

Frederick James Talmash Esq. of Petersham  
to  
The King's Most Excellent Majesty } Bargain and Sale

*This Indenture* made the Eighteenth  
 day of March in the fourth year of the Reign of our Sovereign  
 Lord William the Fourth by the Grace of God of the United Kingdom  
 of Great Britain and Ireland King the fourth of the South and  
 in the year of our Lord one thousand eight hundred and thirty  
 four Between Frederick James Talmash of Hyde Park  
 Place in the County of Middlesex Esquire, and Algernon  
 Gray Talmash of the same Place Esquire (Devisor In Trust named  
 and appointed in and by the last Will and Testament of The  
 Right Honorable William Lord Huntingtower deceased) of the first  
 part John Morse Stephens of Woolwich in the County of Kent  
 Esquire a Lieutenant in His Majesty's Royal Regiment of Artillery  
 and The Reverend Charles James Clifton late of  
 in the County of Norfolk but now residing at Brussels in the  
 Kingdom of the Netherlands Clerk of the second part Philip  
 Martineau of Carey Street Lincoln's Inn in the County of Middlesex  
 Gentleman and William Malton of the same place Gentleman  
 of the third part The Right Honorable John William  
 Ponsoby commonly called Viscount Duncannon William  
 Davies Adams Esquire and Sir Benjamin Charles Stephenson  
 Major General and Knight Commander of the Royal Hanoverian  
 Guelphic Order (the Commissioners of His Majesty's Woods Forests  
 Land Revenues Works and Buildings) of the fourth part and  
 The King's Most Excellent Majesty of the fifth part  
 Whereas by Indentures of Lease and Release bearing  
 date

date respectively the third and fourth days of March one thousand eight hundred and twenty two the Release made or expressed to be made between The Right Honorable Sir William Talbot -  
Baronet then late Sir William Manners Baronet commonly called William Lord Huntingtower of the first part the said John Morse Stephens of the second part the said Charles James Clifton of the third part and the said Philip Martineau and William Moulton of the fourth part reciting (amongst other things) that the said William Lord Huntingtower was seized to him and his heirs of an absolute Estate of Inheritance in the fee simple in possession of the Capital Mesuage Lands and hereditaments thereafter described to be situate in or near the Parish of Petersham in the County of Surrey and thereby released or intended so to be and also reciting that the said William Lord Huntingtower having occasion to <sup>pay</sup> the said six thousand six hundred pounds the said John Morse Stephens and Charles James Clifton had upon his application and at his instance and request agreed to lend and advance him the same in manner following (that is to say) the said John Morse Stephens the sum of five thousand four hundred pounds and the said Charles James Clifton the sum of one thousand two hundred pounds upon the terms and to which terms the said William Lord Huntingtower had agreed viz: That said Mesuage Lands and Hereditaments situate in or near the Parish of Petersham in the County of Surrey also a Mesuage Tenement Lands and Hereditaments situate in the Lordship or Liberty of Wymondham otherwise Wymandham in the County of Leicester should be severally conveyed and appointed unto and to the use of Trustees on the nomination of the said John Morse Stephens

and

and Charles James Clifton upon the trusts and subject to the powers and covenants hereinafter contained for raising and repaying to them the said John Morse Stephens and Charles James Clifton in the proportions aforesaid the said Sum of Six thousand six hundred pounds and Interest. It is by the now reciting Indenture of Release witnessed that in consideration of the Sum of Five thousand four hundred pounds to the said William Lord Huntingtower paid by the said John Morse Stephens and also in consideration of the Sum of one thousand two hundred pounds to the said William Lord Huntingtower at the same time paid by the said Charles James Clifton which said Sums of Five thousand four hundred pounds and one thousand two hundred pounds make together Six thousand six hundred pounds so agreed to be lent and advanced by them the said John Morse Stephens and Charles James Clifton aforesaid / the said William Lord Huntingtower on the nomination of the said John Morse Stephens and Charles James Clifton did grant bargain sell alien and release unto the said Philip Martineau and William Malton their heirs and assigns (amongst other Hereditis) all that Capital Messuage Tenement or Mansion House called Petersham Lodge with all houses outhouses washhouses brew houses Stables coach houses barns dovecotes conduits courts - yards gardens and orchards belonging thereto and then used or enjoyed therewith And also all and every the closes grounds - lands groves woods and underwoods lying and being round about the said Mansion house containing together by Estimation twenty five acres or thereabouts as the same were all within or surrounded by a Brick Wall and lying and being in or near the Parish of

