

# Messuages

Houses Buildings Commons and Common of Pasture <sup>Woodings Woods Heath's Boggs Waters Watercourses</sup>  
<sup>Loughs Fishings Woods Underwoods Timber trees</sup>

judges debts fines and all commodities and privileges incident or appertaining thereto together also with all Title deeds muniments leases agreements evidences and writings in anywise relating to or concerning the said towns lands hereditaments and premises or any part or parcel thereof in the possession or power of the said Daniel Chambers or in the possession or power of any person or persons In trust for him  
**To have and To hold** the said Towns Lands hereditaments and premises hereby granted released and conveyed or intended so to be and every part and parcel thereof with the rights members privileges appurtenances and appurtenances thereunto belonging or in any wise appertaining unto the said John Stewart his heirs and assigns. To the only use and behoof of the said John Stewart his heirs and assigns for ever subject to the said yearly fee farm rent of Sixteen pounds twelve shillings late Irish currency equal to the sum of fifteen pounds six shillings and six pence sterling present currency, and saving excepting and subject also to all and singular the exceptions reservations covenants conditions and agreements in the said herein before recited Indenture of Lease of the tenth day of August one thousand seven hundred and eleven reserved mentioned and contained and which on the part and behalf of the tenant or lessee are to be excepted and ought to be paid performed observed fulfilled and kept. **And** these presents further **Witness** that the said Elizabeth Chambers for and in consideration of the sum of ten shillings sterling to her in hand paid by the said John Stewart at or upon the sealing and delivery of these presents the receipt whereof she doth hereby acknowledge by and with the Privy consent and approbation of the said Daniel Chambers her husband testified by his being a party to and executing these presents **hath** granted bargained sold aliened disposed of and released and by this present deed or instrument in writing intended to be duly executed by the said Elizabeth Chambers Pursuant to the Powers and provisions contained in an act of Parliament made in the session of Parliament holden in the fourth and fifth years of the reign of his late majesty King William the fourth entitled an act for the abolition of fines and recoveries and for the substitution of more simple modes of assurance in Ireland **doth** grant bargain sell alien dispose of and release unto the said John Stewart and to his heirs and assigns **All that and those** the said towns lands hereditaments and Premises herein before mentioned and described **To have and To hold** the same and every part and parcel thereof unto the said John Stewart his heirs and assigns for and during the rest residue and remainder of the said term of three hundred Years granted thereof by the said recited Indenture of the twelfth day of February one thousand eight hundred and sixteen freed acquitted exonerated released and discharged of and from the said jointure or annual sum of Three hundred pounds Sterling provided by said Indenture for the said Elizabeth Chambers and her assigns in the event of her surviving the said Daniel Chambers her husband, and of and from all claims and demands of any kind or nature whatsoever of the said Elizabeth Chambers therein and thereto. **And** these presents further **Witness** that the said Charles Crawford for and in consideration of the sum of ten shillings sterling to him in hand paid by the said John Stewart at or upon the sealing and delivery of these presents the receipt whereof he doth hereby acknowledge and at the request and by the direction of the said Daniel Chambers and Elizabeth Chambers his wife testified by their being parties to and executing these presents **hath** ~~xxxx~~ bargained sold assigned surrendered and yielded up and by these presents **doth** bargain sell assign surrender and yield up unto the said John Stewart his heirs and assigns **All that and those** the said towns lands hereditaments and premises herein before mentioned and described being the Lands and Premises comprised in said herein before recited indenture of twelfth day of February one thousand eight hundred and sixteen and thereby limited to the said Charles Crawford and William Boyton for the term of three hundred Years as herein before mentioned, together with the rights members privileges <sup>appurtenances</sup> and appurtenances thereunto belonging or in anywise appertaining, and all the estate right title term for Years now to come and unexpired trust claim and demand whatsoever of him the said Charles Crawford of in to or out of the said towns lands hereditaments and premises or any part or parcel thereof by virtue of the said recited Indenture of the twelfth day of February one thousand eight hundred and sixteen or otherwise howsoever so and in such manner and for the end intent and purpose that the rest residue and remainder of the said term of three hundred years may from henceforth be and become merged in and consolidated with the fee reversion and inheritance of the said towns lands hereditaments and premises and that the same be held occupied possessed and enjoyed by the said John Stewart his heirs and assigns freed and discharged of and from all and singular the Trusts purposes declarations and agreements in and by the said recited Indenture declared and expressed of and concerning the same term and the uses and trusts thereof. **And** the said Daniel Chambers doth hereby for himself his heirs and assigns, **Covenant Promise and agree** to and with the said John Stewart his heirs and assigns in manner and form following that is to say that the said Daniel Chambers, and the said other parties hereto nowher and have in himself and themselves good right full power and lawful and absolute authority to make and execute these presents and to grant and convey a good and indefeasible estate of inheritance in fee farm of and in the said towns lands hereditaments and premises to the said John Stewart his heirs and assigns freed acquitted exonerated released and discharged of from and against all debts charges and incumbrances of every kind and nature whatsoever according to the true intent and meaning thereof and of the parties thereto. **And** the said Daniel Chambers doth hereby for himself his heirs and assigns further **Covenant Promise and agree** to and with the said John Stewart his heirs and assigns that the said towns lands hereditaments and premises hereby granted released and conveyed or intended so to be and every part and parcel thereof are and is free and clear and fully and clearly acquitted exonerated released and discharged of and from all mortgages judgments annuities Crown bonds recognizances extents executions Fines dowers devises rules orders estates trusts and terms and of and from all debts charges and incumbrances of any kind or nature whatsoever save and except the Chief rent herein before mentioned and that the said John Stewart his heirs and assigns shall and may from time to time and at all times hereafter peaceably and quietly have hold occupy possess and enjoy the said towns lands tenements hereditaments and premises and every part & parcel thereof as of his and their estate and inheritance in fee farm (Subject as aforesaid) freed acquitted exonerated released and discharged as aforesaid without the let suit trouble eviction or disturbance of him the said Daniel Chambers his heirs or assigns or of any person or persons lawfully claiming or deriving or to claim or derive by from thro' or under him them or any of them. **And** the said Daniel Chambers doth hereby for himself his heirs and assigns further covenant promise and agree to and with the said John Stewart his heirs and assigns that he the said Daniel Chambers his heirs and assigns and all and every other person or persons lawfully claiming or deriving or to claim or derive by from thro' or under him them or any of them shall and will from time to time and at all times hereafter at the reasonable request but at the proper costs and charges of the said John Stewart his heirs or assigns make do perfect and execute or cause to be made done perfected and executed all and every such further and other lawful and reasonable act & acts deed and deeds and assurances as shall or may be lawful or necessary for the further better and more effectually carrying these presents and the true intent and meaning thereof and of the parties thereto into full and complete effect and execution as by the said John Stewart his heirs or assigns or his or their counsel learned in the law shall be reasonably advised directed or required. **In Witness** whereof the parties aforesaid have hereunto set their hands and seals the day and year first herein Written.

