

This Indenture made the second day of April One thousand eight

hundred and ninety seven **Between** Mary Watson (Wife of Samuel Thomas Watson of Ripley in the County of Derby Auctioneer) Elizabeth Hall of Worksop in the County of Nottingham Widow and Ellen Clay the wife of George Clay of Matlock in the County of Derby Innkeeper of the first part Charles Caudwell of King's Mill Mansfield in the County of Nottingham Miller of the second part and the said Charles Caudwell and Edward Caudwell Francis Caudwell and Walter Caudwell all of Rowsley in the County of Derby Millers of the third part

Whereas by an Indenture dated the twenty third day of March one thousand eight hundred and eighty seven made between John Caudwell (since deceased) of the first part the said Mary Watson then Mary Caudwell Spinster Elizabeth Hall (then Elizabeth Caudwell Spinster) and Ellen Clay (then Ellen Caudwell Spinster) of the second part and the said Charles Caudwell Edward Caudwell Francis Caudwell and Walter Caudwell (hereinafter called (the Lessee's) of the third part After reciting the said John Caudwell was tenant from year to year of the hereditaments thereafter described and that the lessees were then in the occupation thereof and absolutely entitled to the tenant right and to the machinery tools fixtures stock in trade live and dead farming stock then in or upon the said hereditaments and described in the Second Schedule thereto (which is in the same words as in the Second Schedule hereto) it was by the reciting Indenture witnessed that for the consideration thereon mentioned the said John Caudwell declared that he was a trustee of the said tenancy for his three daughter the persons parties thereto of the second part as tenants in common in equal shares and that he would henceforth stand possessed thereof in trust for them as such tenants in common and in trust to deal with the same as the whole or a majority of them

should direct And it was also witnessed that for the considerations expressed the said John Caudwell at the request of the several persons parties thereto of the second part thereby demised and they the said Mary Watson Elizabeth Hall and Ellen Clay thereby demised and confirmed unto the lessees All that water flour mill and all that messuage and four cottages and all those pieces of land containing twenty one acres or thereabouts then occupied with the said messuage or cottages situate at Rowsley aforesaid and then in the occupation of the lessees more particularly described in the first schedule thereto (which is in the same words and figures as the first schedule hereto) To hold the same unto the lessees as tenants in common from the twenty third day of March one thousand eight hundred and eighty seven for the term of one hundred years if the said Mary Watson Elizabeth Hall or Ellen Clay or any of them should so long live and if the tenancy from year to year thereof the said John Caudwell or his executors or administrators should so long continue at or under the yearly rent of One hundred and fifty pounds without deduction (except property tax) and the Lessees and each of them did thereby attorn and become tenant to the said Mary Watson Elizabeth hall and Ellen Clay and each of them of the premises thereby demised at the said rent And the said Indenture now in recital contained certain covenants on the part of the Lessees and conditions and provisions in favour of the parties thereto of the second part **And** whereas the following Memorandum under the hand of R. Nesfield Agent to the Duke of Rutland was on the eighth day of August one thousand eight hundred and eighty eight entered in the Duke of Rutland's Survey Book as to the terms of the tenancy of the said John Caudwell under which he held the said Mill and premises at Rowsley as recited in the said Indentures of Lease "Mr Caudwell took possession as tenant of the Mill at Rowsley in the year 1874 and spent a sum of £7000 in the erection of a new Mill and internal fittings again in 1877 Mr Caudwell spent on Machinery to a further sum of £3000 or thereabouts and in consideration of this I agree:

1. That the rent of the said Mill shall continue as at present viz: £50 per annum for the term of 66 years commencing from the year 1874 and expiring in 1940
2. That the said Mr John Caudwell his heirs or assigns in the event of the then Agent of the Duke of Rutland giving him notice to terminate the tenancy prior to the expiration of the said term of 66 years, excepting for arrears of rent shall be entitled to receive compensation in accordance with the then existing value of the buildings and plant

(signed) R. Nesfield

Castle Hill

Agent to the Duke of Rutland

Bakewell 8 August 1888

And whereas the said John Caudwell by his Will dated the fifth day of February one thousand eight hundred and ninety one hereby appointed the said Charles Caudwell and Edward Caudwell and the said Mary Watson and Elizabeth Hall to be the Executors and Trustees of that his Will

And whereas the said Testator John Caudwell died on the sixth day of February one thousand eight hundred and ninety one without having altered or revoked his said Will and the same was duly proved by the said Charles Caudwell alone in the Principal registry of the Probate Division of Her Majestys High Court of Justice **And** whereas since the date of the said recited Indenture the said Mary Caudwell intermarried with and is now the Wife of the said Samuel Thomas Watson And the said Elizabeth Caudwell intermarried with and became the wife of George Robert Hall (who is since dead) and she is now a Widow And the said Ellen Caudwell intermarried with and is now the Wife of George Clay **And** whereas the said parties hereto of the third part have agreed with the said Mary Watson Elizabeth Hall and Ellen Clay for the purchase by them of all their estate and interest in the hereditaments and premises

