

**History of the subdivision and ownership
of the Tocal lands**

**Brian Walsh
2002**

"Tocal Land grants.doc" 24/1/02

For a key to the blocks, see map in attachment 1

A. 2020 acres:

- occupied by James Webber March 1822
- granted to James Webber 18 September 1822
- title issued to James Webber 30 June 1823

B. 720 acres:

- purchased by James Webber 27 May 1825
- title issued to James Webber 23 December 1831

C. 560 acres:

- purchased by James Webber 27 May 1825
- title issued to Felix Wilson 25 February 1843

Title of A, B & C transferred from James Webber to Caleb and Felix Wilson, via purchase, on 29 August 1834. Total area 3,300 acres, purchase price £2,600 (reference: Old Systems Title, Book G No. 345). After Caleb's death in 1838, title transferred to Felix Wilson.

D. 60 acres:

- in 1837 application by C & F Wilson approved by the Colonial secretary to add this block to the western boundary of "B" because the "720" acres was 60 acres short.
- title issued to Felix Wilson 25 August 1857.

E. 820 acres:

- purchased by C & F Wilson in 1838
- title issued to Felix Wilson 27 April 1839

F. 240 acres

- in 1826 this block was part of land set aside for the Church and School Corporation.
- title was issued to the Corporation in 1829.
- in about 1830 this block formed part of a *Village Reserve* of 640 acres
- in February 1833 title reverted to the Crown
- in the 1850s the block was purchased by Felix Wilson
- title was issued to Felix Wilson on 11 May 1861.

In 1907 title of A, B, C, D, E & F, then comprising the whole Tocal estate, transferred to Frank Reynolds when he purchased Tocal from David Wilson (grandson of Felix Wilson). The 4,360 acres were conveyed from Wilson to Reynolds on 10 October 1907 for £23,000 (Old Systems Title, Book 841 No. 381).

G. 58 acres 3 rd

- in 1822 when James Webber took up Tocal, this block was part of the old Glebe used by the Rev. George Augustus Middleton
- in 1826 this block was part of land set aside for the Church and School Corporation.
- title was issued to the Corporation in 1829
- in February 1833 title reverted to the Crown
- purchased by Frances Seaton Reynolds from the Crown in 1871 (vol 1113, folio 233). Title later transferred to her son, Frank Reynolds. This block became part of Tocal when Frank Reynolds purchased blocks A to F in 1907 (see above).

In 1926 title of A, B, C, D, E, F & G, then comprising the whole Tocal estate, transferred to the Alexander family when they purchased Tocal from the estate of the late Frank Reynolds. A total of 4,353 acres 2 roods was conveyed to Jane Wilson Alexander on 3 February 1927 for £41,400. (Old Systems Title, Book 1463 No. 21).

Note 1: not quite all of block A was purchased by Jane Alexander in 1926. A block of 25 acres 3 roods and 14 perches, marked 'X' on the attached map, was conveyed by deed dated 22 January 1927 from the estate of Frank Reynolds to William Charles Clements for £516 s15. (Old Systems Title, Book 1458 No. 804).

Note 2: it is not possible to reconcile the number of acres comprising Tocal in the 1907 sale with the 1926 sale. In 1907 Reynolds purchased 4,360 acres and added block G which he already owned (58 acres) bringing Tocal to a total of 4,418 acres. The sale of 25 acres to Clements in 1926/27 should have brought the total purchased by the Alexanders to 4,393 acres. However according to the deed the Alexanders purchased 4,353 acres. The shortfall of 40 acres is probably explained by the deed of conveyance which excludes the land taken up by the North Coast Railway line which went through Tocal about 1911.

In 1963 title of blocks A to G (excluding X) transferred to the Presbyterian Church (NSW) following the administration of the will of the late C B Alexander. In 1970 title transferred to the C B Alexander Foundation.

H. 81 acres 1 rd

- part of *Glendarra*

- in 1822 when James Webber took up Tocal, this block was part of the old Glebe used by the Rev. George Augustus Middleton
- in 1826 this block was part of land set aside for the Church and School Corporation.
- title was issued to the Corporation in 1829
- in February 1833 title reverted to the Crown
- purchased by Frances Seaton Reynolds from the Crown in 1871. Title later transferred to her son, Frank Reynolds.

I. 305 acres 0 rd 5 p

- "H" and "I" together comprise the *Glendarra* property
- in 1822 when James Webber took up Tocal, this block was part of the old Glebe used by the Rev. George Augustus Middleton
- in 1826 this block was part of land set aside for the Church and School Corporation.
- title was issued to the Corporation in 1829
- in February 1833 title reverted to the Crown
- purchased by Robert Logan from the Crown in 1871
- later purchased by Frank Reynolds to become part of *Glendarra*

Glendarra, comprising H & I, remained in the Reynolds family until 1966 when it was purchased by the Presbyterian Church (NSW) and became part of the C B Alexander Presbyterian Agricultural College. In 1970 title transferred to the C B Alexander Foundation.

J. 250 acres

- the north east of this block was part of the old Glebe (see "G" above)
- the whole block became part of Church and School Corporation land in 1826
- the north west portion of this block formed part of the *Village Reserve*, c1830
- in February 1833 title of the block reverted to the Crown
- purchased from the Crown by John Robertson Nowlan, title issued 11 May 1861 (to part) and 23 July 1872
- title transferred, via purchase, to Murdoch Thomas Godwin on 6 March 1940
- title transferred to Athcourt Pty Ltd on 24 April 1961
- title transferred to Presbyterian Church (NSW) Property Trust on 12 October 1965
- title transferred to C B Alexander Foundation on 26 March 1970

K. 102 ha – *Bona Vista*

- part of the original grant of 2,090 acres to James Phillips, title issued 30 June 1823
- *Bona Vista* now comprises lots 22, 24, 26 and 29 to 35 of the 1855 subdivision of the *Bona Vista* estate
- changes to title of these lots is complex and is fully documented in the book *James Phillips and Bona Vista, Paterson River* by Shirley Threlfo (1999)
- on 17 May 1974 title to these lots (22, 24, 26 and 29 to 35) transferred, via purchase from the estate of C M Smith, to the Crown on behalf of NSW Agriculture and became part of the C B Alexander Agricultural College, Tocal.