Petersham

Petersham in the said County of Surrey together with all the Pews  
 in the Church or Chapel at Petersham aforesaid And also all that  
 piece or parcel of Ground situate lying and being in or near the  
 Parish of Petersham aforesaid and formerly part of the Park there  
 called Richmond Park or New Park in the said County of Surrey  
 abutting on the East and South on the said Park Northward on a  
 Road leading from Richmond Hill to Petersham and Westward on  
 Gardens heretofore belonging to <sup>William</sup> Lord Harrington afterwards to  
 Thomas Lord Cornwallford and afterwards to His Royal Highness the  
 Duke of Clarence, and thereafter described and thereby released  
 or intended so to be containing in length from the North Corner of  
 the Wall from Richmond Hill to the Corner of the Pales in the said  
 Park on the said North side of the Mount called Henry the seventh  
 Mount One thousand eight hundred and seventy four feet four  
 inches and from the said last mentioned Corner round the said  
 Mount as the same was divided by a Pale from the said Park to  
 the South Corner of the said Ground One thousand and twenty  
 eight feet three inches and from thence by the said Garden then  
 late of the said Lord Harrington but afterwards of the said  
 Thomas Lord Cornwallford and afterwards of His said Royal  
 Highness to the Road leading from Richmond Hill to Petersham  
 aforesaid One thousand one hundred and twenty nine feet three  
 inches and thence to the corner of the Wall upon Richmond Hill  
 aforesaid One thousand two hundred and thirty one feet six  
 inches containing in the whole by admeasurement twenty four  
 Acres and three Roods And also all that small piece of Land  
 at the South West Corner of the said piece of ground last before  
 described containing Two hundred and seventy four feet in length  
 and seventeen feet in breadth together with a right to the Water  
 arising from four Springs within the said Park near the

Mount

## Purchase of Petersham

Mount therewithfore mentioned and free liberty to cleanse open and improve the same as often as occasion should or might require and which was to be done in the presence and with the approbation of the Ranger or Deputy Ranger of the said Park for the time being (save and except nevertheless out of the said Grant or Release All that piece or parcel of ground lying between the lands thereby granted and released or intended to be and Richmond Park containing Five Acres three Rods and twenty perches little more or less sold and disposed of by His said Royal Highness to His then late Majesty King George the Third previous to the Conveyance of the Residue of the said hereditaments thereby released unto the said William Lord Huntingtower then Sir William Manners) To hold the same with the appurtenances unto the said Philip Monteneau and William Walton their Heirs and assigns Upon the trust thereafter declared concerning the same And it is by the now recited Indenture declared that the said Capital Mesuages Lands and Hereditaments were so conveyed to the said Philip Monteneau and William Walton their Heirs and assigns Upon trust to permit and suffer the said William Lord Huntingtower his Heirs and assigns to receive the Rents Issues and profits of the said Hereditaments until default in payment of the said Sum of Six thousand six hundred pounds or Interest and in case the same or any part thereof or the interest thereof should be due and owing on either of the days or times on which the same was thereby respectively covenanted to be paid then Upon trust to sell and dispose of the said Premises in such manner as the said John Morse Stephens and

Charles

Charles James Clifton should think fit and to stand possessed of the money arising thereby upon such trusts as in the now reciting Indentures are contained and declared concerning the same And Whereas by an Indenture bearing date on or about the nineteenth day of May One thousand eight hundred and twenty seven made or expressed to be made between the said William Lord Huntingtower of the first part the said John Morse Stephens of the second part and the said Philip Martinou and William Malton of the third part After reciting the hereinbefore recited Indentures and that the said Sum of six thousand six hundred Pounds with an arrear of interest remained due and owing upon the Security of the said recited Indentures And also reciting that the said William Lord Huntingtower having occasion for the further Sum of One thousand pounds the said John Morse Stephens had at his request agreed to advance the same upon having the repayment thereof with interest secured in manner hereinafter mentioned It is by the now reciting Indenture witnessed that in consideration of the Sum of One thousand pounds to the said William Lord Huntingtower paid by the said John Morse Stephens to the said William Lord Huntingtower did for himself his Executors Administrators and assigns covenant promise and agree to and with the said John Morse Stephens his Executors Administrators and assigns That he the said William Lord Huntingtower his Heirs Executors Administrators and assigns some or one of them should and would well and truly pay or cause to be paid unto the said John Morse Stephens his Executors Administrators and assigns the like Sum of One thousand pounds free from all deductions with interest for the same at the day and time and in manner in the now

