

Land Grant of 1763
As Granted to
Henry Seller
For Lands Then Located in Augusta County
Between the Shenandoah River and Peaked Mountain,
Now Shenandoah, Page or Rockingham County.
Signed by
Francis Fauquier, Lieutenant Governor
Of the Colony of Virginia
1758-1768



Transcription provided by:
Randy Buie
Valley Preservation Alliance for American History and Architecture
Harrisonburg, Virginia
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Notes Regarding this Transcription

While every effort has been made to complete a full transcription of the document, some words remain illegible either because of the fading of the ink or physical damage to the document in the form a water stains, dirt stains, tears or missing material. In all cases where the script is partially or completely illegible and there remains any question as to the identification of the word or phrase used then the corresponding text of the transcription will be provided in [brackets]. For those words for which there remains a great deal of uncertainty and the text provided in the transcription is a reasonable guess then a question mark will be included within the [brackets?]. If the word is completely unreadable it will be identified as manuscript illegible [*MS. illegible*]. If the original document is missing material the lost text will be accounted for as [*MS. damaged*] or otherwise described. All editorial comments will appear in *italics* within brackets.

This is a literal transcription. By this it is meant that no changes have been made to spelling, capitalization, punctuation, phrasing or sentence structure. The use of various fonts and font sizes have been employed to reflect the character and script usage of the original document, which reflect the grammatical writing structure of the period. The individual line format of this transcription demonstrates the dilemma of transferring the content of an oversized, single sheet, original document into a modern format. As such, each line between returns corresponds to a single line of script on the original sheet and have been sequentially numbered for easier reference.

Notes Regarding this Document

As a means to aid the reader's understanding of the content of this document the following information is provided:

- The Feast of Saint Michael the Arch Angel is September 29th
- "Common Socage" or socage – The holding or having tenure of land in exchange for clearly defined requirements and fixed payments to be made at specified intervals. Sometimes in the form of agricultural goods, but especially in the form of rent.
- "Capite" – As part of holding tenure of land, being in service to the King as he requires.
- "Knights Service" - Also, as part of holding tenure of land, being required to provide military service to the King.
- The requirements of Capite and Knights Service as a condition of holding land, or tenure, were removed in England in the Tenures Abolition Act of 1660. English Acts of Parliament were not always deemed applicable within the Colonies until later dates, which may account for this specification in 1747.
- A "pole" is 16.5 feet, 320 poles comprise one mile.
- This grant was written on a pre-printed, oversized sheet containing formatted items represented by the underlined text. Hand written text is not underlined.
- The Peaked Mountain is what is now known as the Massanutten Mountain Range.

Copyright and Citation

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¹ George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith &c
To all to whom

² these Presents shall come Greeting Know Ye that for divers good Causes and Considerations but more
Especially for and in Consideration

³ of the sum of Twenty Five Shillings of good and Lawful Money [for our] Use paid to our Receiver General of
our

⁴ revenues in this our Colony and Dominion of Virginia We Have Given Granted and Confirmed and by
these presents for us our

⁵ Heirs and Successors Do Give Grant and Confirm unto Henry Seller one certain Tract or parcel of Land
Containing

⁶ two hundred and five Acres lying and being in the County of Augusta between Shanando River and the

⁷ Peaked Mountain and bounded as followeth to wit Beginning at two white Oaks in a line of his own land

⁸ Corner to Stephen HERNBERG'S land and running thence North twenty Degrees East ninety one poles to a pine

⁹ North seventy Degrees West thirty five poles to a pine North eighty five poles to two white Oaks South sixty
Degrees

¹⁰ West one hundred and eighty poles to a pine South twenty five Degrees West sixty eight poles to two pines
South

¹¹ nineteen Degrees East eighty two poles Crossing a branch to a pine South twenty five Degrees West ninety
poles

¹² to a pine in a line of his own land and with the same North seventy five Degrees East sixty poles to the

¹³ Beginning

¹⁴ With all Woods Under Woods Swamps Marshes Longgrounds Meadows Feedings and his due share of all
Veins Mines and