L. 72.48 ha – *Clements Farm*

- part of the original grant of 2,090 acres to James Phillips, title issued 30 June 1823
- *Clements Farm* now comprises lot 6 and part of lot 4 of the 1855 subdivision of the *Bona Vista* estate
- purchased in 1980 by the C B Alexander Foundation. Note, the part of lot 4 north of Webber's Creek Road (block Y) was sold by the C B Alexander Foundation immediately after purchase of *Clements Farm*. At about this time the Foundation also sold the portion of block B which is north of Webber's Creek Road (block Z).

M. 40 acres (16 ha) – *Dunnings Hill*

- part of the original grant of 2,090 acres to James Phillips, title issued 30 June 1823
- *Dunnings Hill* comprises lot 18 of the 1855 subdivision of the *Bona Vista* estate
- on 17 May 1980 title transferred, via purchase from Ellen Clements, to the C B Alexander Foundation.

N. 32 ha – *Numeralla*

- part of the original grant of 2,090 acres to James Phillips, title issued 30 June 1823
- Numeralla comprises lot 8 of the 1855 subdivision of the *Bona Vista* estate
- on 27 February 1981 title transferred, via purchase from Eric Clements, to the C B Alexander Foundation.

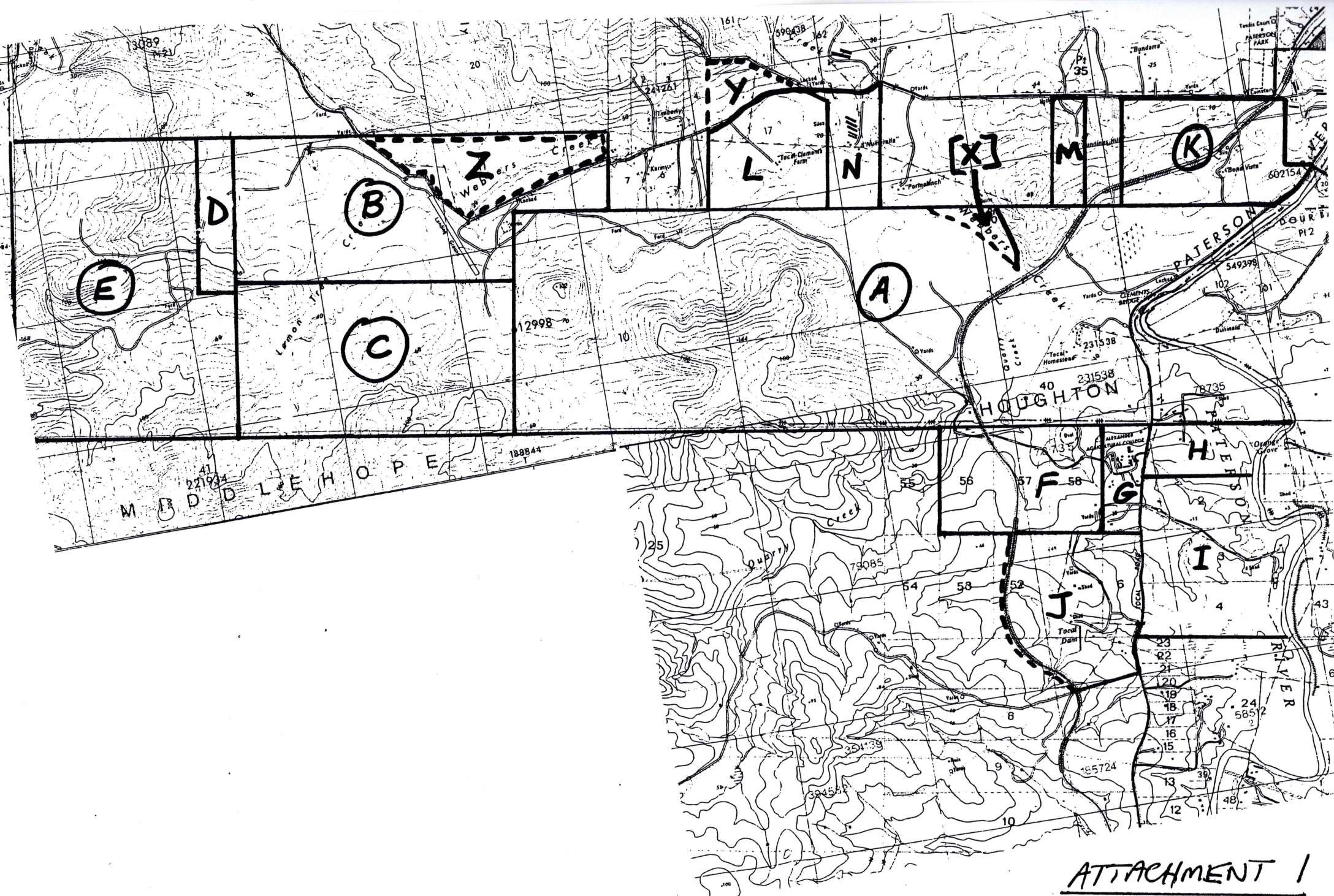
Sources

- *The Settlers of Paterson's Plains* by Cynthia Hunter (1997)
- *Tocal's First European Settler – James Phillips Webber* by Brian Walsh (1999)
- *James Phillips and Bona Vista, Paterson River* by Shirley Threlfo (1999)
- State Records reel 2548 7/456 & 7/457. *NSW Colonial Secretary, Register of Land Grants and Leases*. Volumes 5 & 6, Counties of Durham and Brisbane 1823-1847
- *NSW Colonial Secretary* - various correspondence. Col Sec correspondence re block D courtesy of Ian Webb
- NSW Lands Titles Office, *Old Systems Titles registers* – various
- various land titles documents held on Tocal College files

Note: not all land title documents have yet been sighted so some details may change as further research is undertaken.