reciting

reciting Indenture mentioned And the said William Lord -  
 Huntingtower did thereby direct and appoint and the said Philip  
 Martineau and William Malton subject nevertheless and without  
 prejudice to all and every the trusts contained in the therein -  
 and hereinbefore recited Indenture of Release of the fourth day -  
 of March One thousand eight hundred and twenty two and vested  
 in them for the benefit of them the said John Morse Stephens -  
 and Charles James Clifton and their respective Executors Admors  
 and Assigns and so as not to affect the same trusts or any of  
 them) did thereby declare and agree that the said Philip -  
 Martineau and William Malton their heirs executors admors  
 and Assigns or other the Trustee or Trustees for the time being  
 of the said recited Indenture should thenceforth stand possessed  
 of the said Messuages lands and hereditaments comprized in -  
 the same Indenture and of such and so many of them as -  
 should from time to time and for the time being remain  
 unsold and undisposed of under the Trusts for Sale therein -  
 contained and also of the Monies to arise or be produced by or  
 from such Sale or Sales and also of the Rents Issues and  
 profits which should or might be received by the said Trustee  
 or Trustees under or by virtue of the said Indenture In trust -  
 for better securing to the said John Morse Stephens his  
 Executors Administrators and Assigns the due payment to -  
 him and them of the said Sum of One thousand pounds and  
 interest as aforesaid And it is by the now reciting Indenture  
 further declared and agreed between the said parties thereto that  
 the said hereditaments should in every respect and so far as -  
 relates to the rights and Interests therein of him the said William

Lord

Lord Huntingtower his heirs or assigns under the ultimate trust for  
 his benefit in the said therein and hereinbefore recited Indenture of  
 the fourth day of March One thousand eight hundred and twenty  
 two contained) stand and be charged and chargeable with and be a  
 security to the said John Morse Stephens his Executors Administrators  
 and assigns for the due payment of the said Sum of One thousand  
 Pounds and interest and should not be redeemed or redeemable by  
 the said William Lord Huntingtower his Heirs or assigns until  
 payment by him his heirs Executors Administrators or assigns to  
 the said John Morse Stephens his Executors Administrators or  
 assigns of the said Sum of One thousand pounds and the  
 Interest thereof **And further** that all and every the trusts  
 powers and provisions contained in the said therein recited Indenture  
 for securing the principal Money and other incumbrances should  
 subject thereto be and remain vested in the said Trustee or Trustees  
 and be kept on foot notwithstanding the payment and satisfaction  
 of the said last mentioned principal Money and incumbrances  
 and so far as relates to any premises which should then remain  
 unredemmed be carried into effect in order to raise and pay also to the  
 said John Morse Stephens his Executors Administrators or assigns  
 the said Sum of One thousand pounds and interest on so much  
 thereof as should then remain unpaid **And whereas** the said  
 William Lord Huntingtower by his last Will and Testament in  
 writing executed and attested in such manner as by law is  
 required for the devise of real Estates bearing date on or about the  
 eighteenth day of August One thousand eight hundred and twenty  
 seven gave and devised unto the said Frederick James Talmash  
 and Algernon Gray Talmash their heirs and assigns (amongst  
 other hereditaments) All that his Mansion House called

Peterham.



## Purchase of Petersham Lodge

Petersham Lodge with the Park Gardens Pleasure Grounds and closes pieces or parcels of Land and Hereditaments therunto belonging and then or theretofore enjoyed therewith situate in the Parish of Petersham in the County of Surrey with their and every of their appurtenances To hold the same unto and to the use of them the said Frederick James Talmash and Algernon Gray Talmash their Heirs and assigns for ever upon the trusts — hereinafter declared concerning the same (that is to say) Upon trust that they the said Frederick James Talmash and — Algernon Gray Talmash or the Survivor of them his heirs and — assigns should as soon as convenient after his (the said Testator) decease or as soon as the title to the fee simple thereof should have been perfected by the means hereinafter provided either by Public Auction or private Contract make sale and absolutely dispose of the said hereditaments either together or separately or in parcels for the best prices that could reasonably be obtained for the same and to assign the same unto the purchaser or purchasers thereof or in such manner as he or they should direct, And the said Testator declared that the receipt or receipts of the said Frederick James Talmash and Algernon Gray Talmash or the Survivor of them his heirs or assigns should exonerate such purchaser or purchasers from seeing to the application of the purchase money or purchase moneys therein acknowledged to be reserved And the said Testator declared that the said Trustees their Executors Administrators and assigns should stand possessed of the — Issues to arise from such Sale or Sales and also of the Rents — and profits accruing from the said hereditaments before the said Sale or Sales as aforesaid Upon trust in the first place after paying and retaining all costs and Charges arising or incurred in the execution of their said trust or in any manner

in

Estate - Richmond.

