

This document is an Abstract of Title of SAMUEL TREE Esquire to FREEHOLD LAND situate at
NEWINGTON ST. LAWRENCE RAMSGATE in the Isle of Thanet in the County of Kent

1925

Prepared by Cecil Williams & Co.,
Solicitors, 9 Southampton Street,
Bloomsbury Square,
W.C. 1.

MENTIONED IN THE DOCUMENT:

H.K. Daniel
His Majesty King George the Fifth
Alice Troward Goodson
Charles Albert William Goodson
Edith Goodson
Edward Troward Goodson
Elizabeth Goodson
Emma Alice Goodson
Emma Gibbons Goodson (illegitimate)
Ernest Randall Goodson
John Goodson
Judith Goodson
Mary Goodson
Minnie Goodson
Sampson Goodson
Thomas Goodson
William GOODSON
Edward Hillier Gibbons
Harry Goodson Gibbons
Mark Jones Gibbons
Sarah Gibbons
William Goodson Gibbons
Edward Whinray Johnson
Samuel Tree
Edward John Wells

Abstract of the Title

- of -

SAMUEL TREE ESQUIRE to FREEHOLD HEREDITAMENTS situate at
NEWINGTON ST. LAWRENCE, RAMSGATE.

- 1854 February 14th. BY HIS WILL of this date William Goodson of Sandwich in the County of Kent Yeoman appointed his three sons William Goodson Edward Troward Goodson and John Goodson Executors and Trustees thereof and gave and devised ALL AND SINGULAR his freehold estates whatsoever and wheresoever and every part thereof as to nine tenths thereof equally to nine of his children namely William Goodson Sarah Gibbons Thomas Goodson Mary Goodson Sampson Goodson Judith Goodson Edward Troward Goodson John Goodson and Alice Troward Goodson share and share alike as tenants in common and as to the remaining one tenth part or share unto his daughter Elizabeth Goodson and Emma Gibbons Goodson the illegitimate daughter of his said daughter Sarah Gibbons share and share alike as tenants in common And provided that if any of the thereinbefore mentioned devisees of his real estate should die without lawful issue before the expiration of the then current lease of Hollycondane Farm (being part of his said real estate) then as well the original the share or shares of him her or them so dying as also the share or shares or part or parts of share or shares accruing to his her or them under such proviso should go and the Testator thereby devised the same to the survivors or survivor or others or other of the same issue and if more than one in equal shares as tenants in common to be vested in such survivors or survivor or others or others of them in like manner as his her or their original shares or shares.
- 1854 March 2nd. THE said William Goodson died.
- 1854 March 24th. THE said Will was duly proved in the Canterbury District Probate Registry by William Goodson Edward Troward Goodson and John Goodson the executors therein named.

AS TO THE SHARE OF SAMPSON GOODSON UNDER THE WILL OF WILLIAM GOODSON.

- 1863 November 1st. THE said Sampson Goodson died without having had issue.
- 1864 October 11th. THE LEASE of Hollycondane Farm dated 30th April 1844 and granted for the term of 21 years from the 11th October 1843 expired.

AS TO THE SHARE OF ALICE TROWARD GOODSON UNDER THE WILL OF WM.GOODSON.

- 1864 June 11th
Stamp £2.5.0
and follower of 10/-
- BY INDENTURE of this date made between the aforesaid Alice Troward Goodson of the first part the aforesaid William Goodson Sarah Gibbons Thomas Goodson Mary Goodson Judith Goodson Edward Troward Goodson and John Goodson of the second part and the aforesaid Elizabeth Goodson and Emma Gibbons Goodson of the third part
- RECITING seisin of William Goodson the Elder of the hereditaments thereafter described his Will South and Probate of his Will
- AND RECITING the death of Sampson Goodson without having had issue and before the expiration of the lease of Hollycondane Farm.
- AND RECITING agreement for sale by Alice Troward Goodson of her share whether one equal ninth

part or any greater or less share or shares of and in the real estate of her father William Goodson deceased

IT WAS WITNESSED that in pursuance of the said agreement and in consideration of the sum of L450 paid (the receipt etc.) she the said Alice Troward Goodson did thereby grant and convey unto the said William Goodson party thereto Sarah Gibbons Thomas Goodson Mary Goodson Judith Goodson Edward Troward Goodson Join Goodson Elizabeth Goodson and Emma Gibbons Goodson and their heirs

ALL THAT the one full and equal undivided ninth part or share or other if any the part or share parts or shares whatsoever of her the said Alice Troward Goodson of and in (inter alia)

ALL THAT piece or parcel of land theretofore reputed to contain 6 acres but containing according to the Parish Map made of the commutation of Tithes of the Parish of Saint Lawrence in such the same was distinguished by the No. 365 six acres two roods and twenty perches or thereabouts lying and being in the Parish of St Lawrence at or near a certain place called Newington formerly also in the tenure or occupation of Edward Eason afterwards of the said Wm. Goodson deceased or his assigns AND of and in all other if any the messuages lands tenements hereditaments parte or shares of hereditaments and real estate whatsoever and wheresoever late of the said Testator William Goodson deceased

TO HAVE AND TO HOLD the said part or share and parts or shares thereby granted and conveyed of and in the said messuage farm and lands thereinbefore described and all and singular other the premises thereby granted and conveyed or so intended to be with the appurtenances unto the said William Goodson party thereto Sarah Gibbons Thomas Goodson Mary Goodson Judith Goodson Edward Troward Goodson John Goodson Elizabeth Goodson and Emma Gibbons Goodson and their heirs To the several uses and in the shares and proportions amongst them thereinbefore limited and expressed (that was to say) As to eight full and equal undivided ninth parts or shares the whole into nine equal parts or shares to be divided of and in the said hereditaments or share or shares of hereditaments To the use of William Goodson party thereto Sarah Gibbons Thomas Goodson Mary Goodson Judith Goodson Edward Troward Goodson and John Goodson equally to be divided among them as tenants in common and not as joint tenants And as to the remaining full and equal undivided ninth part or share. The whole into nine equal parts or shares to be divided as aforesaid To the use of the said Elizabeth Goodson and E.G. Goodson equally to be divided between them as tenants in common and not as joint tenants

COVENANTS by the said Alice Troward Goodson for good right to convey and free from encumbrances for equal enjoyment and further assurance

EXECUTED by the said A.T. Goodson and attested

RECEIPT endorsed for consideration money signed and witnessed

AS TO THE SHARES OF THOMAS GOODSON ELIZABETH GOODSON and EMMA GIBBONS GOODSON.

