

HOUSE DEEDS



Lexden, Fore Street, Kingsand

Material abstracted by Paul Buet from original documents kindly provided by Mr and Mrs Mike Baskott

Indenture of demise (by way of mortgage) about 29 March 1785

- William Smith (the elder) (Fisherman)
- William Bowden (Fisherman)
- Bowden lent £300 to Smith
- To settle debt, conveyed to Bowden:
- Three messuages and dwelling houses—lately erected (c 1785) (built by William Smith on a certain garden.....about 32feet in length and 30feet broad.....was part of a certain message.....formerly purchased.....Joseph Martin (Mariner)
- Now occupied by William Bowden, Thomas Gray and Stephen Matter
- William Bowden now the owner.

Indenture of Mortgage 19th March 1785 Carteret Priault to Thomas Gray

Indenture 24/25 December 1793

- From William Smith
- To Carteret Priault
- Garden and premises conveyed: described as “garden or plot of ground.”
- William Bowden will dated 2 June 1788. Will proved in ? Court of Cornwall
- Date of death not known
- Executors: Richard Hopkins and Ambrose Bowden

Indenture dated about 24 May 1805 (Quadrupartite)

- First part: Ambrose Bowden and Richard Hopkins
- Second part: William Smith (the elder)
- Third part: Carteret Priault (Merchant)
- Fourth part: Jacob Delacombe (Gentleman)
- Carteret Priault agreed, at the request of William Smith, to pay off £300 due to Richard Hopkins and Ambrose Bowden and lend William Smith £404 mortgaged on the properties

Indenture: lease and release about 22/23 Feb 1809

- William Smith (the elder)
- Carteret Priault
- Jacob Delacombe

Indenture: lease and release 23/24 April 1809

- Jacob Delacombe
- Carteret Priault
- Thomas Gray

Indenture 19 Sept 1825

- John Boger leases a garden to France Gray for a year for 5/-
- Garden described as bounded North by John's tenement
South by Couch's and Cullum's tenement
East by France Gray's property

Will of Thomas Gray about 28 June 1821

Will proved Prerogative Court Canterbury 26 June 1822?

Died ? May 1822

Indenture 20 Sept 1825

- John Boger (of Plympton) (Gentleman) Trustee and Executor of Thomas Gray (Surgeon) (late of Kingsand) of the first part
- Revd Samuel Woolmer (of Dudley, Worcester) of the second part
- France Hartley Gray (Gentleman, Kingsand) of the third part
- Deeble Boger (Gentleman, Plympton) of the fourth part
- France Gray acquires the property for £299
- Property described as:
 - Bounded north: Partly by John's tenement, partly by lands of Thomas Gray (deceased)
 - Bounded south: by a court leading to messuages from the street
 - Bounded east: Messuages etc as demised to William Bowden in

1785

France Hartley Gray's will dated 11 July 1845

- Proved in Prerogative Court of Archbishop of Canterbury 21 Dec 1849
- Executor: Harriet Gray
- Inheritors: Revd Edward Trelawney and Thomas Hardon? (gentleman of Dodbrook)

Conveyance 17 August 1857

- A garden in Kingsand for £145 in order to prevent uses as a dower
- Vendors: Revd Edward Trelawney (Clerk) and Mrs Harriet Gray (widow)
 - (I think that clerk and cleric were synonymous)
- Purchasers: James Collings (gentleman)
 - and William Collings (of Golant/St Sampson, labourer)
- James Collings will 18 Aug 1857
- Died on or about 27 March 18??
- Will proved District Registry Bodmin 9 Aug 18??
- Mary Ann Collings inherits

Conveyance 25 Nov 1875 £330

- Vendor: Mrs Mary Ann Collings (widow)
- Purchaser: Mr George Clarke (Dairyman)

Indenture of Mortgage 28 April 1878

- George Clarke borrowed £100 from Michael Hifley of Plymouth

Indenture 12 June 1888

- John Michael Hifley
- George Clarke
- Edith Harriet Ann Goldsmith becomes the lender instead of Hifley

Indenture 23 January 1907

- George Clarke (borrower)
- John Philip Goldsmith (lender)
- Edith Harriet Ann Goldsmith died 13 November 1896.
- Will dated 21 May 1891 and proved Principal Registry 3 Feb 1897
- John Philip Goldsmith inherits

Conveyance 25th June 1914

- Vendor Mary Ann Clarke of Plympton (widow)
- Purchaser John Philip Goldsmith of Devonport (Solicitor)
- George Clarke died 24 March 1908.

Will dated 20 March 1869. Proved in Principal Probate Registry 21 July 1908

- Property becomes John Philip Goldsmith's
- John Philip Goldsmith died 18 Dec 1919

Will 28 June 1915 with 2 codicils

- Proved 14 Feb 1920 in Principal Probate Registry

Indenture 17 November 1921 £550

- Vendors: Malcolm Lennon Goldsmith DSO of Pemberknowse, Cawsand (Cpt RN) and Kenrick Eyton Peck of 26 Ker Street Devonport (Solicitor)
- Purchasers: Richard Smale of Kingsand (carpenter) and Janet Turpin Smale (wife)
- Indenture contains a plan of the property with details of neighbours
- Called "Lexden" for the first time

Mortgage dated 6 February 1930

- Richard Henry Smale borrowed £600 from Louisa Gray
- Richard Henry Smale died 14 Sept 1931
- Louisa Gray died 7 February 1946. Will dated 28 January 1946 appointing Edgar Stanbury Dobell as executor. Will proved Principal Probate Registry 17 May 1946

- Transfer of mortgage by Edgar Stanbury Dobell to Eva Ellen Dobell dated 1 November 1946
- Mortgage released on 6 December 1951

Conveyance 7 December 1951 £1,500

- Vendor Janet Turpin Smale of "The Glasshouse", Kingsand
- Purchaser Peter Patrick Joseph Crowley DFC of 8 Lower Hill Road, Epsom, Surrey (Squadron Leader RAF)
- Witness: Dorothy Singleton (Caterer) Copper Kettle Café, Kingsand

Conveyance 17 November 1958 £2,200

- Vendor Peter Patrick Joseph Crowley, formerly of "Lexden" but now at Homestead," The Hatches, Frimley Green, Surrey
- Purchaser Millicent Joan Jago of 10 Chesterfield Road, Liara, Plymouth, wife of Arthur Jago

Conveyance 13 December 1976 £14,500

- Vendor Mrs Millicent Joan Jago of "Lexden"
- Purchaser Stuart Barker White and Vivienne Ann White of "Eventide", Market Street, Kingsand

Paul Buet 20th March 2007

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