

Sewell, John – 24 Jun 1751; 365 acres. Book: H 13. #502 Charles Town Quad.
Adjoins Peter Burr's Halltown property

The Right Honourable Thomas Lord Fairfax Baron of Cameron in that part of Great Britain called Scotland, Proprietor of the Northern Neck of Virginia: To all to whom this present writing shall come sends greeting. Know ye that for good causes for and in consideration of the composition to me paid and for the annual rent hereafter reserved I have given granted and confirmed and by these presents do give grant and confirm unto John Sewell of the County of Frederick a certain tract of waste and ungranted land in the said County bounded as by a survey thereof made by Mr. Guy Broadwater as followeth. Beginning at a white oak [1] standing upon the edge of a marsh corner to Captain Rutherford and Peter Burr thence with the said Burr's line North 80 degrees East fifty seven poles to a stake [2] thence North 2 degrees East crossing the said marsh fifty four poles to a stake [3] corner to Benjamin Bradley thence east sixty three poles to a stake [4] thence South 65 degrees West crossing the marsh sixty five poles to a black oak saplin [5] thence South 75 degrees East fifty six poles to a hickory saplin [6] standing in the line of William Hall thence with the said Hall's line South 18 degrees West two hundred and eighty six poles to a white oak [7] standing near the edge of a small valley near an old main road thence North 72 degrees West one hundred twenty four poles to a red oak [8] thence South 85 degrees West one hundred fifty six poles to a stake [9] standing in Walter Shirley's line thence with his line North 12 degrees West forty poles to a black oak [10] corner to the said Shirley standing in the line of Captain Rutherford thence South 70 degrees East forty four poles to the said Rutherford's corner thence with his line North 22 degrees 30 minutes East eighty six poles to a red oak [11] thence North 89 [?] degrees East two hundred and fourteen poles to the beginning Containing three hundred and sixty five acres Together with all rights members and appurtenances thereunto belonging Royal mines excepted and a full third part of all lead copper tinn coals iron mines and iron ore that shall be found thereon. To have and to hold the said three hundred and sixty five acres of land together with all rights profits and benefits to the same belonging or in any wise appertaining except before excepted to him the said John Sewell his heirs and assigns forever. He the said John Sewell his heirs or assigns therefore yielding and paying to me my heirs or assigns or to my certain attorney or attorneys agent or agents or to the certain attorney or attorneys of my heirs or assigns Proprietors of the said Northern Neck yearly and every year on the Feast Day of Saint Michael the Arch Angel the fee rent of one shilling sterling money for every fifty acres of land hereby granted and so proportionably for a greater or lesser quantity Provided that if the said John Sewell his heirs or assigns shall not pay the before reserved annual rent so that the same or any part thereof shall be behind or unpaid for the space of two whole years after the same shall become due if lawfully demanded that then it shall and may be lawful for me my heirs or assigns Proprietors as aforesaid my or their certain attorney or attorneys agent or agents into the above granted premises to reenter and hold the same so as if this grant had never passed. Given at my office in the County of Fairfax within my said proprietary under my hand and seal dated this twenty fourth day of June in the twenty fifth 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 &c. A.D. One thousand seven hundred and fifty one.

Fairfax