1867 November 4th.
Stamps £4. 5. 0.

BY INDENTURE of Conveyance of this date made between the aforesaid Thomas Goodson of the first part the aforesaid Elizabeth Goodson and Emma Gibbons Goodson of the 2nd part and the aforesaid William Goodson Gibbons Mary Goodson Judith Goodson E. T. Goodson and John Goodson of the 3rd part

RECITING seisin of William Goodson the elder of the hereditaments thereinafter described his Will Death and Probate of his Will

AND RECITING death of Sampson Goodson without having had issue and before the expiration of

the lease of Hollycondane Farm.

AND RECITING the last abstracted Indenture of Grant and Conveyance and that in such the said share of Alice Troward Goodson had been limited to the uses therein mentioned by mistake as to eight equal ninth parts thereof and as to the remaining equal ninth part thereof instead of as to seven equal eighth parts thereof and as to the remaining equal eighth part thereof

AND RECITING Agreement for Sale of the shares and interests of Thomas Goodson Elizabeth Goodson and Emma Gibbons Goodson of and in the hereditaments thereafter described and of and in all other if any the real estate late of Wm. Goodson deceased

IT WAS WITNESSED that in pursuance of the said agreement and in consideration of £424.17. 6d paid to Thomas Goodson (the receipt etc) & in conson of £424.17.6 paid to Elizabeth Goodson & Erma Gibbons Goodson (the receipt etc.) they the sd Thos Goodson Elizabeth Goodson and E. G. Goodson did and each of them did by now abstracting presents grant and convey unto the said William Goodson party thereto Sarah Gibbons Mary Goodson Judith Goodson Edward Troward Goodson and John Goodson their heirs and assigns

ALL THOSE the two full and equal undivided eighth parts or shares or other if any the part or share parts or shares whatsoever of them the said T. Goodson E. Goodson and E. G. Goodson and of each and every of them of and in (inter alia)

ALL the before abstracted premises

TO HAVE AND TO HOLD the said parts or shares thereby granted and conveyed of and in the said messuages farm and lands thereinbefore described and all and singular other the premises thereby granted and conveyed or expressed or intended so to be with the appurtenances unto the said Wm. Goodson party thereto S. Gibbons M. Goodson J. Goodson E. T. Goodson and John Goodson and their heirs

TO THE USE of the said Wm. Goodson party thereto S. Gibbons M. Goodson J. Goodson E. T. Goodson and John Goodson equally to be divided between them as tenants in common and not as joint tenants

COVENANTS by the said Thomas Goodson Elizabeth Goodson and Emma Gibbons Goodson as to their respective shares that they had good right to convey had not encumbered and for quiet enjoyment and further assurance

EXECUTED by the said Thomas Goodson Elizabeth Goodson and Emma Gibbons Goodson and attested

RECEIPTS endorsed for £424.17. 6 and £424.17. 6 the consideration monies signed and witnessed.

AS TO THE ONE SIXTH SHARE of SARAH GIBBONS acquired as to part under the Will of William Goodson the Elder and as to the remainder by the acts above abstracted.

1869 December 16th. BY HER WILL of this date Sarah Gibbons described as of Deal in the County of Kent Widow thereby appointed her brother John Goodson and her son Harry Goodson Gibbons to be the Executors and Trustees thereof

AND the Testatrix devised and bequeathed

ALL her real and personal estate

UNTO her Trustees

UPON TRUST to coil end convert the same into money and to divide the net proceeds equally between her five children Emma Gibbons Goodson (stated in the Will to have been born before the marriage of the testatrix with her husband) the said Harry Goodson Gibbons Edward Hillier Gibbons

and the said Mark Jones Gibbons and William Goodson Gibbons in equal shares and the Testatrix declared that if her son the said E. W. Gibbons who had gone abroad and had not been heard of for some years should not claim his share within two years of the death of the testatrix such share should then be divided equally between her other children then living

WILL duly signed and witnessed

TESTATRIX died on the 5th day of February 1875.

WILL proved by both the said Executors in the Canterbury District Probate Registry on the 5th March 1875.

AS TO THE ONE SIXTH SHARE OF WILLIAM GOODSON THE YOUNGER

1874 January 10th.

BY HIS WILL of this date William Goodson described as of Hollicondane in the Parish of St. Lawrence in the Isle of Thanet and County of Kent Farmer after bequeathing his personal estate as therein mentioned GAVE AND DEVEISED

ALL his Real Estate

Unto and to the use of his brothers John Goodson and Edward Troward Goodson their heirs and assigns

Upon Trust to pay the net rents to his Wife Judith Goodson during her life

And after her death

Upon Trust to pay the rents equally between such of the testator's seven brothers and sisters Sarah Gibbons Widow Mary Goodson Judith Goodson Elizabeth Goodson Alice Troward Goodson and the said John Goodson and Edward Troward Goodson as should be living at the time of the Testator's decease and the whole of such net rents to the last survivor for his or her life Led after the decease of the last survivor of his said seven brothers and sisters

Upon Trust that his trustees should sell the said real estate and should stand possessed of the net monies to arise from such sale

Upon Trust for all the Testator's Nephews and Nieces then living in equal shares

AND the sd Testator appointed his said brothers John Goodson and Edward Troward Goodson Executors of that his Will

WILL duly signed and witnessed

TESTATOR died on the 16th December 1876

WILL duly proved by both executors in the Canterbury Registry on the 10th February 1877.

