

Land Grant of 1768  
As Granted to  
James Bruster  
For Lands Then Located in Augusta County.  
Signed by  
John Blair,  
President of the Council & Acting Governor  
Of the Colony of Virginia  
March – October 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 29<sup>th</sup>
- "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.

## Copyright and Citation

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

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

<sup>3</sup> of the sum of Ten Shillings of good and Lawful Money for our Use paid to our Receiver General of our

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

<sup>5</sup> Heirs and Successors Do Give Grant and Confirm unto James Bruster one certain Tract or Parcel of Land

<sup>6</sup> containing Seventy one Acres lying and being in the County of Augusta Between the Lines of his

<sup>7</sup> own and John Stevensons Land and bounded as followeth, to wit, **Beginning** at a White Oak

<sup>8</sup> Corner to the said Brusters Land thence North fifty Degrees West ninety four Poles to a black

<sup>9</sup> Oak near Stevensons line West five Poles to Stevensons line, North five Degrees East one

<sup>10</sup> hundred and thirty Poles South seventy two Degrees East fifty two poles to two White Oaks on

<sup>11</sup> John Scotts line and thence with the said Line South twenty Degrees East one hundred poles

<sup>12</sup> to a White Oak and Hickory thence South thirteen Degrees West eighty Poles to the Beginning

<sup>13</sup> With all Woods Under Woods Swamps Marshes Longrounds Meadows Feedings and his due share of all  
Veins Mines and

<sup>14</sup> Quarries as well discovered as not discovered within the Bounds aforesaid and being Part of the said Quantity  
of Seventy one

<sup>15</sup> Acres of Land and the Rivers Waters and Water Courses therein contained together with the privileges

<sup>16</sup> of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever to the  
same or any part thereof belong

<sup>17</sup> 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

<sup>18</sup> and every Part thereof with their and every of their Appurtenances unto the said James Bruster and to his

<sup>19</sup> Heirs and Assigns forever To the only Use and Behoof of him the said James Bruster his Heirs and Assigns  
forever

<sup>20</sup> 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

<sup>21</sup> and not in Capite or by Knights Service Yielding and Paying unto us our Heirs and Successors for  
every fifty Acres of

- <sup>22</sup> 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
- <sup>23</sup> Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned
- <sup>24</sup> within three Years after the Date of these Presents Provided always that if three Years of the said Fee Rent shall at any time
- <sup>25</sup> be in Arrear and Unpaid or if the said James Bruster his Heirs or Assigns do not within the Space
- <sup>26</sup> of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract
- <sup>27</sup> abovementioned Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful
- <sup>28</sup> to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons
- <sup>29</sup> as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness
- <sup>30</sup> our Trusty and Welbeloved John Blair Esq. President of our Council and Commander in Chief of our said Colony and
- <sup>31</sup> Dominion at Williamsburgh Under the Seal of our said Colony the Twentieth Day of July One thousand
- <sup>32</sup> Seven hundred and sixty eight In the Eighth Year of our Reign

(SEAL)  
[Ribbon without wax seal]

John Blair

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 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 James Bruster one certain Tract or parcel of Land containing Seventy one Acres lying and being in the County of Augusta Between the Lines of his own and John Stevensons Land and bounded as followeth, to wit, Beginning at a White Oak Corner to the said Brusters Land thence North fifty Degrees West ninety four poles to a black Oak near Stevensons line West five poles to Stevensons line, North five Degrees East one hundred and thirty poles South seventy two Degrees East fifty two poles to two White Oaks on John Scotts line and thence with the said Line South twenty Degrees East one hundred poles to a White Oak and Hickory thence South thirtien Degrees West eighty poles to the Beginning

*[Decorative flourish]*

With all Woods Under Woods Swamps Marshes Lowgrounds Meaders 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 Seventy one 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 James Bruster and to his Heirs and Assigns forever To the only Use and behoof of him the said James Bruster 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 James Bruster 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 WITNES our Trusty and wellbeloved John Blair Esq. President of our Council and Commander in Chief of our said Colony and Dominion at Williamstburgh Under the Seal of our said Colony the twentieth Day of July One thousand Seven hundred and sixty eight In the Eighth Year of our Reign

John Blair