in relation thereto to pay off and discharge all Mortgages and Incumbrances which should at the time of his the said Testator's decease affect the said hereditaments so devised. In trust to be sold as aforesaid or any of them or any part thereof and the said Testator declared that the monies to arise from the said Sale or Sales should be the primary and exclusive Fund for the liquidation of the said charges or incumbrances so that his the said Testator's personal Estate or any other Fund which by Law might be antecedently liable thereto should be wholly exempt therefrom. And upon such further Trusts as are therein expressed and declared. And whereas the said William Lord Huntingtower departed this life on or about the eleventh day of March One thousand eight hundred and thirty three without having altered or revoked his said Will and the same hath been since proved in the prerogative Court of the Archbishop of Canterbury. And whereas by an Act of Parliament made and passed in the tenth year of the Reign of His late Majesty King George the Fourth intituled "An Act to consolidate and amend the Laws relating to the management and improvement of His Majesty's Woods Forests Parks and Chases of the Land Revenues of the Crown within the Survey of the Exchequer in England and of the Land Revenue of the Crown in Ireland and for extending certain provisions relating to the same to the Isles of Man and Alderney" It is enacted that it should be lawful for the Commissioners for the time being of His Majesty's Woods Forests and Land Revenues from time to time to contract for and purchase for and on behalf of His Majesty his heirs or Successors any Manors Lordships Mesuages Lands Tenements or Hereditaments in fee simple or any Copyhold Land or Hereditaments the freehold of which should be in the Crown or any Rents Pensions Annuities Fuel rights rights of Common or other charges or rights

rights whether in fee simple or not which should be issuing out of or charged upon or extend over any of the possessions and Land Revenues of the Crown to which the now reciting Act related which should in their judgment be desirable to be purchased for and on behalf of His Majesty his heirs or Successors And all such Manors Lordships Mesuages Lands Tenements and Hereditaments Rents pensions annuities or other charges so to be purchased should be conveyed or surrendered to His Majesty his heirs or Successors and such Conveyances might be either according to the form set forth in the Schedule thereto annexed for the conveyance to His Majesty of Lands Tenements and Hereditaments received in exchange or in any other form which to the said Commissioners for the time being of His Majesty's Woods Forests and Land Revenues should seem more proper and all Manors Lordships Mesuages Lands Tenements and Hereditaments which should be so purchased and should not become extinct by the conveyance or Surrender thereof should on the completion of the respective purchases thereof become part of the possessions and Land Revenues of His Majesty his heirs and Successors in right of the Crown and subject to the same provisions powers and authorities in every respect including the powers and provisions in the said Act contained as the other possessions and Land Revenues of the Crown to which the now reciting Act related And whereas by an Act passed in the second year of the reign of His present Majesty King William the Fourth intituled "An Act for uniting the Office of the Surveyor General of His Majesty's Works and Public Buildings with the Office of the Commissioners of His Majesty's Woods Forests and Land Revenues and for other purposes relating

to the Land Revenues "It is Enacted that the persons to be appointed as therein mentioned and their Successors should be called The Commissioners of His Majesty's Woods Forests Land Revenues Works and Buildings and that all Acts of Parliament Deeds Bonds Contracts Agreements and other Instruments in which the Commissioners of His Majesty's Woods Forests and Land Revenues or the Surveyor General of His Majesty's Works and Public Buildings were named or mentioned should apply to the Commissioners for the time being of His Majesty's Woods Forests Land Revenues Works and Buildings to be appointed as therein mentioned as if such last mentioned Commissioners had been originally named in and made parties to such Acts of Parliament Deeds Bonds Contracts Agreements and other Instruments instead of the Commissioners of His Majesty's Woods Forests and Land Revenues and the Surveyor General of His Majesty's Works and Public Buildings And whereas the said Capital Messuage or Mansion House pieces or parcels of Land and Hereditaments hereinafter particularly mentioned and described and intended to be hereby bargained and sold are adjoining to Richmond Park in the County of Surrey belonging to the King's Majesty in right of his Crown and being from their Situation and other circumstances desirable to be purchased for and on behalf of the King's Majesty the said John William Viscount Duncannon William Dacres Adams and Sir Benjamin Charles Stephenson have for and on behalf of His Majesty with the consent and approbation of the Lords Commissioners of His Majesty's Treasury (testified in writing by their Warrant bearing date the twenty fourth day of December One thousand eight hundred and thirty three) contracted and agreed with the said Frederick

