

Received of John Lafever the sum of 266 pounds current money of Virginia it being the full consideration expressed to have been paid on or before the sealing & delivery of these presents Witness my hand the 14th day of June 1774

John Vestal (his signature)

Teste

John Minor

John Reiger

William Morrison

At a court held for Loudoun County June the 13th 1774 This indenture & Receipt endorsed were acknowledged by John Vestal and Ann his wife parties thereto and she having been first privately examined is ordered to be recorded

Teste

Chas Binns [his office, which I can't make out]