

181
Dated 14th May 1900.

Ernest Alfred Tucker Esq.
and the Trustees of the Will
of Henry Tucker deceased.

Deed of Enlargement
of 2 long terms of 500 and 1000 years
respectively in hereditaments part of the
Bourton Estate in the County of
Berks devised in settlement by the
Will of the said Henry Tucker.



14 May 92

of the day

W. J. P.

This Indenture

made the
fourteenth
day of

May One thousand nine hundred
Between Ernest Alfred Tucker
of Bourton House in the County of Berks
Esquire of the one part and Edmund
Willett of "Thornwood" Hartfield Square
Eastbourne in the County of Sussex Doctor
of Medicine and John Godfrey
Baumbach of No. 1 Garden Court
Temple in the County of London Barrister
at law of the other part **Whereas** by an
Indenture of Conveyance upon sale dated
the twenty eighth day of September One
thousand eight hundred and forty two and
made between Rachel Large widow and
Samuel Large and William Akerman of
the first part John Kent of the second part
Henry Tucker of the third part and James
Robinson of the fourth part for the valuable
considerations paid by the said Henry
Tucker the said Rachel Large and Samuel
Large and William Akerman among other
things assigned to the said Henry Tucker
his executors administrators and assigns a

plot of ground containing two acres and nineteen perches comprised in or demised for a term of Five hundred years by an Indenture of the twenty first day of February One thousand seven hundred and ninety seven therein referred to together with the erections and buildings thereon and which plot of ground was more particularly delineated on the plan annexed to the Indenture now in recital and thereon numbered 15 and the said John Kent among other things assigned to the said Henry Tucker his executors administrators and assigns the site of a messuage or tenement and premises in Over Bourton reputed to be part and parcel of tenements in Bourton called Bucklands and Cheryneys or one of them comprised in or demised for a term of One thousand years by an Indenture of the twenty seventh day of September One thousand seven hundred and fifty six therein referred to the site of which messuage or tenement or premises was more particularly delineated on the said plan and thereon numbered 16 and was stated to contain fifteen perches to hold all and singular the premises by



the Indenture now in recital assigned or intended so to be and every part thereof unto the said Henry Tucker his executors administrators and assigns thenceforth for and during all the several residues and remainders then to come and unexpired of the said several terms of Five hundred years and One thousand years granted or created therein as hereinbefore recited

And whereas since the date of the said Indenture of Conveyance of the twenty eighth day of September One thousand eight hundred and forty two the said long leasehold hereditaments have been held and enjoyed by the said Henry Tucker and his successors in title free from any trust or right of redemption affecting the said terms or either of them in favour of the freeholder or reversioner and without any rent incident to the reversion

And whereas the said Henry Tucker then of Bourton House aforesaid duly made his Will dated the twenty seventh day of August One thousand eight hundred and seventy three and thereby after appointing his nephew William Tucker and his nephew James Vayess since deceased and his nephew Eli Henry Mead

since deceased to be trustees and executors thereof devised all his freehold estates messuages tenements and hereditaments in the Counties of Berks and Wilts respectively as therein mentioned (which included large estates contiguous to the said long leasehold hereditaments assigned by the said Indenture of the twenty eighth day of September One thousand eight hundred and forty two) to the use of his wife Elizabeth Tucker since deceased and her assigns during her life with remainder to the use of the said Ernest Alfred Tucker and his assigns during his life with remainder to the use of every son of the said Ernest Alfred Tucker and his issue male in succession with divers remainders over and the said Henry Tucker devised all his leasehold messuages lands and hereditaments in the said Counties of Berks and Wilts respectively and whether holden for any life or lives or for any term or terms of years (except certain leaseholds thereby specifically bequeathed not being the said long leaseholds herein before mentioned) unto his trustees their executors administrators and assigns for all his estate term and interest therein

respectively upon trust that they should pay the rents and perform the lessees covenants in the said leases respectively contained and subject thereto should hold the same premises upon such trusts and with and subject to such powers provisos and declarations as should correspond with the uses trusts powers provisos and declarations thereinbefore limited and contained concerning the said freehold hereditaments thereinbefore devised in strict settlement as nearly as the different tenures and qualities of the premises and the rules of law and equity would permit and so that such of the same premises as were held by a lease for years should not vest absolutely in any person thereby made tenant in tale male by purchase of the said last mentioned freehold hereditaments unless he should attain the age of twenty one years and the said Henry Tucker gave to his said wife during her life a power of appointing new trustees of that his will **And whereas** the said Henry Tucker died on the seventeenth day of January One thousand eight hundred and seventy five and his said Will with a Codicil thereto not material to be here mentioned was proved on the fourteenth day of April One thousand eight hundred and seventy five in the Principal Registry of
and the Probate of his Will