James

## Purchase of Peterham

James Talbot and Algernon Gray Talbot for the absolute purchase of the said Capital Mortgage or Mansion House pieces or parcels of Land Hereditaments and Premises hereinafter particularly mentioned and described Together with the Timber and other Trees now standing and being on the said several pieces or parcels of Land and also the fixtures in the said Capital Mortgage or Mansion House free from all incumbrances (except as hereinafter mentioned) at or for the price or Sum of fourteen thousand five hundred pounds And whereas the two several Sums of Five thousand four hundred pounds and One thousand pounds (making together the Sum of Six thousand four hundred pounds) secured to the said John Morse Stephens by the said recited Indentures of the third and fourth days of March One thousand eight hundred and twenty two and the nineteenth day of May One thousand eight hundred and twenty seven still remain due and owing to him all interest for the same having been paid and discharged up to the day of the date of these presents as he the said John Morse Stephens doth hereby admit and acknowledge And whereas the said Sum of One thousand two hundred Pounds secured to the said Charles James Clifton by the said recited Indentures of the third and fourth days of March One thousand eight hundred and twenty two still remains due and owing to him all Interest for the same having been paid and discharged up to the day of the date of these presents as he the said Charles James Clifton doth hereby admit and acknowledge And whereas it hath been agreed that the said several Sums of Six thousand four hundred Pounds and One thousand two hundred Pounds so

due

due and owing as aforesaid shall be paid and discharged out of the said purchase Money or Sum of Fourteen thousand five hundred Pounds. And whereas the said Philip Martinon and William Maltin have agreed to join and concur in these presents in manner hereinafter mentioned. Now this Indenture witnesseth that in pursuance and performance of the said recited Contract and agreement and for and in consideration of the Sum of Six thousand four hundred Pounds (part of the said purchase Money or Sum of Fourteen thousand five hundred pounds) of lawful Money of Great Britain to the said John Morse Stephens and of the Sum of One thousand two hundred pounds (further part of the said purchase Money or Sum of Fourteen thousand five hundred Pounds) of like lawful money to the said Charles James Clifton at the request and by the direction of the said Frederick James Salmasie and Algernon Gray Salmasie testified by their being parties to and sealing and delivering these presents) in hand at or before the sealing and delivery of these presents well and truly paid by the said John William Viscount Duncannon William Davies Adams and Sir Benjamin Charles Stephenson on behalf of His Majesty in full payment satisfaction and discharge of and for all principal Moneys and Interest due and owing to them the said John Morse Stephens and Charles James Clifton under and by virtue of the said hereinbefore recited Indentures of the third and fourth days of March One thousand eight hundred and twenty two and the nineteenth day of May One thousand eight hundred and twenty seven) the receipt whereof they the said John Morse Stephens and Charles James Clifton do hereby respectively admit and acknowledge and thereof and therefrom and of and from the same and every part thereof

do and each of them doth acquit release exonerate and discharge  
the said John William Viscount Duncannon William Daves  
Adams and Sir Benjamin Charles Stephenson their heirs executors  
and administrators and also the King's Majesty his heirs and  
successors and every of them for ever by these presents) and also  
for and in consideration of the sum of ten Shillings of like lawful  
money to the said Philip Martinou and William Malton also  
paid by the said John William Viscount Duncannon William  
Daves Adams and Sir <sup>Benjamin</sup> Charles Stephenson on behalf of His  
Majesty as aforesaid at or before the sealing and delivery of  
these presents (the receipt whereof is hereby acknowledged) They  
the said Philip Martinou and William Malton (at the request  
and by the direction and appointment as well of the said John  
Morse Stephens Charles James Clifton Frederick James Talwash  
and Algernon Gray Talwash as of the said John William Viscount  
Duncannon William Daves Adams and Sir Benjamin Charles  
Stephenson testified by their severally being parties to and  
sealing and delivering these presents Have and each of them  
Have bargained and sold and by these presents DO and  
each of them DOth bargain and sell And the said John  
Morse Stephens and Charles James Clifton (at the like request  
and by the like direction as well of the said Frederick James  
Talwash and Algernon Gray Talwash as of the said John  
William Viscount Duncannon William Daves Adams and for  
Benjamin Charles Stephenson testified as aforesaid Have  
and each of them Have bargained sold aliened released and  
quitted claim And by these presents DO and each of them DOth  
bargain sell alien release and quit claim unto the King's  
Majesty his heirs and successors All that the said capital

