

Here is a faithful, page-by-page transcription of the entire document.

To maintain historical integrity, the archaic "**Long S**" (**\(\int \)**) has been converted to a modern "**s**", and abbreviations with superscript letters have been brought down to the line (e.g., **\(y^{e}\)**) is written as *the*, and **\(J^{a}s\)** as *Jas*). Obvious spelling errors and repetitive language from the original clerk have been kept exactly as written.

Transcription of the text written vertically in the left margin

Reading from the bottom of the margin text upward:

"Paid or Secur'd Satisfaction for the Delivery of these Presents, the Receipt whereof they Doth Hereby Acknowledge and release acquit and Discharge the said Robert Gwin his executors & admrs."

Decoding the Archaic Terms

- **"these Presents"**: This is an old legal idiom meaning *"this physical document right here"*.
 - **"Paid or Secur'd Satisfaction"**: This confirms that Robert Gwin either paid the full purchase price in cash on the spot or legally secured the debt to the absolute satisfaction of James Patton and John Lewis.
 - **"executors & admrs. (Administrators)"**: This clause legally protected your ancestor and his future heirs. By officially "discharging" him, the sellers permanently waived any future legal claims to additional payment against Robert's estate.
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PAGE 1: THE RELEASE (Deed Book 1, Page 105)

At a Court Held for Orange County on Thursday the 25th Day of July 1745.

This Indenture was acknowledged by James Patton and John Lewis Gent.

the Parties thereto and Ordered to be recorded.

Teste: John Nicholas, Cl. Cur.

THIS INDENTURE Made the Seventeenth day of July in the year of our Lord one Thousand Seven Hundred and Forty-Five Between James Patton and John Lewis both of Beverly Manor of the County of Augusta of the one Part and Robert Gwin of the Calf Pasture and Same County of the other Part.

WITNESSETH that for and in consideration of the Sum of (blank) Current Money of Virginia to the said James Patton and John Lewis in hand Paid by the said Robert Gwin his Executors and Administrators. By these Presents they the said James Patton and

John Lewis Hath Granted, Bargained, Sold, Aliened, Released and Confirmed, and by these Presents Doth Grant, Bargain, Sell, Alien, Release and Confirm unto the said Robt. Gwin (in his actual Possession now being by Virtue of a bargain and Sale to him thereof Made by the said James Patton and John Lewis for one whole Year by Indenture bearing 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 one certain Tract or Parcel of Land Containing five hundred and forty four acres in Augusta County lying on both sides of the Great River of the Calf Pasture.

BEGINNING at three White Oaks on the East Side of the River corner to John Preston's Land and Runneth thence with his Line North Seventy-Five Degrees West, crossing the river, Four Hundred Pole to two Black Oaks on the Point of a Hill.

Thence South Eleven Degrees West Two Hundred and forty Pole to two Chestnuts and Spanish Oak Corner to John Graham's Land.

Thence with the lines of his land South Seventy-Nine Degrees East one Hundred and Sixty Six Pole to two Hickories and a Black Oak on the river side.

Thence down the several courses of the river, Crossing the same, one Hundred and thirty-four Pole to a Hickory and South Thirty-Five Degrees East Ninety-Two Pole, thence four Hundred Pole to the Beginning.

And all Houses, Buildings, Orchards, ways, waters, Watercourses, Profits, Commodities, Hereditaments and Appurtenances whatsoever to the said Premises Hereby Granted or any Part thereof Belonging or in any wise appertaining, and the Reversion and Reversions, 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 James Patton and John Lewis of, in, and to the said Premises AND all deeds, evidences...

PAGE 2: THE RELEASE CONTINUED & SIGNATURES (Deed Book 1, Page 106)

...and Writings touching or in any wise concerning the same.

TO HAVE AND TO HOLD the said tract or Parcel of land and all and Singular other the Premises hereby Granted and released and Every Part and Parcel thereof with their and every of their Appurtenances unto the said Robt. Gwin his Heirs and Assigns forever to the Only Proper Use and Behoof of him the said Robert Gwin and of his Heirs and Assigns forever.