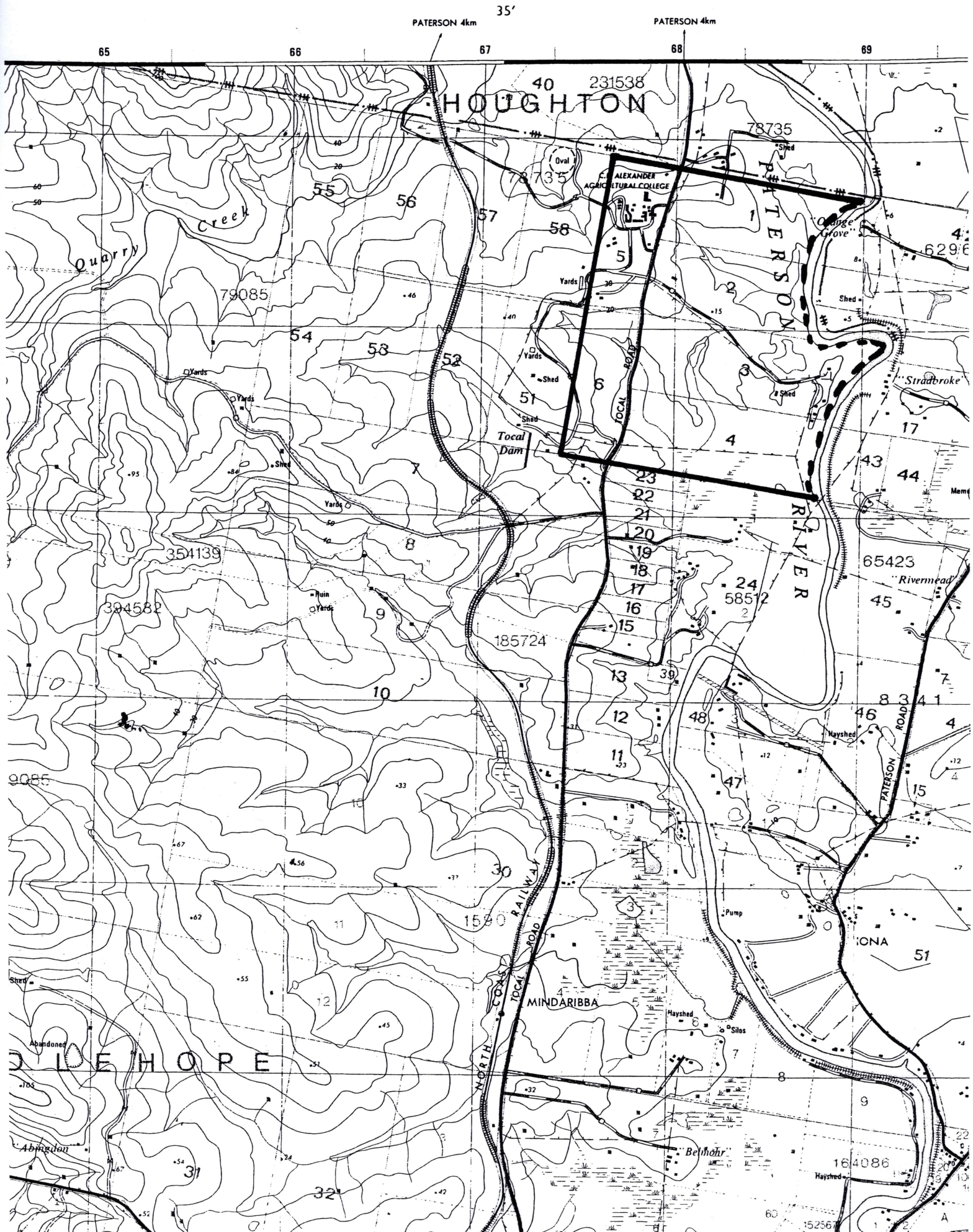
List of attachments

1. Map of Tocal - key to the blocks
2. 1822 - the Old Glebe
3. 1826 - the Church and School Corporation land
4. c1830 - the village reserve
5. copy of deed for 1834 sale from Webber to Wilson
6. transcript of deed for 1907 sale from Wilson to Reynolds. *Note: this deed is interesting because it includes details of the Will of Felix Wilson which involved bequeath 'by intail' to an unborn child.*
7. copy of original deed as transcribed in '6' above
8. copy of deed for 1926/27 sale of 25 acres from Reynolds estate to Clements
9. copy of deed for 1926/27 sale from Reynolds estate to Alexander.