Daniel Chambers  
W Chambers

Charles Crawford

John Stewart

The

solemnization of the said intended Marriage leaving the said Elizabeth Boyton then surviving, and after his so dying the said annuity yearly Rent Charge or annual sum of Three hundred pounds should be in arrear or unpaid as therein mentioned that then it should be lawful for the said Charles Crawford and William Boyton their executors or admors to proceed by the ways and means and in manner therein mentioned to raise and levy such sum and sums as should be sufficient to pay the said Annuity or so much thereof as should from time to time happen to be in arrear and unpaid and Costs Charges and Expenses as therein mentioned: and on the further Trust that in case the said Intended marriage should take place and there should be issue of said marriage one or more Child or Children besides and except an eldest son: that then and in such case it should be lawful for the said Charles Crawford and William Boyton at any time after the death of the said Daniel Chambers to enter into and become possessed of the said thereby granted lands and premises and out of the rents and profits thereof or by demising leasing Mortgaging or selling the same or any part thereof for all or any part of the said Term of Three hundred years or by such other ways as to them the said Charles Crawford and William Boyton their executors or admors should seem meet, without prejudice however to the said annuity Rent Charge or yearly sum of Three hundred pounds and to the full and perfect satisfaction and payment thereof, raise and levy said sum of Two thousand pounds or such part or parts thereof as should not be paid or satisfied during the life of the said Daniel Chambers together with all Interest due thereon and all such Costs Charges damages or expenses as should be sustained or expended in the raising or levying thereof, and should apply and dispose of the monies thereby had levied or raised towards payment of said sum of Two thousand pounds or such part or parts thereof as should remain unpaid or unsatisfied as aforesaid, and should permit and suffer the heirs and assigns of the said Daniel Chambers to receive and take the residue and surplus of the rents Issues and profits of the said thereby granted lands and premises over and above so much thereof as should be sufficient to pay and satisfy the said annuity Rent Charge or yearly sum of Three hundred pounds and all arrears thereof, and also the said sum of Two thousand pounds or so much thereof as should remain unpaid and unsatisfied as aforesaid, and all Costs Charges and expenses attending the execution of the aforesaid Trusts to and for their own use and benefit, and it was thereby further provided and declared that from and after the decease of the said Elizabeth Boyton and payment of all arrears or part of said annuity of Three hundred pounds or on the event of her dying before <sup>her</sup> said intended husband and on payment and satisfaction of said sum of Two thousand pounds as aforesaid. Then the said Release and Conveyance to the said William Chambers and Thomas Ball and their heirs and also the said term of Three hundred years thereby before granted to the said Charles Crawford and William Boyton should cease determine and be utterly void, and the said Daniel Chambers his heirs or assigns should thenceforth without any further deed or Reconveyance hold be seized of possess and enjoy all and singular the said lands and premises or so much thereof as should remain after the execution and satisfaction of the said Trusts as of his and their former estate to his and their own sole and absolute use behoof benefit and disposal to him and them and his and their heirs for ever. **And Whereas** the said marriage was duly solemnized and the said Elizabeth Chambers otherwise Boyton is living, but there has not been any Issue of the said Marriage. **And Whereas** the said Thomas Ball one of the Trustees named in the said recited Indenture of twelfth February one thousand eight hundred and sixteen has since died leaving the said William Chambers his Co Trustee him surviving - **And Whereas** the said William Boyton one of the Trustees of the said Term of Three hundred years has since died leaving the said Charles Crawford his Co Trustee him surviving - **And Whereas** the said Daniel Chambers has