comprises in the said recited Indentures of the twenty third day of March one thousand eight hundred and eighty seven at or for the price or sum of Eight hundred pounds **Now** this indenture **witnesseth** that in consideration of the said Agreement and of the said sum of Eight hundred pounds paid on or before the execution hereof by the said Charles Caudwell Edward Caudwell Francis Caudwell and Walter Caudwell to the said Mary Watson Elizabeth Hall and Ellen Clay in equal shares (the receipt whereof they do hereby respectively acknowledge) He the said Charles Caudwell (at the request of the said Mary Watson Elizabeth Hall and Ellen Clay) as such legal personal representative of the said John Caudwell deceased and as Trustee under the said recited Indenture and for the parties thereto of the second part doth hereby convey assign and release and the said Mary Watson Elizabeth Hall and Ellen Clay do and each of them doth hereby convey assign release and confirm unto the said Charles Caudwell Edward Caudwell Francis Caudwell and Walter Caudwell their executors administrators and assigns **All** and singular the hereditaments and premises comprised in or expressed to be demised by the said hereinbefore recited Indenture of Lease of the twenty third day of March one thousand eight hundred and eighty seven and more particularly set forth in the Schedule to the last mentioned Indenture and in the schedule hereto And also the full benefit of all the covenants on the part of the Lessees conditions and or provisions contained in the said Indenture and all the estate interest rights claims and demands of them the said parties hereto of the first and second parts under the said recited Indenture or otherwise of in to or in respect of the hereditaments thereby demised or described in the First and Second Schedules thereto and in the First and Second Schedules hereto or against the parties hereto of the third part personally **To Hold** the same unto the said Charles Caudwell Edward Caudwell Francis Caudwell and Walter Caudwell their executors administrators and assigns as tenants in common in equal shares for and during the tenancy

under which the said John Caudwell deceased held the same and for all other if any the term estate right title and interest now vested in the said Mary Watson Elizabeth Hall and Ellen Clay in their own right or otherwise and in the said Charles Caudwell as legal personal representative of the said John Caudwell To the intent that the said term created by the said recited Indenture dated the twenty third day of March one thousand eight hundred and eighty seven may be merged in and consolidated with the said tenancy under which the said John Caudwell held the said premises and in and with all other the term estate right title and interest for which the said premises are hereby assigned and that the said Charles Caudwell Edward Caudwell Frances Caudwell and Walter Caudwell may henceforth hold the same premises freed and discharged from the said rent of One hundred and fifty pounds and from all the covenants on the part of the Lessees conditions and provisions reserved by or contained in the said recited Indenture dated the twenty third day of March one thousand eight hundred and eighty seven **In witness** whereof the said parties to these presents have hereunto set their hands and seals the day and year first

before written

First Schedule

All that Water Flour Mill with the Stable piggery and two sheds and other outbuildings thereunto belonging situate at Rowsley in the County of Derby and now in the occupation of the Lessees Also **All** that messuage situate at Rowsley aforesaid and now in the occupation of the Lessees Also **All** those four cottages situate at Rowsley aforesaid and now in the respective occupations of Messrs Buston Slack and another Also **All** that close piece or parcel

of land called Woodhouse Field containing twenty one acres or thereabouts situate at Rowsley aforesaid and now in the occupation of the Lessees

Second Schedule

First or Ground Floor - Two Water Wheels and two shuttles eight sets of Rollers Driving Gear
16 Sets of Elevators

Second Floor - Screen three Sets of Mill stones wheat sizer shafts and driving gear Three purifiers, two scalpors, Bran duster

Third Floor - Eight flour centrifugals shaft and driving gears

Fourth Floor - Dressing Machine Screen Elevators and dampers

Stock in Trade

Ten thousand sacks, shovels, six horses, two drays, four carts, gig, ten sets of harness, ten barrows, four weighing machines, mill tools, four stove pigs.

[stove pigs . it is suggested that this might be **stave piggin** which is a small wooden vessel made in the manner of half barrels with one stave longer than the others to form a handle]

Household Furniture

Kitchen Five chairs, sofa, table. dresser with drawers pans, cooking utensils, ~~clock~~, crockery

Front Room ~~Piano and stool~~, sideboard, mahogany sofa, half a dozen mahogany chairs,
Mahogany couch, bookcase, easy chair, coal pan, pier glass, clock and weather glass, ~~seven~~
six pictures, ~~chimney ornaments, set of china and other crockery~~

Front Bedroom Iron bedstead, bedding, 6 chairs, 2 dressing tables, set of drawers, washstand,
toilet service, pier glass, looking glass, jug and basin

Back Room Two iron bedsteads and bedding, Washstand and cupboard, four chairs, box, two
looking glasses, jug and basin

Small Bedroom Iron bedstead and bedding, two chairs washstand, jug and basin, Looking glass

Pantry plates dishes, basins, pans, and other household utensils

Signed Sealed and

Delivered by the said

Mary Watson

Mary Watson, Elizabeth

Hall and Ellen Clay

Elizth Hall

in the presence of

Sam^l Tho^s Watson

Ellen Clay

Auctioneer & Valuer

Ripley