¹⁵ Quarries as well discovered as not discovered within the Bounds aforesaid and being Part of the said Quantity
of two hundred and

¹⁶ [five] Acres of Land and the Rivers Waters and Water Courses therein [contained together] with the privileges

¹⁷ of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever [to the
same or any part thereof] belong

¹⁸ ing or in any wise appertaining To have hold Possess and Enjoy the said Tract or Parcel of Land and all
other the before granted Premises

¹⁹ and every Part thereof with their and every of their Appurtenances unto the said Henry Seller and to his

²⁰ Heirs and Assigns forever To the only Use and Behoof of him the said Henry Seller his Heirs and Assigns
forever

- ²¹ To be held of us our Heirs and Successors as of our Manor of East Greenwich in the County of Kent in free and Common Soccage
- ²² and not in Capite or by Knights Service Yielding and Paying unto us our Heirs and Successors for every fifty Acres of
- ²³ land and so proportionably for a lesser or greater Quantity than fifty Acres the Fee Rent of one Shilling Yearly to be paid upon the
- ²⁴ Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned
- ²⁵ within three Years after the Date of these Presents Provided always that if three Years of the said Fee Rent shall at any time
- ²⁶ be in Arrear and Unpaid or if the said Henry Seller his Heirs or Assigns do not within the Space
- ²⁷ of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract
- ²⁸ abovementioned Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful
- ²⁹ to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons
- ³⁰ as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness
- ³¹ our Trusty and Welbeloved Francis Fauquier Esq our Lieutenant Governor and Commander in Chief of our said Colony and
- ³² Dominion at Williamsburgh Under the Seal of our said Colony the Thirtieth Day of August One thousand
- ³³ Seven hundred and sixty three In the third Year of our Reign

(SEAL)
[Ribbon with wax seal missing]

Fran: Fauquier

George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith &c. To all to whom these Presents shall come Greeting Know ye that for divers good Causes and Considerations but more Especially for and in Consideration of the Sum of Twenty five Shillings of good and Lawful Money for our Use paid to our Receiver General of our Revenues in this our Colony and Dominion of Virginia We have Given Granted and Confirmed and by these Presents for us our Heirs and Successors Do Give Grant and Confirm unto Henry Sellar one certain Tract or Parcel of Land containing two hundred and five Acres lying and being in the County of Augusta between Charando River and the Pecked Mountain and bounded as followeth to wit Beginning at two white Oaks in a line of his own land corner to Stephen Kernsbergs land and running thence North twenty Degrees East ninety one poles to a pine North seventy Degrees West thirty five poles to a pine North eighty five poles to two white Oaks South sixty Degrees West one hundred and eighty poles to a pine South twenty five Degrees West sixty eight poles to two pines South nineteen Degrees East eighty two poles crossing a branch to a pine South twenty five Degrees West ninety poles to a pine in a line of his own land and with the same North seventy five Degrees East sixty six poles North thirty Degrees East one hundred and sixty eight poles to a pine and Hickory South sixty five Degrees East sixty poles to the Beginning

With all Woods Swamps Marshes Low grounds Meadows Feedings and Pastures and all other Premises and every Part thereof with their and every of their Appurtenances unto the said Henry Sellar and his Heirs and Assigns forever To the only Use and behoof of him the said Henry Sellar his Heirs and Assigns forever To be held of us our Heirs and Successors as of our Manor of East Greenwich in the County of Kent in free and common Socage and not in Capite or by Knights Service Yielding and Paying unto us our Heirs and Successors for every fifty Acres of Land and so proportionably for a lesser or greater Quantity than fifty Acres the Fee Rent of one Shilling Yearly to be paid upon the Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned within three Years after the Date of these Presents Provided always that if three Years of the said Fee Rent shall at any time be in Arrear and Unpaid or if the said Henry Sellar his Heirs or Assigns do not within the Space of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract abovementioned Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness our Trusty and wellbeloved Francis Fauquier our Lieutenant Governor and Commander in Chief of our said Colony and Dominion at Williamsburgh Under the Seal of our said Colony the Thirtieth Day of August One thousand Seven hundred and sixty three In the third Year of our Reign

Fran. Fauquier