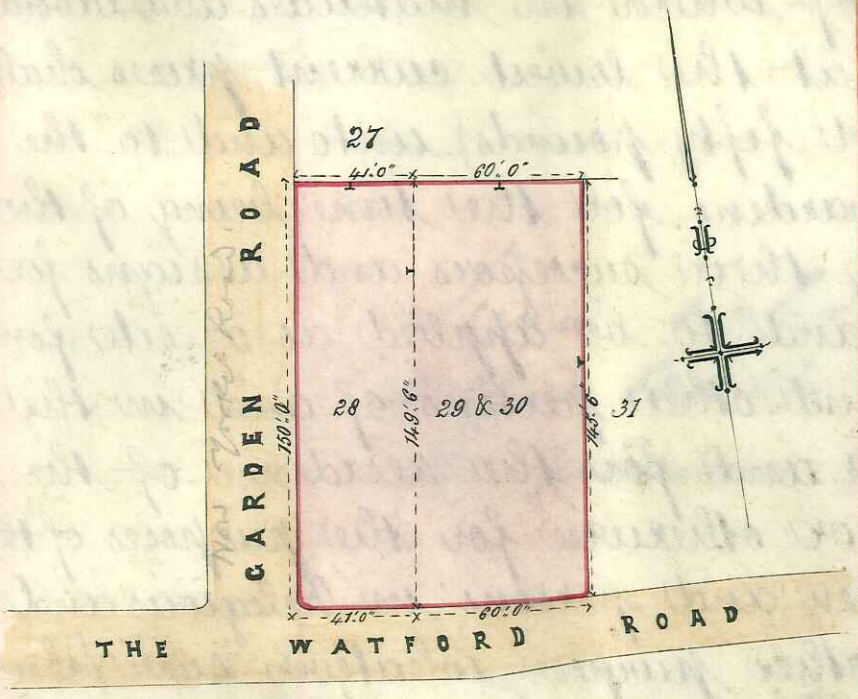
Sold by
Harward & Co.
LAW STATIONERS.
Furnivals Inn,
HOLBORN.

This Indenture

made the Thirtieth day of June One thousand eight hundred and seventy three under the authority of an Act passed in the fourth and fifth years of the reign of Her Majesty Queen Victoria intituled "An Act for affording further facilities for the Conveyance and Endowment of Sites for Schools" **Between** Alfred Peddle late of No. 11 Leigh Street Burton Crescent Middlesex but now of Mill End in the Parish of Rickmansworth Herts Carpenter of the one part and The Reverend Alleyne Higgs Barker of the Rickmansworth Herts Clerk in Holy Orders and Herbert William Fellows of Rickmansworth aforesaid Brewer John White of the Rickmansworth aforesaid Yeoman and John Parkhouse of the same place Coal Merchant Churchwardens of the said Parish of Rickmansworth of the other part **Witnesseth** that in consideration of the sum of Eighty one pounds sterling to the said Alfred Peddle this day paid by the said Alleyne Higgs Barker, Herbert William Fellows, John White and John Parkhouse (the receipt whereof the said Alfred Peddle doth hereby acknowledge) He the said Alfred Peddle Doth hereby grant and convey unto the said Alleyne Higgs Barker Herbert William Fellows John White and John Parkhouse and their successors the Vicar and Churchwardens for the time being of the said Parish **First All that** piece of land situate in the Parish of Rickmansworth in the County of Hertford and on the north side of and adjoining the Road leading to Watford the boundary line of which land starting from the south west corner thereof (which is distant from Garden Road forty one feet) runs east next the first mentioned Road about sixty feet and then north next land now or lately belonging to The British Land Company Limited about one hundred and forty five feet and six inches and then west next land lately belonging to the said Company about sixty feet and then south next the land secondly hereinafter described and back to the starting point about one hundred and forty nine feet and six inches **And Secondly All that** piece of land situate in the Parish of Rickmansworth in the County of Hertford and on the north side of and adjoining a Road there called the Watford Road