ATTACHMENT 1

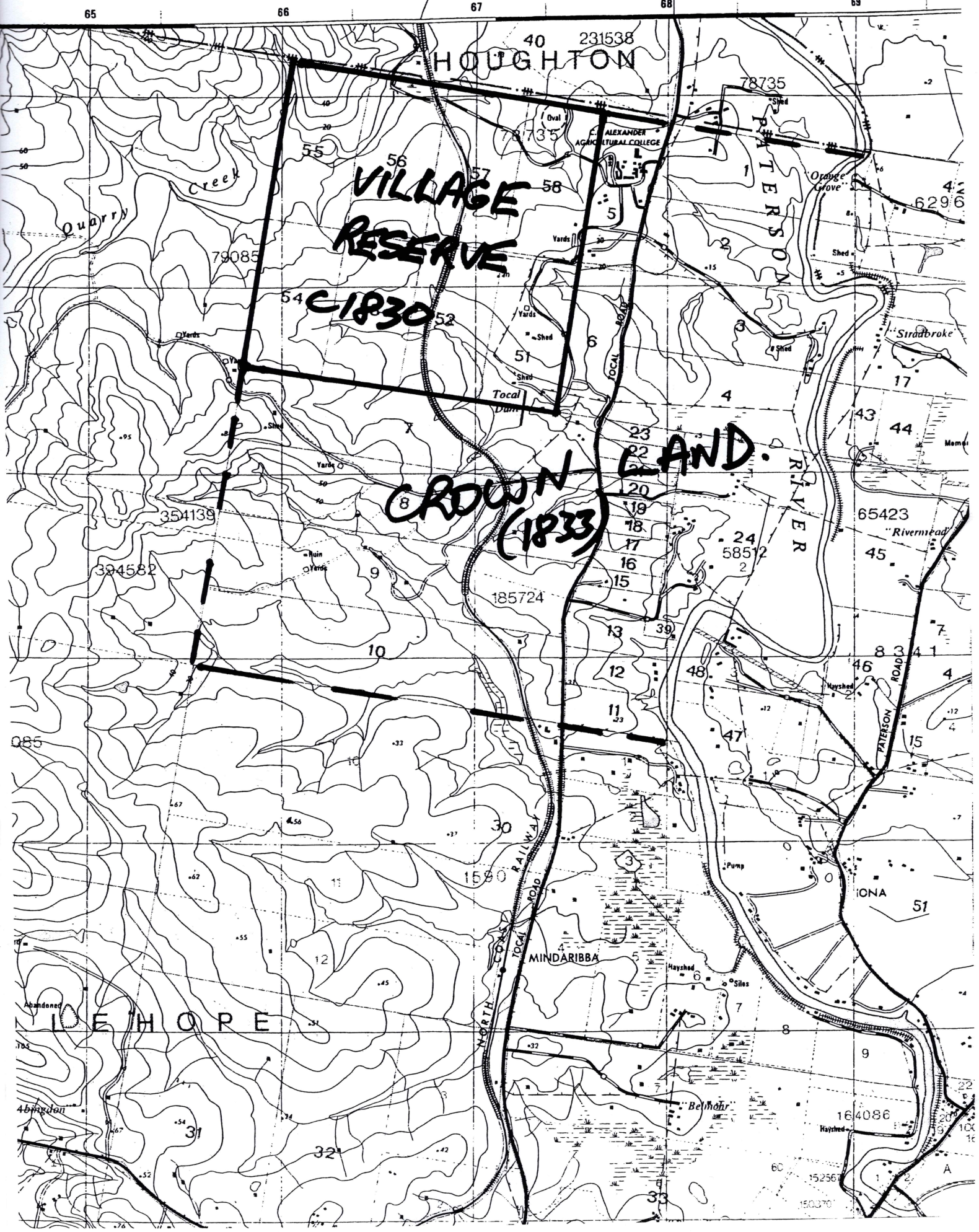
1822 - old Glebe (G.A.M.)



C1830 village reserve established

ATTACHMENT 4

In Feb 1833 all Church & School Corporation Land reverted to the Crown. PATERSON 4km 35' PATERSON 4km





No. 345, (Three hundred and forty five) Book G, Memorial

Date of Instrument : Twenty eighth and twenty ninth day of August in the year of our Lord One thousand eight hundred and thirty four

Nature of Instrument : Lease for a Year Release

Names of the Parties : James Philips Webber of Paterson's River in the Territory of New South Wales Esquire of the one part and Caleb Wilson and Felix Wilson of Sydney in the Territory aforesaid Merchants of the other part

Names of the Witnesses : James Morton Geo. Louis Poignand

Description of the Lands or Property conveyed : All those 2020 acres of Land situate in the County of Durham and Townships of Wolfingham & Middlehope granted by His late Excellency Sir Thomas Brisbane bounded on the North by Phillips farm bearing West 290 chains on the West by a line South 80 chains on the South by a line bearing East to Patterson's river and on the East by that river And also all those 560 acres of land comprised in an additional Grant situated in the County of Durham Parish of Houghton being so much of Sections 8/2 & 8/3 eight-two and eight-three as will include the quantity by a line running East and West And also all those 720 acres of land granted by his present Excellency Major Gen. Bourke situated in the County of Durham Parish of Houghton commencing at the South East corner & bounded on the South by the land selected for the said James Philips Webber's additional Grant being a line West 100 chains on the West by a line North 64 chains on the North by part of the South boundary of Middleton's Grant being a line East 140 chains and on the East by part of the West boundary of Phillips Grant 30 chains and by part of the North and West boundaries of the said James Philips Webbers Grant being lines West 40 chains and South 24 chains to the commencing corner to be called all which said land comprize and contain in the whole 3300 acres and are commonly called or known as the estate of Tocal And all houses outhouses edifices buildings &c And the reversion &c And all the Estate &c

Consideration and how paid :

In Cash	£200
Bill of Exchange drawn by the said James Philips Webber upon & accepted by the said Caleb & Felix Wilson payable three months after date	200
A like Bill of Exchange payable six months after date	200
Mortgage payable in 3 years from the 1st January 1836 with Interest thereon at the rate of ten pounds per centum per annum payable half yearly with liberty for Caleb & Felix Wilson to pay off £500 or any larger Sum at one and the same time	2000
	£2600

Any other Particulars the Case may require : —

James P. Webber

In the Supreme Court of New South Wales. David Livingston of Sydney Gentleman maketh oath, and saith, that the above Memorial contains a just and true Account of the several particulars therein set forth.

Sworn before me this 4 day)
of September A.D. 1834) David Livingston

J.E. Manning
Regr.

No. 345, James Philips Webber Esqre. To Messrs Caleb & Felix Wilson: Memorial:
Received this 4th September 1834 at ¼ before Ten o'clk. A.M from D. Livingston