contracted and agreed with the said John Stewart to sell and dispose of assign and convey unto the said John Stewart all his the said Daniel Chambers' estate right title and Interest of in and to the said towns and lands of Caryport Ballymaguin and Kellogs with the rights members privileges and appurtenances thereunto belonging or in any wise appertaining at or for the price or sum of Twenty thousand pounds sterling - **And Whereas** in order to make a good and valid Title to the said towns and lands the said Elizabeth Chambers otherwise Boyton the wife of the said Daniel Chambers hath consented and agreed to release the said Towns and lands from the said Rent Charge or sum of Three hundred pounds per annum to which she would be entitled under the said recited Indenture of the twelfth day of February one thousand eight hundred and sixteen in the event of her surviving the said Daniel Chambers her husband - **And Whereas** the said Daniel Chambers has requested of the said Charles Crawford the surviving Trustee of said Term of Three hundred years to release the said lands from the said sum of Two thousand pounds late Irish Currency and recover the residue of the said Term of Three hundred years now to come and unexpired so vested in him by the said recited Indenture which the said Charles Crawford hath consented and agreed to do. **Now it is to be presented (Witness)** that the said Daniel Chambers for and in consideration of the sum of Twenty thousand pounds sterling to him in hand paid by the said John Stewart at or upon the encasing and delivery of these presents being the full Consideration for the absolute purchase of said towns lands and premises, the receipt and payment of which said sum of Twenty thousand pounds the said Daniel Chambers doth hereby acknowledge, and thereof and of every part thereof doth acquit Release exonerate and discharge the said John Stewart his heirs executors admors and assigns for ever by these presents. **And** Granted bargained sold aliened released and Confirmed and by these presents **Doth** grant bargain sell alien release and Confirm unto the said John Stewart and to his heirs and assigns, in the actual possession of the said John Stewart now being by virtue of a bargain and sale to him thereof made by the said Daniel Chambers in consideration of five shillings to him paid by the said John Stewart by Indenture bearing date the day next before the day of the date of these presents for one whole year to commence from the day next before the day of the date of the same Indenture of bargain and sale, and by force of the Statute for executing the possession to the use **All that and those** the Quarterland of Caryport otherwise Caryport otherwise Carrowfort otherwise Carrowfurt otherwise Carrowfurt otherwise Caryport, the Quarterland of Ballymaguin otherwise Bally Maguin otherwise Bally Maguin and the Half quarter of Kellogs and called and known as the Estate of Gartin otherwise Gartin otherwise Gartin and Commonly called and known as and by the Judenominations of Loughvagh, Drumrenan Milltown, Tullymore, Tullybigg Churchill Mountpleasure Curraghavoogy, Cruchra Mossfield Claggan Borderry, Clondevedog, Meenanwilligan and Falban situate lying and being in the Manor of Yemple Barony of Kilmacrenan and in County of Donegal, or by whatsoever other name or names description or descriptions denomination or Denominations the said towns lands and premises or any of them or any part or parcel thereof heretofore were or was or now are or is called known or distinguished, and which said Towns and lands contain according to a Map and Table of Areas thereof Copied and reduced from the Ordnance Survey of Ireland and delivered by the said Daniel Chambers to the said John Stewart Three thousand two hundred and sixty four acres and fourteen perches Statute measure, and the reversion and reversions remainder and remainders yearly and other the rents Issues and profits thereof of all and singular the said Towns lands tenements hereditaments and premises and of every part and parcel thereof, and all the estate right Title Interest property profit Claim and demand whatsoever both at law and in Equity of him the said Daniel Chambers of in and to the said towns lands hereditaments and premises and every part and parcel thereof together with all and singular the Castles.

