

Abstract of the Title of Catherine Philomena Walters and Henry Walters to four Messuages, Land and Hereditaments situated at Sheepwash, in the parish of Caverswall, in the County of Stafford.

30th December 1881 by Indenture of this date made between Chas John Blagg of Cheadle of the 1st part. John Philip Nicklin of Osage City, Osage County, Kansas, North America, Farmer of the 2nd part. Thomas Walters of Little Hardiwick in the parish of Caverswall and Ann his wife (formerly Ann Nicklin spinster) of the 3rd part. Mary Nicklin of Little Hardiwick spinster of the 4th part. Thomas Walters of the 5th part and John Buch Masefield of Cheadle of the 6th part.

Reciting that, John Symcox late of Caverswall, Labourer deceased, being at the time of his death seized for an estate of inheritance in fee simple and possession free from incumbrances, of the messuages land and hereditaments thereafter described, made his will dated the 26th day of March 1836. Whereby he gave and devised to his son, William Johnson born before marriage, for and during the term of his natural life and if his (the said William Johnson`s) wife Priscilla survived him, for the term of her natural life two messuages or tenements with about once acre of land then in the occupation of himself, Samuel Hall and the said testators son. From and after the decease of the said William Johnson and Priscilla his wife the said testator gave and devised the said two cottages and land to the children of his daughter Elizabeth Nicklin including John Symcox her eldest son born before marriage.

And the said testator gave his other cottage and land, which he was occupying to his daughter in law, Priscilla Johnson, for and during her natural life. And from and after her decease the testator gave and devised the same to the children of his before named daughter for ever including the said John Symcox. And the said testator appointed the said William Johnson executor of his Will.

And Reciting that, that the said testator died in December 1836 and that his will was duly proved in the Diocesan Court of the Bishop of Lichfield on the 27th day of April 1837 by the said William Johnson.

And Reciting that, the said William Johnson died in June 1846 and was buried at Caverswall.

And Reciting that, the said Priscilla Johnson died in January 1847 and was buried at Ipstones in the County of Stafford.

And Reciting that, by an Indenture dated the 31st day of [February?] 1862, made between Elizabeth Nicklin and Thomas Walters and Ann his wife of the 1st part and Chas John Blagg of the 2nd part (acknowledged by Ann Walters in due form of law). The said Elizabeth Walters and Thomas Walters and Ann his wife granted and conveyed their interest or shares to the said Chas John Blagg by way of Mortgage, subject to redemption or repayment to the said

Chas John Blagg of the principal sum of £60.00 plus interest as therein mentioned on the 31st day of July 1863.

And Reciting that,

That the principal sum had not been repaid. All interest having been paid as acknowledged by Chas John Blagg.

And Reciting that, the said Elizabeth Nicklin died on the 25th of January 1881 having issue 3 children and no more namely, the said John Nicklin otherwise Symcox (since deceased) and the said Ann Walters and Mary Nicklin parties thereto.

And Reciting that, the said John Nicklin, otherwise Symcox, died on the 27th day of July 1866 intestate, leaving John Philip Nicklin, his eldest son and heir at law surviving.

And Reciting that, the said Thomas Walters had contracted with the said parties thereto of the 2nd, 3rd and 4th parts for the purchase of the hereditaments conveyed at the price of £30 and it was agreed that the said Chas John Blagg should receive his principal sum of £60 out of the one third part or share of the said Ann Walters or Thomas Walters in his right of the said purchase money or sum of £300. It was agreed that the sum of £40 to Thomas Walters and Ann his wife, £100 to Mary Nicklin and £100 to John Philip Nicklin making together the sum of £240 being the residue of the sum of £300 paid by the said Thomas Walters. Chas John Blagg granted and released, and John Philip Nicklin, Thomas Walters and Ann his wife and Mary Nicklin granted and confirmed unto the said John Richard Buch Masefield :

All Those, 4 messuages, dwellings or tenements (formerly in 3 messuages) situated at or near Sheep Wash in the Parish of Caverswall together with the gardens thereto adjoining and belonging to them in the several occupations of Jervis Bloor, Noah Shenton, William Edwards and [Aaron?] Simcock. And also that piece or parcel of land upon which the said messuages stand containing by estimation one acre or thereabouts. And also all that allotment of land containing about 8 roods lying adjacent to the above messuages lately in the occupation of Elizabeth Nicklin deceased which were formerly the estate of the said John Symcox.

To Hold, the same unto the said J.R.B. Masefield to the use of the said Thomas Walters and his heirs for ever.

10th February 1903

By his will, Thomas Walters appointed his daughter, Catherine Philomena Walters and his son Henry Walters executors. He gave and devised all his real estate and the residue of his personal estate subject as to his real estate at Little Hardiwick, then his own occupation, to a mortgage debt of £800 then charged to his daughter Philomena and his son Henry Walters in equal shares as tenants in common. And thereby charged all his real estate so devised with

the payments following, to be born in equal shares by his said son and daughters (namely) to his daughter Mary Ann Bucknall the sum of £30, to his daughter Victoria Elizabeth Chell the sum of £30, to his son John Reuben Walters the sum of £30, to the 7 children of his deceased son Thomas Walters the sum of £30 in equal shares between them. To his daughter Isabella Challinor the sum of £30 and to his son Daniel Walters the sum of £30.

18th February 1903 the testator died.

[20th ?] March 1903 the Will was proved in the Principal Registry of both the said executors.

18th April 1904 Receipts from Mary Ann Bucknall, Victoria Elizabeth Chell, John Reuben Walters, Samuel Challinor (administrator of the late Mrs Isabella Challinor deceased), Charles William Walters and Daniel Walters for the six legacies of £30 each.

1908 Noted that the sum of £30 is now deposited with the Manchester and [Staffordshire ?] District Banking Co Ltd (Cheadle Branch) to meet the £30 legacy bequeathed by the said Thomas Walters to the infant children of the said Thomas Walters deceased, to be paid to them as they attain the age of 21 years.

30th April 1906 Indenture of this date made between the said Catherine Philomena Walters spinster and the said Henry Walters Cattle Dealer (mortgagors) of the one part and Fanny Maria Masefield and Susan Emery Masefield both of the Old Hall, Stone in the County of Stafford (mortgagees) of the other part. Supplemental to an earlier Indenture made in 1902 between Thomas Walters and the mortgagees, being a mortgage of certain lands and herditaments related to the sum of £800.

Reciting that, the mortgagees had agreed to lend to the mortgagors the further sum of £200.

Witnessed that in consideration of the sums of £800 and £200 therein paid to the mortgagors by the mortgagees the mortgagors covenanted to repay the principal with interest.

Further Witnessed that, in consideration of the aforesaid the mortgagors declared that the hereditaments comprised in the principle indenture should be free and discharged from equity of redemption.

And Further Witnessed that, the mortgagors, as beneficial owners thereby convey to the mortgagees all the herditaments as described in the indenture dated 30th December 1887, to hold unto the use of the mortgagors in fee simple.