Wapprage

690  
660  
120  
14, 50

Mesuage or Mansion house pieces or parcels of Land and Hereditaments  
 heretofore particularly mentioned and described and together with the  
 other hereditaments comprized in and conveyed by the said recited  
 Indentures of Lease and release of the third and fourth days of  
 March one thousand eight hundred and twenty two And for and  
 in consideration of the said two several Sums of six thousand four  
 hundred Pounds and one thousand two hundred Pounds part of  
 the aforesaid purchase Money or Sum of fourteen thousand five  
 hundred Pounds so paid to the said John Morse Stephens and  
 Charles James Afton as aforesaid And also in consideration of  
 the further Sum of six thousand nine hundred Pounds of lawful  
 Money of Great Britain residue of the said purchase Money or  
 Sum of fourteen thousand five hundred Pounds to the said  
 Frederick James Talmash and Algernon Gray Talmash in hand  
 at or before the sealing and delivery of these presents well and  
 truly paid by the said John William Viscount Duncannon  
 William Dacres Adams and Sir Benjamin Charles Stephenson  
 on behalf of His Majesty as aforesaid / the receipt of which said  
 Sum of Six thousand nine hundred pounds as also the  
 payment of the aforesaid Sums of Six thousand four hundred  
 Pounds and one thousand two hundred pounds making  
 together the sum of Fourteen thousand five hundred Pounds  
 the purchase Money as aforesaid They the said Frederick James  
 Talmash and Algernon Gray Talmash do and each of them  
 doth hereby acknowledge and thereof and therefrom and of  
 and from the same and every part thereof do and each of  
 them doth acquit release exonerate and discharge the said John  
 William Viscount Duncannon William Dacres Adams and Sir  
 Benjamin Charles Stephenson their Heirs Executors and Admors

and

6900  
 6400  
 1200  
 14,500



## Purchase of Petersham Lodge

and also the King's Majesty his Heirs and Successors and every of them for ever by these presents) They the said Frederick - James Talbot and Algernon Grey Talbot (at the nomination and appointment of the said John William Viscount Duncan - William Dacres Adams and Sir Benjamin Charles Stephenson testified as aforesaid) Have and each of them Hath granted bargained sold aliened released ratified and confirmed and by these presents Do and each of them Doth grant bargain - sell alien release ratify and confirm unto the King's Majesty his Heirs and Successors All that the said Capital Messuage or Mansion house pieces or parcels of Land and Hereditaments hereinbefore particularly mentioned and described and comprised in and conveyed by the said recited Indentures of Lease and release of the third and fourth days of March One thousand eight hundred and twenty two which said Hereditaments and premises are now known and described as follows - that is to say All that Capital Messuage or Mansion house called Petersham Lodge with all Houses, Outhouses Washhouses Brewhouses Stables Coach houses Barns Dove houses Conduits & Court yards belonging thereto and now used or enjoyed therein and numbered 1 on the plan hereinafter referred to the Site of which said Mansion House and Buildings with the Lawn and yards thereto belonging contains by Admeasurement three Acres two Roods and three perches And also all those pieces or parcels of ground numbered 2 on the said plan now used as Kitchen Gardens containing by Admeasurement three Acres one Rood and twenty eight perches And also all that piece or parcel of Meadow Land called the Park numbered 3 on

Extract begins

Plan

the

Estate - Richmond Park.