1875 March 22nd.

THE said Testator's Widow Judith Goodson died

1875 February 5th

THE said Sarah Gibbons died

1895 March 10th.

THE said Mary Goodson died

1856 March 13th.

THE said Judith Goodson Spinster died

1896 March 16th.

THE said Elizabeth Goodson died

1908 February 12th

THE said Alice Troward Goodson died

1882 May 22nd. THE said Edward Troward Goodson died

1909 November 26th. THE said John Goodson died

At the date of death of the said John Goodson on the 26th day of November 1909 there were surviving nine nephews and nieces of the said testator William Goodson namely (1) Edith Goodson (2) Emma Alice Goodson (3) Minnie Goodson (4) Charles Albert William Goodson (5) Ernest Randall Goodson (6) John Goodson (such six being children of the Testator's brother John Goodson) (7) Edward Troward Goodson (a son of Testator's brother Edward Troward Goodson) (8) Mark Jones Gibbons and (9) William Goodson Gibbons (sons of the Testator's sister Sarah Gibbons)

AS TO THE ONE SIXTH SHARE OF EDWARD TROWARD GOODSON THE ELDER

1880 August 18th. BY IDENTURE OF GRANT AND ASSIGNMENT (between Edward Troward Goodson of Wigan in the County of Lancaster Gentleman of the one part and John Goodson of Abbots Hill Ramsgate in the Isle of Thanet in the County of Kent Builder and Clerk of Works of the other part

Stamp 15/-

RECITING that William Goodson the elder formerly of the Parish of Saint Lawrence in the Isle of Thanet but then of Sandwich in the County of Kent Yeoman by his Will dated the 14th February 1854 appointed his three sons William Goodson the said Edward Troward Goodson and John Goodson executors and trustees of that his Will and as to all and singular his freehold estates whatsoever and wheresoever he gave and devised the same and every part thereof in manner and in due proportions following (that was to say) He gave and devised nine tenths of his said real estate to nine of his children namely William Goodson and Sarah Gibbons Widow Thomas Goodson Mary Goodson Sampson Goodson Judith Goodson the said Edward Troward Goodson the said John Goodson and Alice Troward Goodson share and share alike as tenants in common and to their respective heirs and assigns for ever And as to the remaining one tenth part or share of his said real estates he gave and devised the same unto his daughter Elizabeth Goodson and Emma Gibbons Goodson the illegitimate daughter of his said daughter Sarah Gibbons widow share and share alike as tenants in common and to their heirs and assigns for ever

AND RECITING that the said testator died on the 2nd March 1854 without having altered or revoked his will which was duly proved by the said William Goodson Edward Troward Goodson and John Goodson on the 24th March 1864 in the Registry of the Archdeaconry Court at Canterbury

AND RECITING that the said William Goodson late of Hollycondane in the Parish of Saint Lawrence in the Isle of Thanet aforesaid Farmer by his Will dated the 10th January 1874 gave and devised all his real estate unto and to the use of his brothers the said John Goodson and Edward Troward Goodson their heirs and assigns upon Trust after payment of all necessary outgoings to pay the net rents and profits of such real estate to his wife Judith Goodson during her life and from and after her decease then upon trust to pay such net rents and profits equally between such of his seven brothers and sisters Sarah Gibbons widow Mary Goodson Judith Goodson Elizabeth Goodson Alice Troward Goodson and the said John Goodson and Edward Troward Goodson as should be living at the time of his decease and the whole of such net rents and profits to the last surviving for his or her life and after the decease of the last surviving of his said brothers and sisters Upon trust for all his nephews and nieces then living in equal shares And he appointed his said brothers the said John Goodson and Edward Troward Goodson executors of that his Will

AND RECITING that the said testator died on the 16th December 1876 without having altered or

revoked his said Will which was duly proved by the said John Goodson and Edward Troward Goodson on the 10th February 1877 in the District Registry at Canterbury attached to the Probate Division of Her Majesty's High Court of Justice

AND RECITING that the said Edward Troward Goodson had agreed with the said John Goodson for the absolute sale to him of the share and interest to which he was entitled under and by virtue of the said recited Wills of the said William Goodson the elder and Wm. Goodson respectively deceased of and in the plot of land and hereditaments thereafter described at or for the price of £125/10/0

IT WAS WITNESSED that in pursuance of the said agreement and in consideration of the sum of £125/10/0 to the said Edward Troward Goodson paid by the said John Goodson on or before the execution of abstracting presents (the receipt &c) He the said Edward Troward Goodson did thereby grant and assign unto the said John Goodson his heirs executors administrators and assigns

ALL THAT the part share or interest and all other the part share and interest (if any) to which he the said Edward Troward Goodson was or could be entitled under or by virtue of the said recited Wills of the said William Goodson the Elder and Wm. Goodson respectively deceased of and in the Parish of St. Lawrence in the Isle of Thanet aforesaid containing six acres three roods and thirteen perches or thereabouts then in the occupation of Edward Paramor

AND ALL the estate right title interest property benefit claim and demand whatsoever of him the said Edward Troward Goodson to in or out of the said premises and every part thereof

TO HAVE AND TO HOLD RECEIVE AND TAKE the said shares interest and premises thereby granted and assigned or expressed so to be unto the said John Goodson his heirs executors administrators and assigns for ever

