

To all to whom these presents shall come, His Excellency Charles Maxwell, Governor of the Colony of Sierra Leone on the Coast of Africa, Sends Greeting: Whereas by the advice and consent of our Councils, we have agreed with the Reverend Thomas Coke LL.D of London to grant unto the said Thomas Coke his Heirs, and Assigns, the lands hereinafter mentioned. Now therefore, in exercise of the power or authority given for this purpose by the Charter for the Constitution of the said Colony, We do by these presents grant unto the said Thomas Coke and Assigns, All that Piece of Land situated in the Colony aforesaid bounded on the Northward side by the low water mark of the Sierra Leone River in Saint Georges Bay, on the Eastward by the Town Wall and on the Southward and Westward by land containing two fifths of an Acre (more or less and each side being forty four Yards more or less) To have and to hold the same, unto the use of the said Thomas Coke his Heirs, and Assigns for his and their proper use and benefit absolutely for ever, of the full Right, His Heirs, and Successors, by the tenure of free and common socage: Yielding and paying therefore, to His Majesty, His Heirs, and Successors, for ever, one annual Sum or clear yearly rent of Ten Shillings of lawful Money of Great Britain, by equal half yearly payments in every year, on the Twenty-fourth day of June, and Twenty-fourth day of December according to public Voice without any deduction or abatement whatsoever for present or future war, or any other matter, cause, or thing, whatsoever. And the first half yearly payment thereof to be made the twenty fourth day next ensuing, the date of these presents. And the payment of the said annual Sum or yearly rent of Ten Shillings to be made by us and our Successors for the time being, for the benefit of His said Majesty, His Heirs, and Successors. And the said Thomas Coke doth hereby for himself his Heirs, Executors, and Administrators, covenant, promise, and agree, with, and to the said Charles Maxwell, and his Successors, that he the said Thomas Coke his Heirs, and Assigns, shall, and will well and truly pay the said annual Sum, or yearly rent of Ten Shillings to the said Charles Maxwell, and his Successors, for the time being, for the benefit of His said Majesty, His Heirs, and Successors, the said annual Sum, or yearly rent of Ten Shillings in the Manner and Manner therein expressed. And that he the said Thomas Coke his Heirs, and Assigns, shall, and will, within the space of one Calendar month next ensuing the date of these presents, cause the same to be recorded in the Records Court of Freetown, in Sierra Leone aforesaid. And that if the said Thomas Coke his Heirs, Executors, Administrators, and Assigns, shall make or execute any Conveyance, Assignment, or other deed, or instrument, or charge upon the lands hereby granted, or any part thereof, except by Will, Codicil, or other testamentary disposition, or except the same alienation shall be effected by act of Law, then, and in that Case, and as often as the same shall be made, he the said Thomas Coke his Heirs, Executors, Administrators, or Assigns, shall and will cause the same to be recorded in the said Records Court of Freetown aforesaid, within the space of one Calendar month, if the same shall be made within the territory of the said Colony, or otherwise within the space of one Calendar month next after the date of the deed or instrument affecting such alienation or charge shall arrive within the said territory, or within sixty English miles of the same. And that he the said Thomas Coke shall clear and fence the said Piece of Land within two months from the date of these presents and shall build an habitable house thereon within one year from the date of these presents. Provided always, That if the annual Sum, or yearly rent of Ten Shillings or any part of the same shall at any time hereafter be in arrear, and not paid by the said Thomas Coke his Heirs, or Assigns, within the next six Months next after the same shall become due, or if the said Thomas Coke his Heirs, or Assigns, shall make default in the performance of any of the covenants herebefore contained, then, in any, or in any such Case, it shall be lawful for His said Majesty, His Heirs, and Successors, and for the Governor of the said Colony, and his Successors, for the time being, in the name of His Majesty, or His Heirs, or Successors, to enter into, or upon the Land hereby granted, or any part of the same, and to possess and hold the same as the old or former estate of the said Majesty. In testimony whereof, the said Charles Maxwell, Governor of the Colony, hath hereunto subscribed his name and affixed the Seal of the said Colony, this fourteenth day of April 1813.

(Signed) Cha. W. Maxwell.

Attest Copy { John Healey
Thomas Kirk