the said plan containing by admeasurement twenty five acres one  
 Rood and sixteen perches And also all that piece or parcel of wood  
 land numbered 4 on the said plan containing by admeasurement  
 seventeen acres threeoods and twenty Perches And also all that  
 piece or parcel of Land numbered 5 on the said Plan being the  
 freebord between the wall of the said premises on the South side  
 thereof and the Road leading from Richmond Hill to Petersham  
 containing by admeasurement two Roods and eleven perches  
 And also all that paddock piece or parcel of meadow land  
 numbered 6 on the said plan containing by admeasurement  
 five acres twooods and twelve perches And also all that  
 piece or parcel of Woodland numbered 7 on the said Plan  
 containing by admeasurement two acres threeoods and four  
 perches which said Capital Messuage or Mansion House pieces  
 or parcels of Land and hereditaments are situate in the Parish  
 of Petersham in the County of Surrey and contain together  
 Fifty nine acres and fourteen perches and were late in the  
 occupation of the said William Lord Huntingtower and are more  
 particularly delineated and described in and by the Map or  
 plan hereto annexed And also all the pews in the parish  
 Church of Petersham aforesaid belonging to and occupied with  
 the said Capital Messuage or Mansion house and premises  
 and all and singular the fixtures now being in or about or  
 belonging to the said Capital Messuage or Mansion house  
 Together with all houses outhouses edifices buildings rights to  
 Freeboard ways paths passages hedges ditches moinds fences  
 timber trees woods underwoods and the ground and soil  
 thereof Commons common of pasture waters watercourses  
 liberties profits privileges commodities advantages enuolments

Plan

hereof

Hereditaments and Appurtenances whatsoever to the said Capital  
 Messuage or Mansion house pieces or parcels of land hereditaments  
 and premises hereby granted bargained and sold or mentioned or  
 intended so to be or any part thereof belonging or in anywise  
 appertaining or accepted reputed decured taken or known  
 as part parcel or member thereof And the Reversion and  
 Reversions Remainder and Remainders yearly and other Rents  
 Issues and profits thereof and of every part thereof and all  
 the Estate Right Title inheritance interest use trust propriety  
 claim and demand whatsoever of them the said Frederick  
 James Salmarsh Algernon Gray Salmarsh John Morse Stephens  
 Charles James Clifton Philip Montineau and William Malton  
 and each and every of them of in to or out of the said Hereditaments  
 and premises and every part thereof And also all Deeds Instruments  
 and writings now in the custody or power of them the said  
 Frederick James Salmarsh Algernon Gray Salmarsh John Morse  
 Stephens Charles James Clifton Philip Montineau and William  
 Malton or any or either of them or which they or any or either of  
 them can procure without suit relating to or concerning the said  
 Capital Messuage or Mansion house pieces or parcels of land  
 hereditaments and premises herebefore granted bargained  
 and sold either solely or jointly with any other hereditaments  
 of inferior value To have and to hold the said Capital  
 Messuage or Mansion House pieces or parcels of land Hereditaments  
 and premises hereby granted bargained and sold or mentioned  
 or intended so to be and every part and parcel thereof with their  
 appurtenances unto the King's Majesty his heirs and successors  
 To the only proper use and behoof of the King's Majesty  
 His heirs and successors for ever freed and absolutely discharged  
 of

Indorsed and

of and from the said recited Mortgage Securities of the third and fourth days of March One thousand eight hundred and twenty two and the nineteenth day of May One thousand eight hundred and twenty seven and all principal Monies and Interest secured thereby or due and to grow due thereon respectively and all claims and demands whatsoever on account thereof but subject nevertheless to the payment of the yearly Rents or Sums of two pounds ten Shillings and six Shillings and eight pence to the King's Majesty his heirs and Successors in respect of the said hereditaments and premises

And the said John Morse Stephens Charles James Clifton Philip Martineau and William Malton each of them covenanteeing for himself and his own heirs executors and administrators acts and deeds only and not jointly or one of them for the others or other of them or for the Heirs Executors or Administrators acts or deeds of the others or other of them do hereby covenant and declare to and with the King's Majesty his heirs and Successors that they the said John Morse Stephens Charles James Clifton Philip Martineau and William Malton have not nor have or hath any or either of them at any time or times heretofore made done committed or executed or knowingly or willingly suffered or been party or privy to any act deed matter or thing whatsoever whereby or by reason or means whereof the said Capital Mortgage or Mansion house pieces or parcels of Land Hereditaments and premises hereby granted bargained and sold or intended so to be are or can shall or may be anywise charged impeached affected or incumbered in title charge estate or otherwise howsoever

And the said Frederick James Talmash and Algernon Gray Talmash for themselves their heirs executors and administrators do hereby covenant promise and agree with and to the King's Majesty