J.E. Manning

Stamp Duty
£115
21.10.7

Conveyance No. 381 Book 841

This Indenture made the tenth day of October in the year of Our Lord one thousand nine hundred and seven Between David Wilson of Sydney in the State of New South Wales Barrister at Law (hereinafter called "Vendor") of the one part and Frank Reynolds of Tocal Paterson River in the said State Grazier (hereinafter called "Purchaser") of the other part Whereas Felix Wilson late of Pine Villa Newtown near Sydney aforesaid being seized of the lands and hereditaments thereafter described for an estate in fee simple free from encumbrances duly executed his last Will and Testament on the sixteenth day of March one thousand eight hundred and sixty whereby after making various devises and bequests not affecting the land hereinafter described and intended to be hereby granted and released he gave and devised all those estates in the County of Durham Paterson River as follows Two thousand and twenty acres granted by the Crown to James Phillips Webber by Crown Grant dated the thirtieth day of June one thousand eight hundred and twenty three also six hundred and sixty acres of land in Deed of Grant of seven hundred and twenty acres to the said James Phillips Webber dated the twenty third day of December one thousand eight hundred and thirty one also sixty acres of land granted to Felix Wilson by Deed dated the twenty fifth day of August one thousand eight hundred and fifty seven to rectify deficiency to that extent in last mentioned grant also eight hundred and twenty acres granted by the Crown to Felix Wilson dated the twenty seventh day of April one thousand eight hundred and thirty nine also five hundred and sixty acres granted to Felix Wilson by deed dated the twenty fifth day of February one thousand eight hundred and forty three making in all Four thousand one hundred and twenty acres the whole being then under lease to Mr Charles Reynolds and known as "Tocal" unto his Trustees and their heirs To the use of his fourth surviving son Charles Arthur Hardy Wilson who was born on the nineteenth day of July one thousand eight hundred and fifty three and his assigns for the term of his natural life or until he should attempt to alienate discharge or encumber the same or any part thereof or until the same or any part thereof should be seized or attached by virtue of any writ of execution against the said Charles Arthur Hardy Wilson or until he should be declared bankrupt or insolvent and after the determination of that estate by forfeiture or otherwise in his lifetime To the use of the said Trustees and their heirs in trust during the life of the said Charles Arthur Hardy Wilson be preserved the contingent remainders thereafter devised and after the decease of the said Charles Arthur Hardy Wilson or the happening of any of the events aforesaid To the use of the first and every other son of his body severally and successively according to their respective seniorities in tail and for default of such issue then To the use of the first and every other daughter of the body of the said Charles Arthur Hardy Wilson severally and successively according to their respective seniorities intail And upon the death of the said son Charles Arthur Hardy Wilson without leaving lawful issue capable of taking under the preceding clause or upon the failure of such issue To the use of his son William Joshua Wilson for his life or until he should attempt to alienate discharge or encumber the same or any part thereof or until the same or any part thereof should be seized or attached by virtue of any writ of execution against the said William Joshua Wilson or until he should be declared bankrupt or insolvent and after the determination of that estate? by forfeiture or otherwise in his lifetime To the use of his said Trustees and their heirs In trust during the life of the said William Joshua Wilson to preserve the

contingent remainders hereinafter devised And after the decease of the said William Joshua Wilson to the use of the first and every other son of his body severally and successively according to their respective seniorities intail And it was provided that if any person whom he has hereby made tenant intail of his said estates should be born in his lifetime then and in every such case he revokes the devise and appointment so made to him or her in lieu thereof he gave and devised the hereditaments comprised insuch devise to the use of the said person respectively for the term of his or her natural life and after his or her death to the use of his or her sons successively intail and wanting? such sons to the use of his or her daughters successively intail And he thereby authorises and empowers his Trustees or Trustee for the time being until the whole of his just debts funeral testamentary expenses and the several legacies bequeathed by his said will should have been fully paid and satisfied to receive the rents and profits of the whole of the several lands and properties thereby devised for his children respectively and to deposit the said tenant profits together with the moneys which might be received by his Trustees or Trustee by the sale conversion and collection of his residuary real and personal estate to a special account with the Bank of New South Wales or such other bank as they might think fit and thereout in and towards the purposes and legacies thereafter expressed it being his intention that none of his children should enter into possession or receipt of the rents and profits of the several properties devised to them respectively until full payment of his said debts and legacies and that the same together with the moneys thereby authorised to be paid by his said Trustees in and for the benefit of any of his childrens requiring such assistance should be paid out of the said accounts without respect to the properties from or by which the said sums respectively should have been received or produced And he further authorised and empowered his Trustees for the time being during the minority of any of his children to receive the rent and profits interest dividends and annual produce of the said share or shares to which such child should be for the time being entitled under the trust and provisions therein contained and apply the same as therein set out And Whereas on the fifteenth day of March one thousand eight hundred and sixty one the said Felix Wilson executed a Codicil to his said Will whereby (inter alia) after reciting that since the date of his said will he had purchased three Grants of land each containing Eighty acres situate in the Parish of Middlehope in the County of Durham adjoining the Estate of Tocal on the South side thereof which grants were sold as Lots 6, 7 and 8 Portions 21, 22 and 23 respectively He gave and devised unto his said Trustees and their heirs All those three grants of Eighty acres each situate in the Parish of Middlehope in the County of Durham thereinbefore particularly referred to to the like or similar uses upon the like or similar trusts and to and for the like or similar ends intents and purposes and with ??? and subject to the like discretions powers and authorities as were contained in his said will of and concerning the said Estate of Tocal And Whereas the said Felix Wilson executed a second Codicil to his said Will but the same did not affect the subject matter of these presents And Whereas the said Felix Wilson departed this life on or about the twenty fourth day of September one thousand eight hundred and sixty five without having further altered or revoked his said Will and Codicil And Whereas on the twenty sixth day of October one thousand eight hundred and sixty five Probate of the said Will and Codicil was by the Supreme Court of New South Wales in its Ecclesiastical Jurisdiction granted to John Hardy and William Hemming two of the Executors named in the said Will (leave being reserved unto William Rundle(?) the other Executor named in the said Will to come in and prove the same And Whereas all the debts funeral and testamentary expenses and legacies directed to be paid by the said recited Will have long since been paid and satisfied And Whereas the said Charles Arthur Hardy Wilson died on the eighteenth day of April one