AND for the better enabling the said John Goodson his heirs executors administrators and assigns to obtain payment of and receive and enjoy the said share and interest and premises thereby granted assigned or expressed so to be he the said Edward Troward Goodson did thereby irrevocably appoint the said John Goodson his heirs executors administrators and assigns the true and lawful attorney or attorneys of and for him the said Edward Troward Goodson his heirs executors and administrators and in his or their name or names but for the proper use of the said John Goodson his heirs executors administrators and assigns to ask demand sue for recover and receive the said shares and interest and premises thereby granted and assigned or expressed so to be and upon nonpayment of the same or of any part thereof and to settle and prosecute any actions suits and other proceedings for the recovery thereof and to settle compound or compromise all or any accounts or reckonings relative thereto and on payment thereof or any part thereof to sign and give receipts discharges and releases for the same and generally to do and execute any other act deed or thing for or relative to the recovering or obtaining the said share and interest and premises and every or any part thereof respectively to all intents and purposes as he the said Edward Troward Goodson might or could do or have done in his own proper person if abstracting presents had not been made.

AND the said Edward Troward Goodson did thereby authorise and direct the several executors and trustees for the time being of the said several Testators said respective Wills to pay assign and transfer the said share and interest and premises of and in the said plot of land and hereditaments at Newington aforesaid thereby granted and assigned or expressed so to be unto the said John Goodson his heirs executors administrators and assigns according to the true intent of abstracting presents or as he or they should direct

COVENANT by the said Edward Troward Goodson that he had good right to grant for quiet enjoyment -free from encumbrances - and for further assurance

EXECUTED by the said Edward Troward Goodson and attested RECEIPT for consideration money (£125. 10. 0.) endorsed signed and witnessed.

AS TO ONE SIXTH SHARE OF MARY GOODSON

1869 October 25th. BY HER WILL of this date the said Mary Goodson described as of Deal in the County of Kent Spinster gave devised and bequeathed

ALL her estate whatsoever and wheresoever and as well real as personal
UNTO her nephew the said Mark Jones Gibbons absolutely
AND THE TESTATRIX appointed the said Mark Jones Gibbons Sole Executrix of her said Will
WILL duly signed and witnessed
TESTATRIX died on the 10th March 1895
WILL proved by the said Mark Jones Gibbons:'. the Canterbury District
Registry of the Probate Division of the High Court of Justice on the 13th July
1895.

AS TO THE ONE SIXTH SHARE OF JUDITH GOODSON

1890 March 21st. BY HER WILL of this date the said Judith Goodson described as of 4 Denmark Place Blenheim Road Deal aforesaid Spinster after bequeathing certain parts of her personal estate as therein mentioned gave devised and bequeathed

ALL her real estate and any other of her personal estate not already disposed of
TO her niece the said Emma Gibbons Goodson absolutely for her own and separate use
AND the Testatrix appointed her brother the said John Goodson and her nephew the said Harry Goodson
Gibbons Executors and Trustees of that her Will
WILL duly signed and witnessed
TESTATRIX died on the 13th March 1895
WILL proved by the said Barry Goodson Gibbons alone in the Canterbury
District Registry on the 25th September 1895.

1895 March 14th. THE said Emma Gibbons Goodson died a Spinster and intestate

AS TO THE ORIGINAL ONE SIXTH SHARE OF JOHN GOODSON AND ALSO
THE FURTHER ONE SIXTH SHARE OF E. T. GOODSON THE ELDER WHICH
HE ACQUIRED UNDER THE BEFORE ABSTRACTED CONVEYANCE OF 18th
AUGUST 1880.

1908 November 28th. BY HIS WILL of this date the said John Goodson described as of Derby Lodge in the Parish of St. Lawrence Near Ramsgate in the Isle of Thanet in the County of Kent Gentleman after appointing his daughters the said Emma Alice Goodson and Minnie Goodson to be his executrices and trustees and bequeathing certain parts of his personal estate as therein mentioned devised and bequeathed

ALL his real and personal estate not thereby otherwise disposed of
UNTO his said Trustees
UPON TRUST that his Trustees should sell call in and convert into money the same or
such part thereof as should not consist of money and after payment of funeral and
testamentary expenses and debts should stand possessed of the residue if the net moneys
for the Testators six children the said Emma Alice Goodson Charles Albert William
Goodson the said Edits Goodson and Minnie Goodson Ernest Randall Goodson and
John Goodson the Younger or such of them as should be living at the time of the

Testator's decease in equal shares absolutely And the Testator declared that his said Trustees might postpone the sale of his said Real Estate or any part thereof for as long as they thought expedient

WILL duly signed and witnessed

TESTATOR died on the 26th November 1909

WILL duly proved in the Canterbury District Probate Registry on the 7th February 1910 by the said Minnie Goodson alone power being reserved to make the like grant to the said Emma Alice Goodson the other Executrix.

1913 October 11th.
Stamp 10/-

DEED POLL OF DISCLAIMER of this date whereby the said Emma Alice Goodson then residing at Villa Arco Fegernsee in Bavaria Spinster Sent Greeting

RECITING the before abstracted Will of John Goodson - his death - and the proving of his said Will AND RECITING that the said Emma Alice Goodson had never acted in the trusts of the said Will and was desirous of executing such disclaimer as was thereafter contained

IT IS WITNESSED that the said Emma Alice Goodson thereby disclaimed the office of trustee under the said Will and all real and personal estate and things in action whatsoever and wheresoever devised or bequeathed to her by the said Will as one of the persons therein named as a trustee thereof or devolving upon her as one of the persons therein named as one of the Executrieoe0 thereof and also all estates and powers thereby expressed to be given to her as such trustee or executrix

DULY executed by the said Emma Alice Goodson and attested

1919 November 12th.

INLAND REVENUE CERTIFICATE under Section 11 (1) Finance Act 1924 that Estate Duty paid on death of John Goodson who died on the 26th day of November 1909 and whose will was proved on 17th February 1910 in respect of 6 acres 2 roods 4 perches of Land at Newington St. Lawrence Ramsgate.