# This Deed Made

the twenty first day of November - in the year of our Lord one thousand eight hundred and forty five Between Daniel Chambers of Loughveagh in the County of Donegal Esquire and Elizabeth Chambers otherwise Boyton his wife of the first part Charles Crawford formerly of Oakpark in the said County of Donegal but now of the City of Dublin Esquire of the second part and John Stewart of Duncrum in the County of Tipperary Esquire of the third part

Whereas by Indenture bearing date the tenth day of August one thousand seven hundred and eleven made and executed by and between Sir Francis Hamilton then of Castle Hamilton in the County of Down Baronet of the one part and William Chambers then of Down in the County of Donegal Gentleman of the other part It was Witnessed that the said Sir Francis Hamilton not only for the consideration of the rents and covenants therein after mentioned and reserved but likewise for and in consideration of the sum of Three hundred and twenty five pounds Sterling to him in hand paid by the said William Chambers as therein mentioned granted bargained sold aliened released enfeoffed and confirmed unto the said William Chambers (in his actual possession then being his heirs and assigns amongst other lands and premises therein mentioned and described) All that and those the Towns and Lands of Ballymaguinn Kerasport being two quarters of land and Kelogs Danyge being half a quarter of Land situate lying in the Barony of Kilmackrenn and County of Donegal together with all and singular the Castles messuages houses buildings commons and common of pasture feedings moors heaths Bogs waters watercourses Loughs fishings and all Commodities <sup>advantages</sup> rights members and appurtenances to the said lands and premises belonging or in anywise appertaining together with the reversion and reversions remainder and remainders rents issues and profits of all and singular the said Towns tenements Ballyboes and parcels of land as also his the said Sir Francis Hamiltons right title interest property claim and demand both at Law and in equity of or to all and singular the said lands and premises and every part and parcel thereof with the appurtenances Excepting and always reserving out of said Grant and Conveyance all mines minerals quarries woods and underwoods natural growth and not planted by the said William Chambers his heirs or assigns his or their Tenants then standing or growing in or upon the premises or any part thereof as also all royalties whatsoever with liberty of hunting hawkling fishing and fowling to the said Sir Francis Hamilton his heirs and assigns and his and their servants and attendants as likewise liberty of ingress egress and regress to cut dig and carry away the said woods underwoods mines minerals and quarries To hold all and singular the said messuages houses towns lands tenements hereditaments Ballyboes parcels of land and premises in fee firm unto the said William Chambers his heirs and assigns to his and their only proper use and behoof for ever he the said William Chambers his heirs and assigns yielding and paying thereof and thereout yearly and every year unto the said Sir Francis Hamilton his heirs and assigns the yearly fee farm rent or sum of Fifteen pounds Twelve shillings at or upon the first day of May and first day of November yearly for ever hereafter by two equal payments over and above all manner of taxes as therein mentioned