the boundary whereof starting from the south east corner runs west next the Watford Road about forty one feet and then north next Garden Road about one hundred and fifty feet and then east next land lately belonging to James Peddle about forty one feet and then south next the first described piece of land and back to the starting point about one hundred and forty nine feet and six inches (except that the south west corner is rounded off with a curve the radius of which is six feet and that at such corner distances are measured from the point where the boundary would meet if produced in regular ~~o o~~ continuations of their course at their junction with the said curve that is to say as if the corner was not rounded off) and which said first and secondly described pieces of land are more particularly delineated by the plan drawn in the margin of these presents wherein the site is colored Pink and distinguished as Lots 28. 29 and 30 and the appurtenances And all the right title and interest of the said Alfred Peddle in the same and every part thereof **To Hold** (subject to the following stipulations videlicet - 1 - Each purchaser is forthwith to make and for ever afterwards to maintain the boundary fence on the sides of his Lot in the plan marked T within the boundary - 2 - No building shall be erected within twenty feet of either Road - 3 - No house shall be erected on any lot or lots the net first cost of which in materials and labour of construction only estimated at the lowest current prices shall be less than One hundred and fifty pounds) unto and to the use of the Vicar and Churchwardens for the time being of the said Parish of Rickmansworth their successors and assigns for the purposes of the said Act and to be applied as a site for a school for poor children and other persons of and in the Parish of Rickmansworth Herts and for the residence of the schoolmaster and schoolmistress or otherwise for the purposes of the Education of such poor children and persons in Religious and useful knowledge and for no other purpose whatever such school to be conducted as a Public Elementary school within the ~~o~~ intent and meaning of the "Elementary Education Act 1870" ~~o~~ And the said Alfred Peddle doth hereby for himself his heirs executors and administrators covenant with the said Alleyne Higgs Barker Herbert William Fellows John White and John Parkhouse their heirs successors and assigns that notwithstanding any thing by the said Alfred Peddle done or knowingly suffered ~~by the said Alfred Peddle~~ he the said Alfred Peddle now hath power to grant and convey all the said hereditaments subject as aforesaid To the uses aforesaid Free from incumbrances And that all the said

hereditaments shall (subject as aforesaid) be quietly entered into held and enjoyed by the said Alleyne Higgs Barker Herbert William Fellows John White and John Parkhouse their heirs succesors and asigns without any interruption by the said Alfred Peddle or any person claiming through or in trust for him And that he the said Alfred Peddle and his heirs and every person claiming through or in trust for him will at all times at the cost of the said Alleyne Higgs Barker Herbert William Fellows John White and John Parkhouse their heirs succesors or asigns execute and do all such asurances and things for further or better asuring all or any of the said hereditaments (subject as aforesaid) to the uses aforesaid as by them or either of them shall be reasonably required In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Alfred Peddle

Alleyne H. Barker

Herbt Wm. Fellows

John White

John Parkhouse

Signed sealed and delivered by the above named Alfred Peddle and Alleyne Higgs Barker in the presence of

William Rowell.

Solr., Rickmansworth.

Signed sealed and delivered by the above named John Parkhouse in the presence of

Chas. Percy Fielder.

Clerk to Mr. Rowell.

Rickmansworth.

Know all Men by these presents that we the undersigned being the several parties who have executed the within written Deed bearing date the thirtieth day of June One thousand eight hundred and seventy three and to which this Supplemental Deed is now affixed do hereby declare that it was not our wish or intention that the School Conveyed by the said Deed should be an Elementary School according to the provisions set forth in the "Elementary Education act 1870" but that the said School should at all times hereafter be in Union with the Incorporated National Society for promoting the Education of the Poor in the principles of the Established Church throughout England and Wales that Society having contributed the sum of Forty five pounds in aid of building and establishing the said School and we do hereby jointly and severally agree to revoke and make null and void such Clause and we further declare and agree by the Clause in this supplemental Deed and which was intended to be inserted in the Deed to which this is affixed That the said School shall always be in Union with and conducted according to the Principles and in furtherance of the ends and designs of the aforesaid Incorporated National Society for promoting the Education of the Poor in the principles of the Established Church throughout England and Wales In testimony whereof we have hereunto affixed our seal and set our hands this Second day of March One thousand eight hundred and seventy five

Alfred Peddle

Alleyne H. Barker
Herbert Wm. Fellows
John Parkhouse
John White

Signed sealed and delivered by the above named Alfred Peddle Alleyne Higgs Barker Herbert William Fellows John Parkhouse and John White in the presence of

Chas. Percy Bilder.
Clerk to Mr. Rowell
Sol. Rickmansworth.

Dated 30th June 1873.

Mr. Alfred Peddle.

to

The Vicar and Churchwardens of the Parish of Rickmansworth, Herts.

CHARITY COMMN
14649
REC'D 8 MAY 86

Reg'd
Reg'd

Conveyance

of two plots of Freehold Land situate at Croxley Green in the Parish of Rickmansworth, Herts.

2nd March 1875.

Indorsed Deed Poll.

Received on the day and year first within written of and from the within named Alleyne Higgs Barker, Herbert William Fellows, John White and John Parkhouse the sum of Eighty one pounds being the consideration money within expressed to be paid by them to me . . . . . .

Witness,

Alfred Peddle

William Rowell

Signed Sealed and Delivered by the within named Herbert William Fellows in the presence of

William Wall
Clerk to Messrs. Salter & Co.
Mr. Brewery.
Rickmansworth

Signed sealed and delivered by the within named John White in the presence of

William Wall
Farmer
Pinkuss Farm
Cookham
Berks.