AS TO ONE FOURTH OF ONE SIXTH WHICH CARRY GOODSON GIBBONS
TOOK UNDER THE WILL OF HIS MOTHER THE SAID SARAH GIBBONS

1904 June 14th.

BY HIS WILL of this date the said Harry Goodson Gibbons described as of 7 Manor Road Waltham Abbey in the County of Essex appointed his brother the said William Goodson Gibbons and John Charles Skerman to be the executors thereof

AND after bequeathing certain portions of his personal estate as therein mentioned THE Testator devised and bequeathed

ALL his real and personal estate whatsoever and wheresoever over which he had beneficial power of disposition (subject to the payment out of his personal state of his debts funeral and testamentary expenses and the aforesaid legacies)

UNTO and equally between his two brothers the said Wm, Goodson Gibbons and Mark Jones Gibbons absolutely

WILL duly signed and witnessed

TESTATOR died on the 21st March 1905

WILL proved by both the said Executors in the Principal Probate Registry on the 28th day of April 1905

AS TO ONE SIXTH SHARE OF MARY GOODSON ONE SIXTH SHARE OF JUDITH
GOODSON ONE SIXTH SHARE OR SARAH GIBBONS AND TWO NINTHS OF ONE

SIXTH BEING THE SHARES TAKEN BY MARK JONES GIBBONS AND WILLIAM
GOODSON GIBBONS FROM WILLIAM GOODSON DECEASED

1912 October 18th.
Stamp £2. 6. O.
P. D. Stamp

INDENTURE OF CONVEYANCE between the said Mark Jones Gibbons of No. 98 High Street Dover in the County of Kent Retired Master Mariner of the first part William Goodson Gibbons of No. 87 Mornington Road Leytonstone in the County of Essex of the second part and Emma Alice Goodson Edith Goodson and Minnie Goodson all of Derby Lodge Margate Road in the Parish of St. Lawrence within the borough of Ramsgate in the Isle of Thanet in the said County of Kent Spinster (thereinafter called "the Purchasers") of the third part

RECITING that the said Mary Goodson late of Deal in the said County of Kent Spinster deceased having been at the time of her decease seised in fee simple in possession free from incumbrances of one equal undivided sixth share of the piece of land and heredit thereafter described duly made her Will dated the 25th October 1869 as before abstracted

AND RECITING death of the said Mary Goodson on the 10th March 1895 and proof of her said Will as before abstracted

AND RECITING that William Goodson of Hollicondane in the Parish of St. Lawrence in the said Isle of Thanet in the County of Kent Farmer deceased having been at the date of his decease seised in fee simple in possession and free from incumbrances of one other equal undivided sixth share of the said piece of land and hereditaments thereafter described duly made his last Will dated the 10th January 1874 as before abstracted AND RECITING that the said Testator Wm. Goodson died on the 16th December 1876 and proof of his said Will as before abstracted

AND RECITING that the said Testator's widow Judith Goodson died on the 22nd March 1875 as before abstracted

AND RECITING that the last survivor of the said seven brothers and sisters of the said Testator Wm. Goodson was the said John Goodson who died on the 26th November 1909

AND RECITING that at the date of the death of the sd John Goodson there were living nine nephews and nieces of the said Testator Wm. Goodson of whom the said Mark Jones Gibbons was one and the said Wm. Goodson Gibbons was another

AND RECITING that the said Sarah Gibbons late of Deal aforesaid Widow deceased having been at the date of her decease seised in fee simple in possession and free from incumbrances of one other equal undivided sixth share of the said piece of land and hereditaments thereafter described duly made her last Will dated the 16th December 1869 as before abstracted

AND RECITING that the said Testatrix Sarah Gibbons died on the 5th February 1875 and proof of her said Will as before abstracted

AND RECITING that the said Edward William Gibbons did not claim his share within two years of the death of the said Testatrix Sarah Gibbons

AND RECITING that the said Judith Goodson of 4 Denmark Place Blenheim Road Deal aforesaid Spinster deceased having been at the date of her decease seised in fee simple in possession and free from incumbrances of one other equal undivided sixth share of the said piece of land and hereditaments thereafter described duly made her Will dated the 21st day of March 1890 as before abstracted

AND RECITING that the said Emma Gibbons Goodson died a Spinster and intestate on the 14th March 1895 seised or otherwise well entitled to five equal undivided twenty fourth shares of the said piece of land and hereditaments thereafter described

AND RECITING that the said Emma Gibbons Goodson was a daughter of the father and mother of the

said Mark Jones Gibbons and Wm. Goodson Gibbons and Harry Goodson Gibbons but being born before the marriage of her parents was illegitimate

AND RECITING that it was apprehended that it was possible that owing to the circumstances the crown would forego their claim to the said five equal undivided twenty fourth shares of the said hereditaments then late of the said Emma Gibbons Goodson and would allow such shares to pass to and devolve upon the said Mark Jones Gibbons Wm. Goodson Gibbons and Harry Goodson Gibbons who would have been entitled thereto as the three brothers and as such the coheirs in gavelkind and also the only next of kin of the said Emma Gibbons Goodson had she been born after the marriage of her parents

AND RECITING that the said Harry Goodson Gibbons late of 7 Manor Road Waltham Abbey in the County of Essex deceased being at the date of his death seised or otherwise entitled to one equal undivided twenty fourth share of the said hereditaments under the Will of the said Sarah Gibbons deceased and also to five undivided seventy second shares through the said Emma Goodson Gibbons deceased making one equal undivided ninth share of the entirety of the said hereditaments duly made his last Will dated the 14th day of June 1904 as before abstracted

AND RECITING that the said Harry Goodson Gibbons died on the 21st March 1905 and proof of his said Will as before abstracted