Her Majesty's Court of Probate by all
the executors therein named **And**
whereas the said Eli Henry Mead
died on the twenty fifth day of March
One thousand eight hundred and seventy
seven and the said James Kayess died
on the eleventh day of April One thousand
eight hundred and eighty four **And**
whereas under and by virtue of the
several Indentures in that behalf of
which the short particulars are given in
the Schedule hereto and of the acts and
things therein recited or mentioned the
said Edmund Willett and John Godfrey
Baumbach have been duly appointed
and now are the trustees of the Will
and Codicil of the said Henry Tucker
and the said leasehold premises devised
by the Will of the said Henry Tucker as
aforesaid have become and now are duly
vested in the said Edmund Willett and
John Godfrey Baumbach as such trustees
for the residues of the terms of years for
which the same are respectively held upon
the trusts and with and subject to the
powers provisoes and declarations contained
in or declared by the said Will concerning
the same **And whereas** the said Elizabeth

Edmund Willett

Tucker died on the twenty fifth day of July One thousand eight hundred and ninety one and thereupon the said Ernest Alfred Tucker became beneficially entitled for his life to possession of the long leasehold hereditaments hereinbefore mentioned. **Now this Indenture witnesseth** that the said Ernest Alfred Tucker as the person beneficially entitled as aforesaid in right of the said terms of Five hundred years and One thousand years respectively to possession of the lands and hereditaments comprised in those terms of years respectively hereby declares that from and after the execution of these presents each of the said terms of Five hundred years and One thousand years shall be and the same is hereby enlarged into a fee simple. **And this Indenture also witnesseth** that for settling the estates in fee simple so acquired by enlargement in the manner in which the same are liable to be settled the said Edmund Willett and John Godfrey Baumbach as such trustees as aforesaid hereby convey unto the said Ernest Alfred Tucker **All** and singular the said plot of ground and lands and hereditaments

which by the said recited Indenture of the twenty eighth day of September One thousand eight hundred and forty two were assigned as hereinbefore recited to the said Henry Tucker deceased, and which subsequently became vested in the said Edmund Willett and John Godfrey Baumbach as such trustees of the Will of the said Henry Tucker as aforesaid for the residue of the said terms of Five hundred years and One thousand years respectively and which under the declaration hereinbefore contained have become vested in them for an estate in fee simple **To hold** the same unto the said Ernest Alfred Tucker in fee simple to the uses upon the trusts and subject to the powers and provisions by the Will of the said Henry Tucker deceased declared and now subsisting concerning the freehold hereditaments in the Counties of Berks and Wilts, thereby devised **In witness** whereof the said parties hereto have hereunto set their hands and seals the day and year first above written:—

In witness whereof

The Schedule

in the above Indenture referred to.

16th June
1886

Indenture of Appointment of new Trustees made between the said Elizabeth Tucker of the first part the said William Tucker of the second part and Arthur John Tucker and George Hainbrook Dean of the third part.

28th August
1894

Indenture of Appointment of new Trustees made between the said William Tucker and Arthur John Tucker of the first part the said George Hainbrook Dean of the second part the said Edmund Willett and James Hambleton King and the said John Godfrey Baumbach of the second part the said George Hainbrook Dean and Alfred Washington Guest Ranger of the fourth part and the said Edmund Willett James Hambleton King John Godfrey Blaumbach and Alfred Washington Guest Ranger of the fifth part.

20th
December
1894

Indenture of Retirement (endorsed on the last mentioned Indenture) made between the said Edmund Willett and John Godfrey Baumbach of the one part and the said John Hambleton King of the

other part.

Signed, sealed, and delivered
by the above named
Ernest Alfred Tucker in
the presence of
Mr. Knight Rogers

Ernest A. Tucker



14 Sorey Street Strand
Signed sealed and delivered
by the before named Edmund
Willetts in the presence of

Edmund Willetts



Max Robert Smith
Barrister
(Solicitor)

John Godfrey Baumgartner



Trimmer

Eastbourne.

Signed sealed and delivered by the
before named John Godfrey Baumgartner
in the presence of

Mr. Knight Rogers

14 Sorey Street Strand
cc.