

Land Grant of 1774
As Granted to
Adam Sellers,
For Lands Then Located in Augusta County
On the Shenandoah River,
Now Rockingham County.
Signed by
John Murray, Earl of Dunmore,
Governor Of the Colony of Virginia
1771 – 1775



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

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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.
- The text between the ^ insertion symbols ^ indicates words or phrases inserted above the text of the primary line of writing as inclusions within the original text.

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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
Epecially for and in Consideration

³ of the sum of Twenty 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 Adam Sellers one certain tract or parcel of Land
containing five hundred & forty

⁶ two acres lying and being in the County of Augusta on the north side of the Shanandoah River adjoining the
Lands of John Miller Samuel Thornhill

⁷ Mathias Searce Henry Sellers and Adam Sellers and bounded as followeth, to wit, **Beginning** at three
Walnuts on the river bank and

⁸ running thence North fifty five degrees West fifty poles to two white Oaks North twenty degrees East ninety
one poles to a pine North seventy

⁹ degree West thirty five poles to a pine corner to John Miller's Land North thirty two degrees East one hundred
and eight Poles with a

¹⁰ line of the same to a pine corner to Samuel Thornhills Land, with a line of the same West one hundred and
thirty Poles passing the

¹¹ corner to two pines near a corner of Mathias Searce's Land, with the line of the same South thirty six degrees
East fifty poles to a pine

¹² South sixty degrees West one hundred and sixteen poles to a large pine, North seventy degrees West one
hundred and thirty Poles to three pines on a

¹³ line of the said Land South twenty degrees West eighteen Poles to a pine on a line of Henry Sellers Land, with
the lines of the same South fifty

¹⁴ degrees East forty six Poles to two pines South forty two degrees East forty eight Poles to a pine and hickory
bushes South eighteen degrees West

¹⁵ fifty eight poles to a pine South fifty six degrees East fifty four poles to a large pine on a hill South forty eight
degrees West eighty four

¹⁶ Poles to three pines North fifty six degrees West seventy poles to a pine in a Draft on a line of the last
mentioned land, thence up the draft

¹⁷ North eighty eight degrees West two hundred & ten poles to three pines South seven degrees West twenty
four poles to a pine black Oak & white Oak

¹⁸ corner to Peter Sellers Survey South seventy two degrees East two hundred and sixty four Poles to a pine
corner to the said Survey & his

- ¹⁹ patented Land with the lines of the same South twenty five degrees East ninety one poles to a pine South thirty eight Degrees East forty
- ²⁰ eight poles to an elm on the river thence down the several ^ courses [thereof] ^ Three hundred forty four Poles to Beginning One hundred and sixty eight acres
- ²¹ part thereof being part of one hundred ninety one acres granted to Henry Sellers by Patent bearing date the first day of June 1750 Also two
- ²² hundred & five acres other part thereof being formerly granted to the said Henry Sellers by Patent bearing date the thirtieth day of August
- ²³ 1763 The right and title of title of which said parcels of Land is since become vested in the said Adam Sellers And one hundred
- ²⁴ and sixty nine acres the residue never before granted
- ²⁵ With all Woods Under Woods [Swamps Marshes Longrounds Meadows Feedings and his due] share of all Veins Mines and
- ²⁶ Quarries [as well discovered as not discovered within the Bounds aforesaid and being Part of the said] Quantity of [five hundred forty]
- ²⁷ two Acres [of Land and the Rivers Waters and Water] Courses therein contained together with the privileges
- ²⁸ of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever to the same or any part thereof belong
- ²⁹ 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
- ³⁰ and every Part thereof with their and every of their Appurtenances unto the said Adam Sellers and to his
- ³¹ Heirs and Assigns forever To the only Use and Behoof of him the said Adam Sellers his Heirs and Assigns forever
- ³² 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
- ³³ and not in Capite or by Knights Service Yielding and Paying unto us our Heirs and Successors for every fifty Acres of
- ³⁴ 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
- ³⁵ Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned
- ³⁶ within three Years after the Date of these Presents ^ excepting so much of the said Land as hath been already cultivated and improved according to the Condition of the former Patents ^ Provided always that if three Years of the said Fee Rent shall at any time
- ³⁷ be in Arrear and Unpaid or if the said Adam Sellers his Heirs or Assigns do not within the Space

- ³⁸ of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract
- ³⁹ abovementioned ^ except as is before excepted ^ Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful
- ⁴⁰ to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons
- ⁴¹ as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness
- ⁴² our Trusty and Welbeloved John Earl of Dunmore our Lieutenant & Governor General [*Lieutenant and Commander in Chief erased and replaced with Lieutenant & Governor General*] of our said Colony and
- ⁴³ Dominion at Williamsburgh Under the Seal of our said Colony the fifth Day of July One thousand
- ⁴⁴ Seven hundred and seventy four In the fourteenth Year of our Reign

(SEAL)
[Ribbon and wax seal missing]

Dunmore