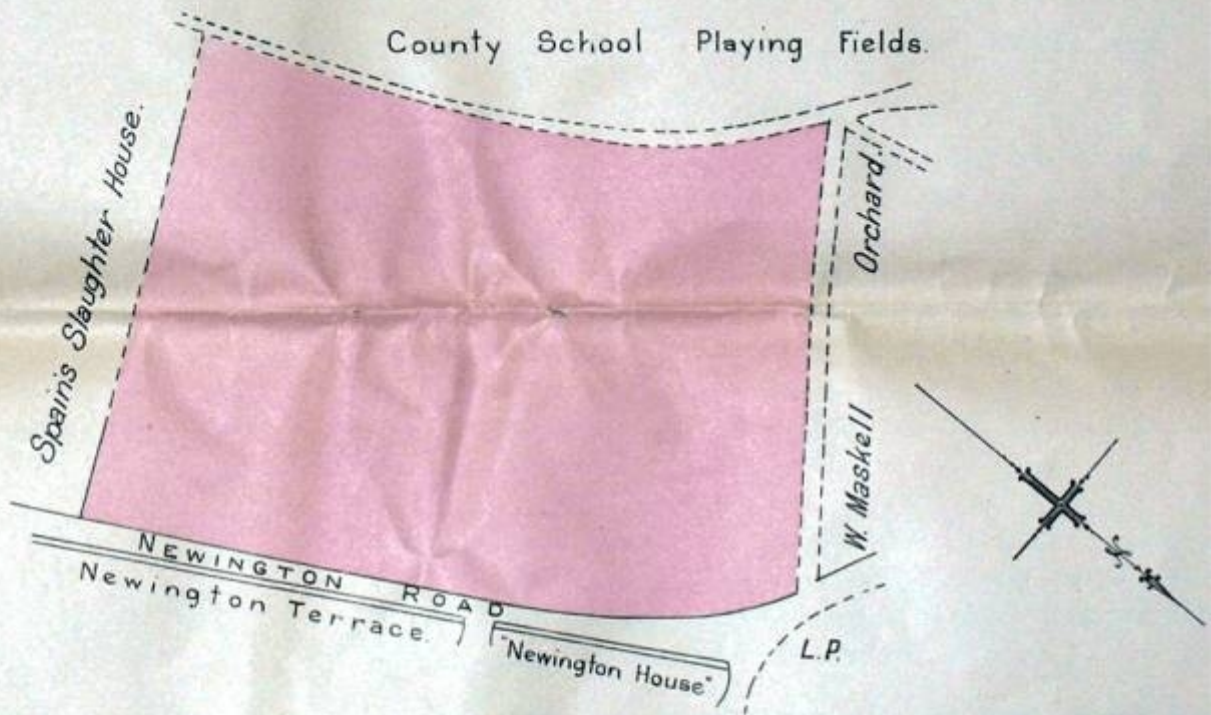
AND RECITING that in the events which had happened the said Mark Jones Gibbons claimed to be then seised in fee simple of or otherwise entitled to the following shares of and in the said piece of land and hereditaments thereafter described that was to say Under the Will of the said Mary Goodson one sixth share Under the Will of the said Wm. Goodson one ninth of one other sixth shares Under the Will of the said Sarah Gibbons one fourth of one other sixth share Under the intestacy of the said Emma Gibbons Goodson (by the Goodwill of the Crown) one third of five twenty fourth shares and under the Will of the said Harry Goodson Gibbons (also in part by the Goodwill of the Crown) one half of one ninth share and such five several shares make up the total of nineteen fifty fourth shares

AND RECITING that in the events which had happened the said William Goodson Gibbons claimed to be then seised in fee simple of or otherwise entitled to the following shares of and in the said piece of land and hereditaments thereafter described that was to say Under the Will of the said William Goodson one ninth of one sixth share Under the Will of the said Sarah-Gibbons one fourth of the other sixth share Under the Intestacy of the said Emma Gibbons Goodson (by the goodwill of the Crown) one third of five twenty fourth shares and under the Will of the said Harry Goodson Gibbons (also in part by the goodwill of the Crown) one half of one other ninth share of such last mentioned sixth share and such four several shares made up the total of ten fifty fourth shares

AND RECITING that the purchaser had agreed with the said Mark Jones Gibbons and Wm. Goodson Gibbons for the purchase of their shares and interests whether together twenty nine fifty fourth shares or any greater or less share or shares of and in the said piece of land and hereditaments thereafter described for the sum of £428.12. 6 that was to say with the said Mark Jones Gibbons for the purchase of his undivided nineteen fifty fourth shares for the sum of £281. 9. 6 and with the said William Goodson Gibbons for the purpose of his undivided ten. fifty fourth shares for the sum of £148. 3. 0.

IT IS WITNESSED that in pursuance of the said agreement and in consideration of the sum of £281. 9. 6 to the said Mark Jones Gibbons paid by the purchasers in equal shares on or before the execution of abstraction presents (the receipt &c) And in consideration of the sum of £148. 3. 0 to the said William Goodson Gibbons paid by the purchasers in equal shares on or before the execution of abstracting presents (the receipt &c) The said Mark Jones Gibbons and Wm. Goodson Gibbons each of them as to his shares estate and interest therein

Plan on Conveyance dated 8th June 1925.



as Beneficial Owner thereby conveyed and assigned unto the Purchasers

ALL THOSE twenty nine full and equal undivided fifty fourth parts or shares or other if any the part or share parts or shares whatsoever of them the said Mark Jones Gibbons and William Goodson Gibbons and of each of them of and in

ALL THAT piece or parcel of land formerly reputed to contain six acres but containing according to the parish map made for the commutation of tithes of the Parish of St. Lawrence aforesaid in which the same was distinguished by the No. 365 Six acres two roods and twenty perches situate lying and being in the aforesaid Parish of St. Lawrence in the said Isle of Thanet and County of Kent at or near a certain place there called - Newington formerly in the tenure or occupation of the said Wm. Goodson afterwards of C Bradley and then of his assigns or undertenants

TO HOLD unto and to the use of the Purchasers in fee simple as tenants in common in equal shares USUAL CERTIFICATE as to consideration money not exceeding L500

EXECUTED by the parties of the first and second parts and attested

AS TO ONE NINTH OF ONE SIXTH TAKEN BY CHARLES ALBERT WM. GOODSON FROM WM. GOODSON DECEASED.