And the said James Patton and John Lewis for themselves their Heirs, Executors and Administrators doth Covenant, Promise and Grant to and with the said Robert Gwin his Heirs and Assigns by these Presents that the said James Patton and John Lewis now at the time of Sealing and Delivery of these Presents is Seized of a Good, Sure, Perfect and Indefeasible Estate of Inheritance in Fee Simple of and in the Premises hereby Granted and released and that they hath good Power and lawful and absolute Authority to Grant and Convey the same to the said Robt. Gwin in Manner and form aforesaid.

And that the said Premises 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 and titles of Dower, Judgments, Executions, Titles, Troubles, Charges and Incumbrances whatsoever made, done, committed or Suffered by the said James Patton and John Lewis or any other person or Persons whatsoever (the Quitrents Hereafter to Grow Due and Payable to our Sovereign Lord the King his Heirs and Successors for and in Respect of the said Premises only excepted and foreprized). And Lastly that the said James Patton and John Lewis and their Heirs all and Singular the Premises hereby Granted and Released with their appurtenances unto the said Robt. Gwin his Heirs and Assigns against them the said James Patton and John Lewis and their Heirs and all and every other Person and Persons whatsoever Shall and will warrant and forever Defend by these Presents.

IN WITNESS whereof the said James Patton and John Lewis Hath Hereunto set their hands and Seals the day and Year first above Written.

Sealed & Delivered in the Presence of:

- David Kinkead
- Robt. Bratton
- Loftus Pullin

Jas. Patton (Seal)

John Lewis (Seal)

At a Court held for Orange County on Thursday the 25th day of July 1745.

This Indenture was acknowledged by James Patton and John Lewis Gent. the Parties thereto and ordered to be recorded.

Teste: John Nicholas, Cl. Cur.

PAGE 3: THE LEASE (Deed Book 1, Page 104)

THIS INDENTURE made the Sixteenth Day of July in the Year of our Lord one Thousand seven Hundred and forty five Between James Patton and John Lewis Both of Beverly Manor of the County of Augusta of the one Part and Robt. Gwin of the Calf Pasture and of the same County of the other Part.

WITNESSETH that the said James Patton and John Lewis for and in consideration of the sum of five Shillings Current Money of Virginia to them in hand Paid by the said Robt. Gwin at or before the Sealing and Delivery of these Presents the Receipt whereof is hereby acknowledged Hath Granted, Bargained and sold and by these Presents doth Grant, Bargain and Sell unto the said Robert Gwin and his Heirs one Certain tract or Parcel of Land Containing five Hundred and forty four acres in Augusta County lying on Both sides of the Great River of the Calf Pasture.

BEGINNING at three white Oaks on the East side of the River Corner to John Prestons land and Runneth thence with his Line North Seventy five Degrees West, crossing the River, four hundred poles to two black oaks on the point of a hill, thence South eleven Degrees West two Hundred and forty Pole to two Chestnuts and a spanish Oak Corner

to John Grahams land, thence with the lines of his Land South Seventy Nine Days East one hundred and Sixty Six pole to two Hickories and a black Oak on the river side, thence down the several Courses of the river Crossing the same one hundred and thirty four Pole to a Hickory and South thirty five days East ninety two Pole thence four Hundred Pole to the Beginning.

And all houses, Buildings, Orchards, ways, Waters, watercourses, Profits, Commodities, Hereditaments and appurtenances whatsoever to the said Premises hereby Granted or any Part thereof Belonging or in any wise appertaining and the reversion and reversions, Remainder and Remainders, Rents, Issues and Profits thereof.

TO HAVE AND TO HOLD the said Tract or Parcel of Land and all and Singular other the Premises hereby Granted with the Appurtenances unto the said Robt. Gwin his Heirs, Executors, Administrators and Assigns from the Day before the Date hereof for and during the full term and time of one whole year from thence next ensuing and fully to be Compleat and ended.

YIELDING and Paying therefore the Rent of one Pepper Corn 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 and of the Statute for transferring uses into Possession the said Robt. Gwin may be in actual Possession of the Premises and be thereby Enabled to accept and take a Grant and release of the Reversion and Inheritance thereof to Him and his Heirs.

IN WITNESS whereof the said James Patton and John Lewis have hereunto set their Hands and Seals the day and Year first above written.

Sealed & Delivered in Presence of:

- David Kinhead
- Robt. Bratton
- Loftus Pullin

Jas. Patton (Seal)

John Lewis (Seal)