Purchase of ~~Reversion~~

Majesty his heirs and successors that they the said Frederick James  
 Taluash and Algernon Gray Taluash have not nor hath -  
 either of them at any time or times heretofore made done committed  
 or executed or knowingly or willingly suffered or been party or  
 privy to any Act deed matter or thing whatsoever whereby -  
 or by reason or means whereof the said Capital Messuage or  
 Mansion house pieces or parcels of land hereditaments and  
 premises hereby granted bargained and sold or intended so to  
 be are or can shall or may be impeached charged affected -  
 or incumbered in title charge estate or in any manner  
 howsoever And further that they the said Frederick  
 James Taluash and Algernon Gray Taluash and all  
 and every person or persons whomsoever having or lawfully or  
 equitably claiming or who shall or may have or lawfully or  
 equitably claim any estate right title or interest of in to or out of  
 the said Capital Messuage or Mansion house pieces or parcels  
 of Land hereditaments and premises hereinbefore granted  
 bargained and sold or intended so to be or any part thereof by  
 from through under or in trust for them or either of them or  
 through or under the said William Lord Huntingtower deceased  
 shall and will from time to time and at all times hereafter upon  
 every reasonable request and at the proper costs and charges of the  
 King's Majesty his Heirs and Successors make do acknowledge  
 levy suffer and execute or cause and procure to be made done  
 acknowledged levied suffered and executed all and every such  
 further and other lawful and reasonable Acts deeds conveyances  
 and assurances in the law whatsoever for the further better  
 more perfectly and absolutely conveying and assuring the  
 said

said Capital Messuage or Mansion house pieces or parcels of Land  
hereditaments and premises hereinbefore granted bargained and sold  
or intended so to be unto the King's Majesty his heirs and successors  
in manner aforesaid and according to the true intent and meaning  
of these presents as by the King's Majesty his Heirs and Successors  
or by the said Commissioners or the Commissioners for the time  
being of His Majesty's Woods Forests Land Revenues works and  
Buildings or his or their Counsel in the law shall be reasonably  
devised or advised and required In witness whereof the said  
Parties to these Presents have hereunto set their hands and seals  
the day and year first above written.

Frederick James *(S)* Talmash  
Algernon Gray *(S)* Talmash  
Philip *(S)* Martineau  
William *(S)* Malton

John Morse *(S)* Stephens  
Charles *(S)* Clefton  
Wm Dacres Adams *(S)*  
B.C. *(S)* Stephenson

Signed Sealed and delivered by the within named Frederick James  
Talmash and Algernon Gray Talmash in the presence of

Wm<sup>c</sup> Saxon  
Wm Green

Signed Sealed and delivered by the within named John Morse  
Stephens in the presence of

Edward & Grady - 4<sup>th</sup> May G. Limerick  
John St. Francislyn Lt. R. Artillery  
Limerick

Signed

Signed Sealed and Delivered by the within named Charles James  
Clifton in the presence of

Caroline Cameron — Stand

Donald Cameron — Stand

Signed Sealed and Delivered by the within named Philip Martinian  
and William Malton in the presence of

Peter Bastard } Clerks to the said  
Orson Barnes } Messrs Martinian & Malton

Signed Sealed and Delivered by the within named William Dacres  
Adams and Sir Benjamin Charles Stephenson in the presence of

A. Milne

Received on the day and year first within written of and  
from the within named John William Viscount —  
Duncannon William Dacres Adams and Sir Benjamin } £6400  
Charles Stephenson the sum of Six thousand four hundred  
Pounds being the consideration money within expressed  
to be paid by them to me

Witness

Edw. Grady Lt. Col. 4<sup>th</sup> Dr. Gds  
John H. Franklyn Lt. Col. Artillery

John Morse Stephens

Received on the day and year first within written of and  
from the within named John William Viscount Duncannon —  
William Dacres Adams and Sir Benjamin Charles Stephenson the } £1200  
sum of One thousand two hundred Pounds being the consideration  
money within expressed to be paid by them to me.

Witness

Caroline Cameron — Stand

Donald Cameron — Stand

Charles Clifton

Received

Received on the day and year first within written  
of and from the within named John William Viscount  
Duncomon, William Davies Adams and Sir Benjamin  
Charles Stephenson the sum of Six thousand nine  
hundred Pounds being the consideration money within  
expressed to be paid by them to us. - - - - - } £6900

Frederick James Salmarsh  
Algermon Gray Salmarsh

Witness  
North & Saxon  
Wm Green Salisbury Square

Enrolled in the office of Land Revenue  
Records and Involments the 22<sup>nd</sup> day of  
November 1836. -

J. R. Fearnside

Keeper of the Records

Dec 14. 3. 0

The Deed of Covenant entered folio 274. -