1925 February 26th.
Stamp 10/-

BY WARRANT of this date his Majesty King George the Fifth sent greeting

RECITING the Intestates Estates Act 1884 Section 4 and Section 6

AND RECITING it had been represented by the Commissioners of the Treasury that Emma G. Goodson was entitled under the Will of Sarah Gibbons and under the Will of Judith Goodson in fee simple in possession free from incumbrances to 5 equal undivided 24th shares of and in the before abstracted premises

AND RECITING that it had been further represented by the said Commissioners that the said E. G. Goodson died a spinster a bastard and intestate

AND RECITING it had been further represented that the said E. G. Goodson left her surviving 3 natural brothers H. G. Gibbons M. J. Gibbons and W. G. Gibbons

AND RECITING further it had been represented that the said H. G. Gibbons died 21st March 1905 and after by his Will bequeathing certain portions of his personal estate as therein mentioned devised the residue equally between the said W. G. Gibbons and M. J. Gibbons absolutely

AND RECITING the above abstracted Indenture of Conveyance dated 18th October 1912 AND RECITING that it had been represented that the said Edith Goodson and Emma Alice

Goodson and Minnie Goodson by their petition presented to the Commissioners had prayed that a grant of the said freehold property of E. G. Goodson might be made as in the said petition mentioned

LET IT BE KNOWN that under the power given by Section 6 of the said Act and all other power His Majesty by His Royal Warrant under the hands of two commissioners of his Treasury Authorised the waiver of his Majesty's rights and interests to or in the said freehold hereditaments in favour of the said E. A. Goodson Edith Goodson and Minnie Goodson in equal shares upon the terms that they should pay to the Solicitors of the Treasury the costs of the Warrant and of the Conveyance

SIGNED by two of the Commissioners

1925 May 12th.
Stamp £2.10.0.
& adjudicated
duly stamped

BY INDENTURE OF CONVEYANCE of this date made between the Solicitors for the affairs of His Majesty's Treasury of the one part and the aforesaid E.A. Goodson Edith Goodson and Minnie Goodson of the other part

RECITING seisin of Emma G. Goodson free from incumbrances in 5 equal undivided 24th shares of and in the abstracted premises

AND RECITING death of void E.G. Goodson

AND RECITING that E. G. Goodson left her surviving her three natural brothers B.G. Gibbons M.J. Gibbons and W. G. Gibbons
AND RECITING death will and probate of the Will of H. G. Gibbons
AND RECITING before abstracted conveyance of 18th October 1912
AND RECITING Petition to His Majesty's Treasury by said E. Goodson M. Goodson and E.A. Goodson
AND RECITING before abstracted Royal Warrant dated 26th February 1925
AND RECITING payment by the said E. A. Goodson E. Goodson and M. Goodson to the Solicitors to the Treasury of cost and other payments mentioned in the Warrant
IT WAS WITNESSED that in obedience to the said Warrant and in consideration of the premises the said Solicitors for the affairs of His Majesty's Treasury thereby conveyed and transferred to the said E. A. Goodson M. Goodson and E. Goodson their heirs executors administrators and assigns in equal shares

ALL THAT right and interest of His Majesty to and in the said hereditaments TO HAVE AND TO HOLD the same unto and to the use of the said E. A. Goodson E. Goodson and M. Goodson their heirs executors administrators and assigns in equal shares as tenants in common absolutely

£500 STAMPING CLAUSE

DULY sealed by the Solicitor to H. M. Treasury.

AS TO ONE NINTH up ONE SIXTH TAKEN BY CHARLES ALBERT WM. GOODSON FROM WM. GOODSON DECEASED.

BY HIS WILL of this date Charles Albert William Goodson described as of 16 Brunswick Street Blackfriars in the County of Surrey Appointed Elizabeth King Ernest Randall Goodson his brother Minnie Goodson his sister to be executor And directed that all his debts and funeral expenses should be paid as soon as conveniently might be after his decease

AND after bequeathing certain articles specific articles as therein mentioned and bequeathing to his housekeeper Mary Frances Giles the sum of L30 from his estate at Ramsgate in the County of Kent left to testator by his late father John Goodson late of Derby Lodge Ramsgate in the County of Kent The remainder of testator's estate to be equally divided amongst his brothers and sisters Emma Alice Edith Ernest Randal Minnie John

WILL duly signed and witnessed

TESTATOR died on the 27th day of March 1914

WILL proved in the Principal Probate Registry on the 16th day of July 1914 by the said Ernest Randall Goodson only the other two executors having renounced Probate.

