

Land Grant of 1757
As Granted to
Arthur Johnston
For Lands Then Located in Augusta County
On the Northwest Branch of Cook's Creek,
Now Rockingham County.
Signed by
Robert Dinwiddie, Lieutenant Governor
Of the Colony of Virginia
1751-1758



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 Soccage" 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.

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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 Ten 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 Arthur Johnston one certain tract or parcel of Land
containing ninety

⁶ nine acres lying and being in the County of Augusta and Branch of the North West fork of Cooks Creek on the
South East side of

⁷ Samuel Wilkins Land and bounded as followeth to wit **Beginning** at two white oaks near a corner of the said
Land and running thence

⁸ South forty degrees West crossing the said Branch one hundred and fifty two poles to two pines thence South
fifty degrees East one hundred

⁹ and four poles to a pine thence North forty degrees East one hundred and fifty two poles to a stake near a
blazed pine thence North fifty

¹⁰ degrees West one hundred and four poles to the beginning

¹¹ With all Woods Under Woods Swamps Marshes Longrounds Meadows Feedings and his due share of all
Veins Mines and

¹² Quarries as well discovered as not discovered within the Bounds aforesaid and being Part of the said Quantity
of Ninety nine

¹³ Acres of Land and the Rivers Waters and Water Courses therein contained together with the privileges

¹⁴ of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever to the
same or any part thereof belong

¹⁵ 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

¹⁶ and every Part thereof with their and every of their Appurtenances unto the said Arthur Johnston and to his

¹⁷ Heirs and Assigns forever To the only Use and Behoof of him the said Arthur Johnston his Heirs and Assigns
forever

¹⁸ 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

¹⁹ and not in Capite or by Knights Service Yielding and Paying unto us our Heirs and Successors for
every fifty Acres of

- ²⁰ 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
- ²¹ Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned
- ²² within three Years after the Date of these Presents Provided always that if three Years of the said Fee Rent shall at any time
- ²³ be in Arrear and Unpaid or if the said Arthur Johnston his Heirs or Assigns do not within the Space
- ²⁴ of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract
- ²⁵ abovementioned Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful
- ²⁶ to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons
- ²⁷ as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness
- ²⁸ our Trusty and Welbeloved Robert Dinwiddie Esqr. our Lieutenant Governor and Commander in Chief of our said Colony and
- ²⁹ Dominion at Williamsburgh Under the Seal of our said Colony the Tenth Day of November One thousand
- ³⁰ Seven hundred and fifty seven In the thirty first Year of our Reign

(SEAL)
[*Ribbon and wax seal missing*]

Robt Dinwiddie

George the Second 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 Ten 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 Arthur Johnston one certain Tract or parcel of Land containing ninety nine acres lying and being in the County of Augusta and a Branch of the North West fork of Roanoke Creek on the South East side of Samuel Wilkins Land and bounded as followeth to wit Beginning at two white oaks near a corner of the said Land and running thence South forty degrees West crossing the said Branch one hundred and fifty two poles to two pines thence South fifty degrees East one hundred and four poles to a pine thence North forty degrees East one hundred and fifty two poles to a white oak near a blazed pine thence North fifty degrees West one hundred and four poles to the beginning

With all Woods Under Woods Swamps Marshes Lowgrounds Meadows Feedings and his due Share of all Veins Mines and Quarries as well discovered as not discovered within the Bounds aforesaid and being Part of the said Quantity of Ninety nine Acres of Land and the Rivers Waters and Water Courses therein contained together with the Privileges of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever to the same or any Part thereof belonging 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 and every Part thereof with their and every of their Appurtenances unto the said Arthur Johnston and to his Heirs and Assigns forever To the only Use and behoof of him the said Arthur Johnston 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 Arthur Johnston 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 Robert Dinwiddie Esq^r our Lieutenant Governor and Commander in Chief of our said Colony and Dominion at Williamstburgh Under the Seal of our said Colony the tenth Day of November One thousand Seven hundred and fifty seven In the thirty first Year of our Reign

Rob^t. Dinwiddie