And whereas All the estate right title and interest of the said William Chambers of or to the said recited Lease or demise and the lands tenements hereditaments and premises thereby <sup>conveyed</sup> and granted came to and was legally vested in the said Daniel Chambers party hereto previous to and at the time of the execution of the Indenture bearing date the twelfth day of February one thousand eight hundred and sixteen next herein after referred to And whereas by Indenture bearing date the twelfth day of February one thousand eight hundred and sixteen made and executed by and between the said Daniel Chambers party hereto of the first part John William Boyton then of the City of Dublin Medical Doctor of the second part Elizabeth Boyton Spinster (party hereto) daughter of the said John William Boyton of the third part William Chambers then of Letterkenny in the County of Donegal Esquire and Thomas Ball then of the City of Dublin Esquire since deceased of the fourth part Charles Crawford of Oakpark in the County of Donegal Esquire and William Boyton then of the City of Dublin Esquire since deceased of the fifth part It was Witnessed that in consideration of an intended marriage between the said Daniel Chambers and Elizabeth Boyton and for the other considerations and purposes therein mentioned the said Daniel Chambers granted bargained sold aliened released and confirmed unto the said William Chambers and Thomas Ball and their heirs All that and those the herein before mentioned quarter land of Kerasport the quarter land of Ballymaguinn and the half quarter land of Kelogs with the appurtenances (and commonly called and known as the Garter Estate) same being then in their actual possession as therein mentioned and all the estate of the said Daniel Chambers therein To hold the same unto the said William Chambers and Thomas Ball and their heirs To the use of the said Daniel Chambers and his heirs until said intended marriage should be had and solemnized and then to the use of the said Daniel Chambers during the term of his natural life without impeachment of waste and from and immediately after the decease of the said Daniel Chambers Then to and for the use and purpose and to the end and intent that the said Elizabeth Boyton and her assigns in case she should happen to survive the said Daniel Chambers should and might have receive take and enjoy for and during the term of her natural life out of and charged and chargeable upon all and singular the said estate and lands of Garter for her support and maintenance by way of Jointure and in law and bar of all dower and thirds at common law one annuity clear yearly rent charge or annual sum of Three hundred pounds Sterling of lawful money of Ireland to be paid to her or her assigns half yearly on the days and times therein mentioned with power and right of entry and distress and for reception and retention of the rents and profits of said lands in case of nonpayment of said annuity in manner as therein mentioned and from and after the decease of the said Daniel Chambers and also in the meantime and during the lifetime of the said Elizabeth Boyton subject to and charged and chargeable with the said annuity or rent charge of Three hundred pounds and to the remedies aforesaid for the recovery thereof To the use and behoof of the said Charles Crawford and William Boyton their heirs and assigns for and during the term of Three hundred years from thence next ensuing without impeachment of waste upon the trusts therein and hereafter mentioned expressed and declared of and concerning the same And after reciting that it was upon the treaty for said marriage agreed that in case there should be issue of the said marriage one or more child or children besides an eldest son that then there should be provided for the portion or portions of such child or children Two thousand pounds to be charged on said lands of Garter said sum of Two thousand pounds to be divided equally among such children if more than one and if but one to go to and be taken by such one child and to be paid to such child or children at such time or times as the said Daniel Chambers should by deed or other writing under seal or by his last Will and Testament direct and appoint and in case of no such appointment then to be paid to such child or children after the death of the said Daniel Chambers as therein mentioned said sum of Two thousand pounds not to be raised or payable until after the death of the said Daniel Chambers save and except by the devise and as the special instance and request of the said Daniel Chambers who might at any time during his life raise and pay out of the said lands or out of the rents issues and profits thereof or otherwise howsoever the said sum of Two thousand pounds or any part thereof It was further Witnessed and declared as to for and concerning the said Term of Three hundred years therein before limited to the said Charles Crawford and William Boyton that the said Term was so limited to them Upon Trust That if the said Daniel Chambers should happen to die after marriage

The

Signed Sealed and Delivered  
by all the within parties in the  
presence of John James Esq  
Parliament Street  
Alex Bate  
21 Goodman Place Dublin for

I certify that within said is  
under four thousand four  
hundred plus  
John Fair

Received from the within named John Stewart  
the sum of Twenty thousand Pounds Sterling  
being the consideration money within mentioned  
to be paid to me.

£20 000

Present  
John Fair  
Alex Bate  
Daniel Chambers

Received from the within named John Stewart the  
sum of Ten Shillings Sterling being the consideration  
money within mentioned to be paid to me.

£ s s  
— 10. 0

Present  
John Fair  
Alex Bate  
W. Chambers

Received from the within named John Stewart  
the sum of Ten Shillings Sterling being the  
consideration money within mentioned to be  
paid to me.

£ s s  
— 10. 0

Present  
John Fair  
Alex Bate  
Geo. Corcoran

Dated 21<sup>st</sup> day of November 1845.

A

Daniel Chambers Esq & Elizabeth  
his wife.  
1<sup>st</sup> part  
Charles Crawford Esquire  
2<sup>nd</sup> part  
John Stewart Esquire  
3<sup>rd</sup> part

Deed of  
Conveyance

17/3

21

John Fair  
of Parliament St

John Stewart  
of Dublin  
James Crawford  
of Dublin

Dated this 21<sup>st</sup> day of November 1845

This deed made. A was day produced before us  
and acknowledged by Elizabeth & her name to be  
her Act and Deed, parties to which acknowledged the  
said Elizabeth & her name by us separately  
and apart from her husband making her knowledge of  
the contents of the said deed and her consent thereto and  
her name to be freely and voluntarily consented by  
her.

Memorial of the within Deed was entered  
in the Registry Office in the City of Dublin on the twenty  
first day of November One thousand eight hundred and  
forty five, at three o'clock in the afternoon. And the  
execution of said deed and Memorial was duly  
proved pursuant to an Act of Parliament in that behalf  
made and provided.  
17/3  
Walter G. Macdonald