



Victoria, by the Grace of GOD, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith.

To all to whom these Presents shall come, Greeting:

Know Ye, that We, of Our Special Grace, Certain Knowledge, and Mere Motion, have given and granted, and by these presents do, for Us, our Heirs and Successors, GIVE and GRANT unto James Whalen of Torbay Road District of Saint Johns East

in our Island of Newfoundland ~~Torrey~~ ^{James} for Heirs and Assigns, All that Piece and Parcel of Land situate and being at the North West end of the said Torbay Road, and on the South side of the Torbay Road, of a certain extent and bounded as follows: that is to say by a line commencing at a point fifty feet from the centre of the said Road, being the North West angle of land granted to Charles Langdon running thence by the said Torbay Road at a distance of fifty feet from the centre thereof North two by five degrees East four and one half acres more or less thence by land claimed by Charles Langdon South eighty degrees East twenty chains and South two chains more or less and thence following along the North side of a small brook twenty seven chains more or less to the place of commencement.

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Copy of Queen's Grant

LS

Copy of SS Whalen
A. H. Attorney General

and being of the dimensions specified in the diagram delineated on the other side hereof, and containing *fourteen acres and two rods more or less*

with the appurtenances, except and reserved, nevertheless, out of this present Grant, to Us, our Heirs and Successors, all Gold and Silver and all Coals and other Mines and Minerals, in or under the said Piece or Parcel of Land.

To Have and to Hold (except as before excepted) unto the said *James Wheeler his Heirs and assigns, under the terms and conditions of section 14 of the "Queen Land's Act 1824; as follows:— "Every such Grant shall be upon the condition that the Grantee shall, within five years from the date of the Grant, bona fide clear and cultivate ten acres for every one hundred acres comprised in the Grant, and in the same proportion for any less quantity."*

Heirs and Assigns, for ever, the said *James Wheeler* paying unto Us, as the price and consideration of the said Land, the sum of *four* Dollars *thirty five* Cents, at the time of the enscaling and delivery hereof.

Provided always, and this present Grant is upon the further condition, that the said Lands shall be holden upon, under, and subject to such regulations as are now in force, or which may at any time hereafter be made by Law for the improvement and cultivation of Lands within Our said Island, and subject to all such Regulations as are now in force, or which may at any time hereafter be made by Law, for making Roads, Sewers, Drains, Canals, Bridges, or other Public Works or Improvements, within Our said Island, or any part thereof, and for subjecting any Lands therein situate, or the owners and occupiers of such Lands, to rates, and assessments, or other duties or services, for the purposes aforesaid, or for any of them; And that the said *James Wheeler*

his Heirs and Assigns, shall, at all times, peaceably quit and deliver up possession to Us, Our Heirs and successors, of all such parts of the Land aforesaid as may be required for the purposes aforesaid, or any of them, upon receiving such compensation (if any) as by Law now in force, or hereafter to be made, in that respect, may be provided.

And it is further provided that in case the said James Wheeler his heirs and assigns shall make default in the performance of any of the provisions or conditions herein contained, then this Grant shall be null and void and the land hereby granted shall revert to the Crown and his Successors.

Given under the Great Seal of Our aforesaid Island of Newfoundland, at St. John's in Our said Island, this *thirteenth* day of *December* in the Year of Our Lord One Thousand Eight Hundred and *Eighty nine* and in the *fifty third* Year of Our Reign.

Witness Our trusty and well-beloved *Sir Terence P. O'Brien* Knight, Commander of the Most Distinguished Order of Saint Michael and Saint George *Governor and Commander-in-Chief*

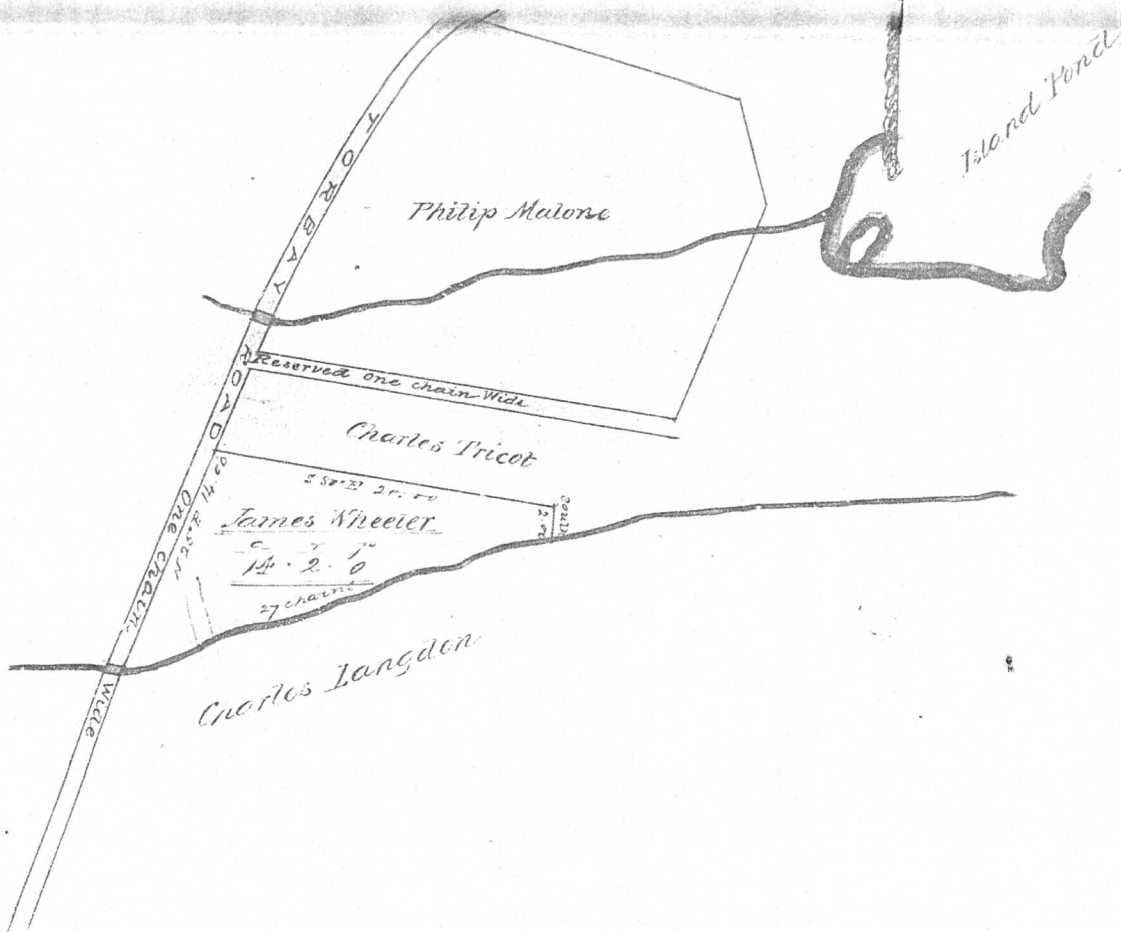
in and over Our said Island of Newfoundland and its dependencies
By His *Excellent* COMMAND,

Edw. M. Fingleton
Colonial Secretary.

Received, the Day and Year above written, from the within named Grantee, the sum of *four Dollars and thirty five cents* amount of Consideration Money of the Land herein granted.

\$4.35

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Scale 10 chains to an inch