

Hart, Thomas, Jr., Land grant of 223 acres, July 5, 1755.

Adjoins Peter Burr's Halltown property

The Right Honourable Thomas Lord Fairfax Baron of Cameron in that part of Great Britain called Scotland proprietor of the Northern Neck of Virginia, To all to whom this present writing shall come sends greeting. Know ye that for good causes for and in consideration of the composition to me paid and for the annual rent hereafter reserved I have given granted and confirmed and by these presents for me my heirs and assigns do give grant and confirm unto Thomas Hart, Jr., of Frederick County a certain tract of waste and ungranted land in the said county including where he now lives on a branch of Potomack call Cabbin run and bounded as by a survey thereof made by Mr. Thomas Rutherford Junior as followeth. Beginning at hicory sapling [1] in the line of Peter Bur [Burr] and corner to James Lloyd, thence extending with the said Lloyd's line North 5 degrees East three hundred and seventy seven poles to a black [oak] sapling [2] thence South 5 degrees West seventy poles to a white oak [3] thence South 85 degrees East ninety four poles to a stake [4] in a valley and in the line of George William Fairfax Esqr. thence with the said Fairfax's lines as followeth South 10 degrees West two hundred and thirty two poles to four black oak saplings [5] in the head of a valley, thence South 50 East sixty four poles to two black oaks [6] and a locust sapling thence South thirty nine poles to a locust and hicory sapling [7] then leaving the said Fairfax's line and extending South 78 degrees West sixty two poles to a black oak [8] corner to Peter Bur, thence with the said Bur's line North 85 degrees West one hundred and thirty five poles to the beginning containing three hundred and twenty three acres together with all rights members and appurtenances thereunto belonging Royal mines excepted and a full third part of all lead copper tin coals iron mines and iron ore that shall be found thereon. To have and to hold the said three hundred and twenty three acres of land together with all rights profits and benefits to the same belonging or in anywise appertaining except before excepted to him the said Thomas Hart his heirs and assigns forever. He the said Thomas Hart his heirs or assigns therefore yielding and paying to me my heirs or assigns or to my certain attorney or attorneys agent or agents or to the certain attorney or attorneys of my heirs or assigns proprietors of the said Northern Neck yearly and every year on the Feast Day of St. Michael the Arch Angel the fee rent of one shilling sterling money for every fifty acres of land hereby granted and so proportionably for a greater or lesser quantity, provided that if the said Thomas Hart his heirs or assigns shall not pay the above reserved annual rent so that the same or any part thereof shall be behind or unpaid by the space of two whole years after the same shall become due if lawfully demanded that then it shall and may be lawful for me my heirs or assigns proprietors as aforesaid my or their certain attorney or attorneys agent or agents into the above granted premisses to reenter and hold the same so as if this grant had never passed. Given at my office in the County of Fairfax within my said proprietary under my hand and seal dated this fifth day of July in the twenty ninth year of the Reign of our Sovereign Lord George the Second by the Grace of God of Great Britain, France and Ireland King, Defender of the Faith, &c. A. Dmi. One thousand seven hundred and fifty five.

Fairfax

The Right Honorable Thomas Lord Fairfax Baron of Cameron in that part of Great Britain called Scotland Proprietor of the Northern Neck of Virginia to all to whom this present Writing shall come sends greeting; Know Ye that for good causes for and in consideration of the Composition to me paid and for the annual Rent hereafter reserved I have given granted and confirmed and by these Presents for my heirs and assigns do give grant and confirm unto Thomas Hart Junr. of Frederick County a certain tract of Waste and Ungranted Land in the said County including where he now lives on a branch of Potomack call Carbon Run and bounded as by survey thereof made by Mr. Thomas Katherford Junr. as follows Beginning at Hickory Sapling in the Line of Peter Bar and corner to James Joye Thence Extending with the said Loyds line N. 5. E. Three Hundred and Seventy seven Poles to a black Oak then leaving the said Loyds line and extending N. 85. E. Sixty Poles to two black Oak Saplings thence S. 5. W. Seventy Poles to a white Oak; Thence S. 85. E. Fifty four Poles to a white standing in a valley and in the line of George William Fairfax Esq. Thence with the said Fairfaxes Lines as followeth S. 10. W. Two Hundred and thirty two Poles to two black Oak Saplings in the Head of a Valley, Thence S. 50. E. Sixty four Poles to two black Oaks and a locust Sapling Thence S. thirty nine Poles to a locust and Hickory Sapling then leaving the said Fairfaxes Line and extending S. 78. W. Sixty two Poles to a black Oak corner to Peter Bar, Thence with the said Bar's line N. 85. W. One Hundred and thirty four Poles to the Beginning. Containing Three Hundred and Twenty Three Acres, Together with all Rights Members and appurtenances thereto belonging Royal Mines Excepted, and a full third part of all Lead, Copper, Iron, Coal, Iron Mines and Iron Ore that shall be found thereon to have and to hold the said Three Hundred and Twenty Three Acres of Land Together with all Rights Profits and to the same belonging or in anywise appertaining Except before excepted, to Him the said Thomas Hart his heirs and assigns for ever. He the said Thomas Hart, his heirs or assigns therefore yielding and paying to me my heirs or assigns or to my certain Attorney or Attorneys Agent or Agents or to the certain Attorney or Attorneys, Agent or Agents of my heirs or assigns Proprietors as aforesaid Yearly and every Year, on the Feast Day of St. Michael the Arch-bishop the Breckent of One Shilling Sterling Money for every Fifty Acres of Land hereby granted and so proportionably for a greater or lesser Quantity: Provided, that if the said Thomas Hart his heirs or assigns shall not pay the above reserved Annual Rent, so that the same or any part thereof shall be behind or unpaid by the space of two whole Years after the same shall become due of lawfully demand; That then it shall and may be lawful for me my heirs or assigns Proprietors as aforesaid my or their certain Attorney or Attorneys Agent or Agents, into the above premises to re-enter and hold the same as if this Grant had never passed: Given in my Office in the County of Fairfax within my said Proprietary under my Hand and Seal this fifth day of July in the twenty ninth Year of the Reign of our Sovereign Lord George the second by the Grace of God of Great Britain France and Ireland King Great of the Faith &c. A. D. One Thousand seven Hundred and fifty five.

Thomas Hart Junr. Deed for
 (323 Acres of Land in Frederick County) Fairfax