thousand eight hundred and ninety without having been married And Whereas the said William Joshua Wilson died on the twenty sixth day of October one thousand eight hundred and ninety nine leaving the said Vendor his eldest surviving son and as such the person entitled to the lands hereinafter described and intended to be hereby released for an estate tail under and by virtue of the hereinbefore inpart recited Will of the said Felix Wilson deceased And Whereas the said Vendor attained the age of twenty one years on the twenty sixth day of December one thousand eight hundred and ninety nine And Whereas the said Vendor has agreed with the said Purchaser for the absolute sale to him of the land hereditaments and premises hereinafter described and intended to be hereby granted and released and the inheritance thereof in fee simple in possession free from all encumbrances and free and absolutely discharged from all estates tail created by the hereinbefore recited Will of Felix Wilson at or for the price or sum of Twenty Three thousand pounds Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the said sum of Twenty three thousand pounds to the said Vendor paid by the said Purchaser on or before the execution of these presents the receipt whereof the said Vendor doth hereby acknowledge and from the same doth hereby release and forever discharge the said Purchaser his heirs executors administrators and assigns He the said Vendor doth hereby grant bargain sell and release XXX convey and confirm unto the said purchaser and his heirs All those two thousand and twenty acres of land in the said State situate lying and being in the County of Durham and Townships of Wolfingham and Middlehope bounded on the north by Phillips Farm bearing west two hundred and ninety chains on the west by a line bearing South eighty chains on the South by a line bearing East to Paterson River and on the East by that River being the land comprised in Crown Grant dated 30th June 1823 to James Phillips Webber Also all those seven hundred and twenty acres of land in the said State situate in the County of Durham Parish of Houghton commencing at the Southeast corner and bounded on the South by the said selection for the said James Phillips Webber's additional Grant being a line west one hundred chains on the west by a line north fifty four chains on the North by part of the South boundary of Middletons Grant being a line east one hundred and forty chains and on the east by part of the west boundary of Phillips Grant Thirty chains and by part of the north? and west boundaries of the said James Phillips Webber's Grant being lines west forty chains and South twenty four chains to the commencing corner being the land comprised in Crown Grant dated 23rd December 1831 to James Phillips Webber Also all that piece or parcel of land in the said State containing by a measurement eight hundred and twenty acres be the same more or less situated in the County of Durham and Parish of Houghton and bounded on the West by the Church Grant being a line one hundred and ten chains north On the North by Middletons Two thousand five hundred and sixty acres Grant being a line sixty nine chains forty links east on the east by the western boundary of C and F Wilsons Sixty acres being a line fifty seven chains south and again on the North by the southern boundary of C and F Wilson's sixty acres being a line ten chains and sixty links east and again on the East by the western boundary of James Phillips Webber's five hundred and sixty acres being a line fifty three chains south and on the south by T N Nowlan's land being a line eighty chains west to the commencement as aforesaid Being the land sold to the said Caleb Wilson since deceased and Felix Wilson as Lot 8 in pursuance of the Advertisement of 30th May 1838 and granted to the said Felix Wilson as heir-at-law of the aforesaid Caleb Wilson deceased in accordance with the report on Case No. 944 made on the 15th day of April 1839 by the Commissioners appointed under the Act of the Colonial Legislature 5? William IV No. 2 being the land comprised in Crown Grant dated 27th April 1839 to Felix Wilson Also all that piece or parcel of land in the said State containing by a measurement Five hundred and

sixty acres be the same more or less situated in the County of Durham and Parish of Houghton Paterson River commencing at the South west corner of James Phillips Webbers Two thousand and twenty acres and bounded on the east by part of that land being a line bearing North fifty six chains on the north by James Phillip Webber's six hundred and sixty acres retained purchase being a line bearing west one hundred chains on the West by a line South fifty six chains and on the South by a line east one hundred chains to the south west corner of James Phillips Webbers two thousand and twenty acres Grant aforesaid Being the land promised to James Phillips Webber on or before the date abovementioned and of which he was authorised to take possession on 15th October 1831 as an additional Grant but now granted to the said Felix Wilson in accordance with the report on Case No. 1158 made on the 2nd February 1843 by the Commissioners appointed under the Act of the Colonial Legislature 5 William Iv No. 21 being the land comprised in Crown Grant dated 25th February 1843 to the said Felix Wilson Also all that piece or parcel of land in the said State containing by a measurement sixty acres be the same more or less situated in the County of Durham Parish of Houghton commencing at the North west corner of James Phillips Webbers seven hundred and sixty acres and bounded on the East by the west boundary of that land being a line bearing Southerly fifty seven chains on the South by a line bearing Westerly ten chains sixty links dividing it from C and F Wilsons eight hundred and twenty acres on the west by a line bearing northerly fifty seven chains dividing it from that Eight hundred and twenty acres and on the north by a line bearing easterly ten chains sixty links dividing it from part of G.A. Middleton's two thousand acres to the point of commencement being the last promised on or before the date abovementioned as compensation for a deficiency of sixty acres in original deed of Seven hundred and twenty acres to James Phillips Webber dated 23rd December 1831 and then granted to Felix Wilson in pursuance of Government Notice dated 3rd October 1856 being the land comprised in Crown Grant dated 25th August 1857 to the said Felix Wilson Also all that piece or parcel of land in the said State containing by a measurement Eighty acres be the same more or less situated in the County of Durham Parish of Middlehope within the Village Reserve Portion It commencing on the north side of a road one chain wide at the South west corner of Portion 22 of Eighty acres and bounded thence on the east by the west boundary line of that portion bearing North Forty chains to the south boundary of James Phillips Webbers two thousand and twenty acres on the north by part of that boundary line bearing west twenty chains on the west by part of the eastern boundary line of portion 20 of eighty one acres bearing South forty chains to the aforesaid road and on the south by that road dividing it from Portion 18 of seventy eight acres bearing east twenty chains to the point of commencement Being the land sold as Lot 6 in pursuance of the Proclamation of 18th December 1860 being the land comprised in Crown Grant dated 11th May 1861 to the said Felix Wilson Also all that piece or parcel of land in the said State containing by a measurement eighty acres be the same more or less situated in the County of Durham and Parish of Middlehope within the village reserve Portion 23 commencing on the north side of a road one chain wide at a point bearing North and distant one chain from the northeast corner of portion 16 of seventy eight acres and bounded thence on the South by that road dividing it from that portion bearing west twenty chains on the west by the eastern boundary line of portion 22 of eighty acres bearing North forty chains to the south boundary of James Phillips Webbers two thousand and twenty acres on the north by part of that boundary line bearing east twenty chains and on the east by a line dividing it from part of the Church and School estate bearing South forty chains to the point of commencement Being the land sold as Lot 8 in pursuance of the proclamation of 18th December 1860 being the land comprised in Crown Grant dated 11th May 1861 to the said Felix Wilson Together

