

Land Grant of 1750
As Granted to
Hugh Caffey,
For Lands Then Located in Augusta County
Along the Cowpasture River.
Signed by
Thomas Lee, President of the King's Council
Of the Colony of Virginia
1749 - 1750



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 1741.
- A "pole" is 16.5 feet, 320 poles comprise one mile.
- It is not within the scope of this transcription to identify the specific location of this land grant. However, at the time of the issue of this grant Augusta County and the Cowpasture River included what is now Highland, Bath, Alleghany and Botetourt Counties.
- Thomas Lee was named President of the King's Council of Virginia in 1749 when Lieutenant Governor William Gooch was recalled to England. George II intended to appoint him Governor of Virginia, but Lee died in 1750 before the appointment could be made.

Copyright and Citation

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¹ **George** the Second by the Grace of God of Great Britain France and Ireland King Defender of the Faith &C
To all to

² **whom** these Presents shall come Greeting **Know Ye** that for Consideration mentioned in an Order of
our Trusty

³ and Welbeloved William Gooch Esq. Our Lieutenant Governor and Commander in Chief of our Colony and
Dominion

⁴ of Virginia in our Council of the Colony Granted to John Robinson Esq. James Wood Henry Robinson Thomas
Lewis and Andrew Lewis the twenty ninth Day of October on thousand seven hundred and forty three
We have Given

⁶ Granted and Confirmed and by these Presents for us our Heirs and Successors Do Give Grant and Confirm
unto

⁷ Hugh Caffey one certain Tract or Parcel of Land containing two hundred and twenty acres Lying and being in
the

⁸ County of Augusta and bounded as followeth to wit. **Beginning** at a Walnut and two sugar trees Corner to
the Land of

⁹ John [Donoley] and Running Thence with his line Crossing the Cowpasture River South sixty five Degrees
East one

¹⁰ hundred and eight Poles to a black Oak Thence South thirty five Degrees West forty two Poles to a Pine
Thence South East

¹¹ one hundred and forty four Poles Thence South thirty five Degrees West one hundred and thirty four Poles to
two Mulberry

¹² trees at a Mountain foot Thence South forty nine Degrees West thirty nine Poles to a Sycamore tree on the
River Thence

¹³ North thirty Degrees West two hundred Poles to two Pines [*MS. erased by author*] on a high hill above the
River Thence to and with the

¹⁴ River and Mountain foot to the beginning **With all** Woods Underwoods Swamps Marshes Lon Grounds
Meadows

¹⁵ feedings and his due share of all Veins Mines and Quarries as well discovered as not discovered within the
bounds

¹⁶ aforesaid and being part of the said Quantity of two hundred and twenty Acres of Land and the Rivers Waters

¹⁷ and Water Courses therein Contained together with the Privileges of Hunting Hawking Fishing Fowling and

¹⁸ all other Profits Commodities and Hereditaments whatsoever to the same or any part thereof belonging or in
any wise

¹⁹ appertaining **To have hold** Possess and enjoy the said Tract or Parcel of Land and all other the before
granted Premises

²⁰ and every part thereof with their and every of their appurtenances unto the said Hugh Caffey and to his Heirs
and
²¹ assigns forever To the only use and behoof of him the said Hugh Caffey his Heirs and assigns forever
To be held
²² of us our Heirs and Successors as of our Mannor of East Greenwich in the county of Kent in free and
Common
²³ Soccage and not in Capite or by Knights Service **Yielding and Paying** unto us our Heirs and
Successors for every
²⁴ fifty Acres of Land and so Proportionably for a Lesser or greater Quantity than fifty Acres the fee Rent of one
²⁵ Shilling yearly to be paid upon the feast of Saint Michael the Arch Angel and also Cultivating and Improving
²⁶ three Acres part of every fifty of the Land abovementioned within three years after the Date of the Presents
²⁷ **Provided** always that if three years of the said fee Rent shall at any time be in Arrear and unpaid or if the
said Hugh
²⁸ Caffey his Heirs or Assigns Do not within the Space of three years next coming after the Date of these
presents
²⁹ Cultivate and Improve three Acres part of every fifty of the Tract abovementioned Then the Estate hereby
granted
³⁰ shall Cease and be utterly Determined and thereafter it shall and may be Lawful to and for us our Heirs and
³¹ Successors to grant the same Land and Premises with the appurtenances unto such other Person or Persons
as we our
³² heirs and Successors shall think fit **In Witness** whereof we have caused these our Letters Patent to be
made **Witness**
³³ our Trusty and Welbeloved Thomas Lee Esq. President of our Council and Commander in Chief of our said
Colony
³⁴ and Dominion at Williamsburgh under the Seal of our said Colony the third day of November on
³⁵ thousand seven hundred and fifty in the twenty fourth year of our Reign

(SEAL)
[Ribbon and wax seal missing]

Thomas Lee P

CHARLES the second by the Grace of God of Great Brittain France and Ireland King Defender of the Faith &c. To all to
whom these Presents shall come greeting KNOW YE that for the Consideration mentioned in an Act of our Privy
and wellbelov'd William Crooke Esq. our Lieutenant Governor and Commander in Chief of our Colony and Dominion
of Virginia in our Council of the said Colony Granted to John Robinson Esq. James Wood Henry Robinson Thomas
Lewis and Andrew Lewis the twenty ninth Day of October one thousand seven hundred and forty three We do give Grant and Confirm unto
Hugh Caffey one certain Tract or Parcel of Land containing two hundred and twenty Acres lying and being in the
County of Augusta and bounded as followeth to wit. Beginning at a Walnut and two Sugar tree Trees to the Land of
John Dandley and thence with his line crossing the Compastures three South one by five Degree East one
hundred and eight Pole to a Black Oak thence South thirty five Degree West forty two Pole to a Pine thence South East
one hundred and forty four Pole thence South thirty five Degree West one hundred and thirty four Pole to two Mulberry
trees at a mountain foot thence South forty nine Degree West thirty nine Pole to a Sycamore tree on the River thence
North thirty Degree West two hundred Pole to a high hill above the River thence to and with the
River and Mountain foot to the beginning With all those underwoods Swamps Marshes Sandy grounds Meadows
Swamps and his due share of all Vein Mines and Quarries as well discovered as not discovered within the bounds
aforesaid and being part of the said Quantity of two hundred and twenty Acres of Land and the Rivers Water
and Water Courses therein contained together with the Privileges of Hunting Harboring Fishing Fowling and
all other Profit Commodities and Hereditaments whatsoever to the same or any part thereof belonging or in anywise
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 Hugh Caffey and to his Heirs and
assignes forever To the only use and behoof of him the said Hugh Caffey his Heirs and assignes forever To hold
of us our Heirs and Successors as of our manor of West 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 Hugh
Caffey his Heirs or assignes 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 for us our Heirs and
Successors to grant the same Land and Premises with the appurtenances unto such other Person or Persons as we our
Heirs and Successors shall think fit And We do hereby declare that we have caused these our Letters Patents to be made Witness
our Trusty and Wellbelov'd Thomas Lee Esq. President of our Council and Commander in Chief of our said Colony
and Dominion at Williamsburgh Under the Seal of our said Colony the third Day of November the
thousand seven hundred and fifty in the twenty fourth year of our Reign

Thomas Lee P