with all houses buildings erections fences fixtures hedges ditches ways passages rights of way waters water courses woods underwoods rights to liberties privileges easements and appurtenances whatsoever to the said land and hereditaments or any of them or any part thereof belonging or in anywise appertaining And all the estate right title interest property possession claim and demand whatsoever both at law and in equity or otherwise howsoever of him the said Vendor into and upon the said lands hereditaments and premises or any part thereof And the reversions remainders rents issues and profits thereof To have and to hold the said lands hereditaments and premises hereinbefore expressed to be hereby granted released and otherwise assured unto the said purchaser and his heirs freed and absolutely discharged from all estates tail of the said vendor at law and in equity and all estates rights title interest and powers to take effect after the determination or in defeasance of such estates in tail To the use of the said purchaser his heirs and assigns forever And the said vendor doth hereby for himself his heirs executors and administrators covenant and agree with the said purchaser his heirs executors administrators and assigns in manner following that is to say -That notwithstanding any act matter or thing by the said Vendor or by the said Felix Wilson deceased made or done to the contrary He the said Vendor now hath in himself good right and absolute authority by these presence to grant release and otherwise assure the said hereditaments and premises and every part thereof with the appurtenances unto the said Purchaser his heirs executors administrators and assigns to the use and in manner aforesaid freed and discharged from all such estates tails aforesaid And that it shall be lawful for the said purchaser his heirs executors administrators and assigns at all times hereinafter peaceably and quietly to enter upon hold occupy possess and enjoy the said hereditaments and premises and to receive and take the rents and profits thereof for his and their own use without any eviction interruption or denial by the said vendor or any person or persons claiming or to claim from under or in trust for him or the said Felix Wilson deceased And that free and clear from all charges and encumbrances whatever made or occasioned by the said vendor or any persons claiming as aforesaid And also that the said vendor his heirs executors and administrators and every person whomsoever legally claiming any estate or interest in the said land hereditaments and premises through under or internal? for him or them or the said Felix Wilson deceased will from time to time and at all times hereafter at the reasonable request and costs of the said purchaser his heirs executors administrators or assigns each and perfect every such lawful act deed or assurance in the law for more satisfactorily assuring the said hereditaments and premises and every part thereof to the use and in manner aforesaid solely? the said purchaser his executors administrators and assigns shall be reasonably devised or required In Witness whereof the parties to these presents have herewith set their hands and seals the day and year first hereinbefore written.

Signed Sealed and delivered by the said }
David Wilson in the presence of }
 Alec A. Hamilton
 Solr. Sydney

David Wilson

Received on or before the execution hereof of and from the withinnamed } £23,000
Frank Reynolds the sum of Twenty three thousand pounds being the }
 amount of consideration money within expressed to have been paid }
 by him to me }

Witness:- Alec A. Hamilton

David Wilson

This is to Certify that the withinnamed David Wilson came before me Henry Wheeler Gillan Deputy Registrar General for the State of New South Wales and he being examined by me acknowledged that the within written deed was executed by him and that he was well acquainted with and perfectly understood the nature and effect thereof and that he so executed and acknowledged the same to the intent that the same together with this acknowledgment might be effectual to bar? his estates tail in and to pass all his estate and interest in or to the land tenements hereditaments and premises in the within written deed mentioned comprised or referred to and intended to be thereby granted released and otherwise assured and to transfer grant release and convey the same unto the withinnamed Frank Reynolds and his heirs to hold the same unto and to the use of the said Frank Reynolds his heirs and assigns forever as in the within written deed expressed as if a fine or fines with proclamations has been levied or a common recovery suffered of such lands tenements hereditaments and premises or as if such land or tenements hereditaments and premises intended to be granted and released had been granted and released unto the said Frank Reynolds and his heirs to the use expressed in the said Indenture by the firmest and most regular deed conveyance and instruments.

Dated this tenth day of October in the year of Our Lord one thousand nine hundred and seven.

H.W. Gillan
Deputy Registrar General

New South Wales
To Wit

On this twenty second day of October in the year one thousand nine hundred and seven Alfred Hope Martin of 75 Pitt Street Sydney Clerk of Holsworth & Son being duly sworn makes oath and says as follows:- That the writing contained above and on the three preceding sides of parchment is a true copy of the original deed of which it purports to be a copy the same having been examined therewith by me.

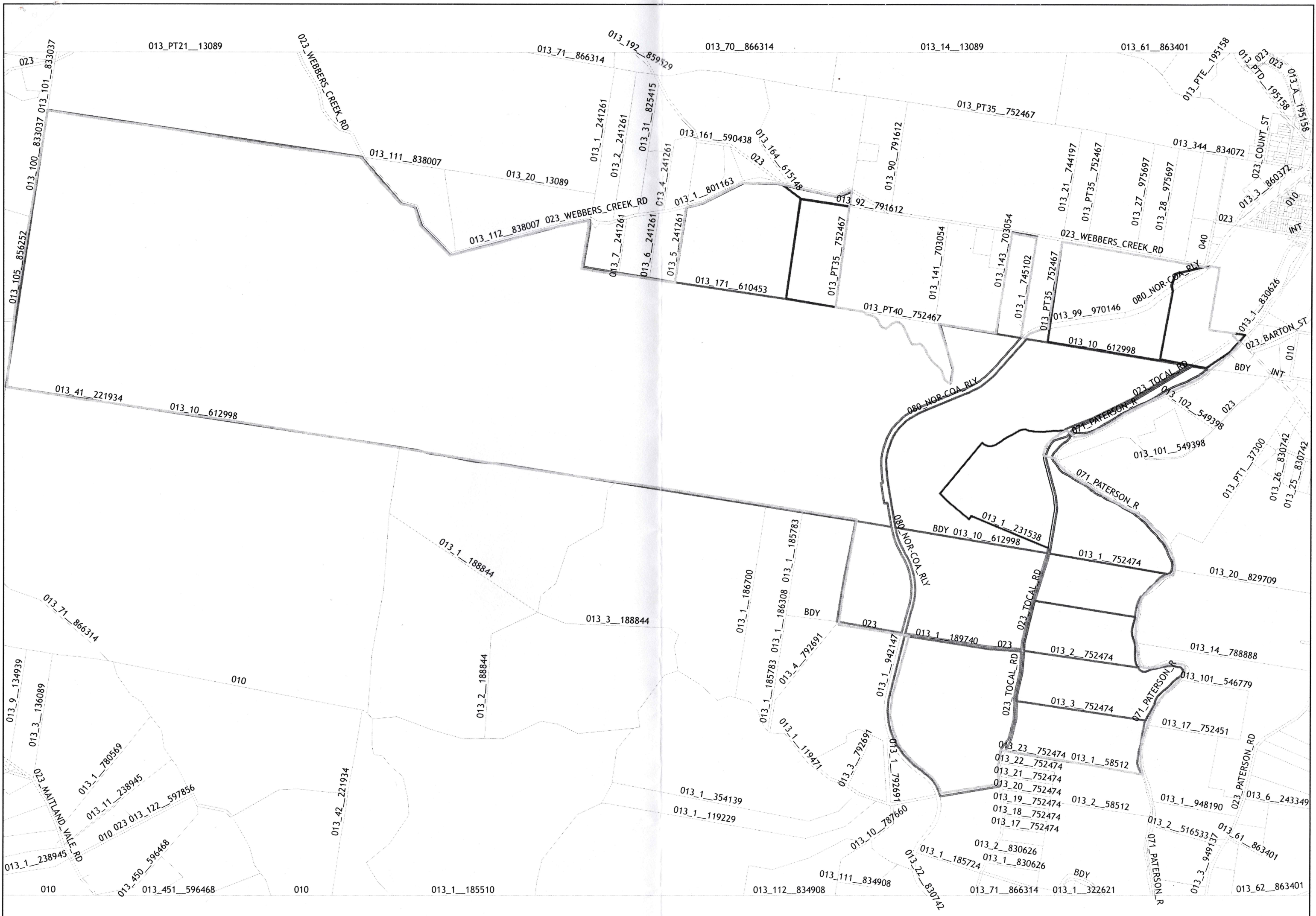
Sworn by the deponent on the day first }
abovementioned at Sydney before me } A.H. Martin

H.W. Gillan
Deputy Registrar General

Received into the office of the Registrar General at Sydney this twenty second day of October AD 1907 at 20 minutes past eleven o'clock in the forenoon from Alfred Hope Martin.

H.W. Gillan
Deputy Registrar General

FID DXF_LAYER	Title_Hold	Vol	Folio	DP	Location	Portions	Parish	County	Shire	Lots	Hectares
315 013_10__612998	C B Alexander Foundation	14436	5	78735	Windmill Sth & Dairy nth	Pt 40	Houghton	Durham	Dungog	Pt 10	part of 1662
225 013_10__612998	C B Alexander Foundation	14436	5	78735	West Tocal	36, 37, 38, 39, Pt40,	Houghton	Durham	Dungog	Pt 10	1662
341 013_1__231538	C B Alexander Foundation	10479	250	231538	Tocal Homestead	Pt 40	Houghton	Durham	Dungog	1	55.04
340 013_10__612998	C B Alexander Foundation	14436	5	78735	Tocal Flats	Pt 40	Houghton	Durham	Dungog	Pt 10	part of 1662
244 013_4__752474	C B Alexander Foundation	11537	50	752474	Reynolds Sth	4	Middlehope	Durham	Maitland	4	123.4 for lots 2,3,4
294 013_3__752474	C B Alexander Foundation	11537	50	752474	Reynolds Nth	3	Middlehope	Durham	Maitland	3	123.4 for lots 2,3,4
238 013_10__612998	C B Alexander Foundation	14436	5	78735	Quarry Paddock	55, 56, pt 57	Middlehope	Durham	Maitland	Pt 10	part of 1662
367 013_163__615148	C B Alexander Foundation	14576	142	615148	Pt Numeralla	Pt 35	Houghton	Durham	Dungog	163	3.658
748 013_PT35__752467	C B Alexander Foundation	0	0	975697	Pt Numeralla	Pt 35	Houghton	Durham	Dungog	8 registered discharge book 4107668	36.45
689 013_PT35__752467	C B Alexander Foundation	0	0	0	Dunnings Hill	Pt 35	Houghton	Durham	Dungog	18 registered discharge book 4107669	16.2
241 013_1__752474	C B Alexander Foundation	11537	49	752474	Dairy Tank Ruins	1	Middlehope	Durham	Maitland	1	32.8
291 013_2__752474	C B Alexander Foundation	11537	50	752474	Dairy Sth	2	Middlehope	Durham	Maitland	2	123.4 for lots 2,3,4
362 013_171__610453	C B Alexander Foundation	14210	42	610453	Clements Farm	Pt 35	Houghton	Durham	Dungog	171	72.48
278 013_10__612998	C B Alexander Foundation	14436	5	78735	Campus	Pt 57, 58, 5,	Middlehope	Durham	Maitland	Pt 10	part of 1662
749 013_PT35__752467	Crown DPI	4680	1	0	Bona Vista Pt	Pt 35	Houghton	Durham	Dungog	32, 33, 34, 35,	25.6 approx
750 013_PT35__752467	Crown DPI	4680	1	0	Bona Vista Pt	Pt 35	Houghton	Durham	Dungog	22, 24, 26, 29, 30, 31,	54.6
280 013_1__189740	C B Alexander Foundation	5122	193	189740	40Acres	6, Pt 7, Pt 8, Pt51, Pt52	Middlehope	Durham	Maitland	1	101.2



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013_70_866314

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023_BARTON_ST

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