AS TO 53/64 SHARES (BEING THE WHOLE OF THE PROPERTY LESS THE ONE NINTH OF ONE SIXTH SHARE BELONGING TO EDWARD TROWARD GOODSON THE YOUNGER UNDER THE WILL OF WILLIAM GOODSON THE YOUNGER)

1925 June 8th
Stamp £16.10. 0

BY INDENTURE of this date made between Minnie Goodson as Trustee of the Will of the late John Goodson deceased of the first part Ernest Randall Goodson as personal representative of the late Charles W. Goodson deceased of the second part Edith Goodson of the 3rd part E. A. Goodson of the 4th part Minnie Goodson of the 5th part Ernest Randall Goodson of the 6th part John Goodson of the 7th part (the parties thereto of the first 7 parts being thereafter collectively referred to as the Vendors) and Samuel Tree of Edith Road Ramsgate in the County of Kent Potato Merchant (thereinafter called "the Purchaser") of the 8th part

RECITING that under and by authority of the Will of Wm. Goodson the older and certain deeds and acts in the Law the hereditaments thereafter described and intended to be therety conveyed became

vested and were vested in William Goodson the younger Sarah Gibbons Mary Goodson Judith Goodson and Edward Troward Goodson the elder and John Goodson in equal shares as tenants in common

AND RECITING the before abstracted Will of Sarah Gibbons her death and Probate of her Will
AND RECITING the before abstracted Will death and Probate of the Will of Wm. Goodson the younger

AND RECITING the death of Judith Goodson on 22nd March 1875

AND RECITING death of Sarah Gibbons on 5th February '75

AND RECITING death of Mary Goodson on 10th March '95.

AND RECITING death of Judith Goodson Spinster on 13th March '95

AND RECITING death of Elizabeth Goodson on 16th March '95

AND RECITING death of Alice Troward Goodson on 12 Feb. 1908

AND RECITING death of Edward Troward Goodson the elder on 22nd May 1882.

AND RECITING death of John. Goodson on 26th November 1909 leaving him surviving at the date of his death 9 nieces and nephews of the said testator William Goodson namely the said Edith Goodson limn, Alice Goodson Minnie Goodson Charles Albert William Goodson Ernest Randall Goodson. John Goodson (party thereto) Edward Troward Goodson the younger Nark Jones Gibbono and William Goodson Gibbons.

AND RECITING before abstracted Indenture of Grant dated 18th August 1880

AND RECITING before abstracted Will death and Probate of the Will of Nary Goodson

AND RECITING Will death end Probate of the Will of Judith Goodson

AND RECITING that Emma Gibbon Goodson died a spinster and intestate on 14th March 1895

AND RECITING before abstracted Will death and probate of the Will of John Goodson described as of Derby Lodge

AND RECITING before abstracted Deed Pell of Disclaimer dated 11th October 1913

AND RBCITING Will death and probate of the Will (before abstracted) of Harry Goodson Gibbons

AND RECITING before abstracted Indenture of Conveyance dated 18th October 1912

AND RECITING before abstracted Will death and Probate of the Will of Charles Albert William Goodson

AND RECITING before abstracted Warrant dated 2th Feb. 1925

AND RECITING before abstracted Conveyance dated 12th May 1925

AND RECITING the parties thereto of the first Goren parts had agreed with the Purchaser for the sale to him of the hereditaments thereafter described and intended to be conveyed and the fee thereof in possession free from incumbrances for £1650.

IT WAS WITNESSED that in pursuance of the said agreement and in consideration of the eum of £1650 paid in manner following that is to say As to £580/11/3 to Minnie Goodson as Trustee of the Will of John Goodson deceased £30/11/1 to E.R. Goodson as personal representative of the late C.A.W. Goodson deceased an to £325/18/6 to Edith Goodson £325/14/6 to E. A. Goodson £325/18/6 to Minnie Goodson £30/11/10 to E. R. Goodson £30/11/1 to John Goodson (party thereto) (the receipt of which amounts making together the purchase money of £1650 the first seven parties thereby acknowledged)

AS to 228/648ths Equal undivided shares of and in the said hereditaments and all other (if any) the share estate and interest late of the said John Goodson deceased in exercise of the Cruet for sale contained in the said Will of the said John Goodson and or Trustee the said Minnie Goodson thereby conveyed.

AS to 12/648ths Equal undivided shares of and in the said hereditaments and all other (if any) the share estate and interest therein of the said Charles Albert William Goodson the said E. R. Goodson as personal representative of C.A.W. Goodson deceased thereby conveyed

As to 128/648ths equal undivided shares of and in the said hereditaments and all other (if any) their

respective shares estates and interests therein each of them the said E. Goodson E.A. Goodson & Minnie Goodson as beneficial owner did thereby respectively convey
And as to 12/648ths equal undivided shares of and in the said hereditaments and all other (if any) their respective shares estates and interests therein each of them the said E. R. Goodson and John Goodson party thereto as beneficial owner did thereby respectively convey unto the purchaser

ALL THAT piece or parcel of land containing 6 acres 2 roods 20 perches or thereabouts situate lying and being in the Parish of St. Lawrence Ramsgate on the West side of a road there known as Newington Road as the same were then in the occupation of the Purchaser as tenant

ALL which piece or parcel of land was more particularly delineated in the map or plan drawn on the 10th page thereof and thereon coloured pink

TO HOLD the same unto and to the use of the Purchaser in fee simple

ACKNOWLEDGMENT by the said Minnie Goodson of the right of the purchaser to production and delivery of copies of the thereinbefore recited Deed of Disclaimer dated 11th October 1913

EXECUTED by the parties thereto of the first 7 parts and attested

AS TO THE SHARE (ONE NINTH OF ONE SIXTH SHARE) BELONGING TO EDWARD TROWARD GOODSON THE YOUNGER UNDER THE WILL OF WILLIAM GOODSON THE YOUNGER

- 1925 February 10th. BY HIS WILL of this date Edward Troward Goodson of Wigan in the County of Lancs appointed Edward Gross estate
Whinray Johnson of Wigan in the County of Lancs Accountant Sole Executor thereof
£216. 7. 6 Fixed
Stamp duty 30/-
paid
- 1925 July 6th. THE said Edward Troward Goodson the younger died.
- 1925 July 25th. THE WILL of the said E.T. Goodson was proved in the Principal Probate Registry by the said Edward Whinray Johnson the sole Executor.
- 1925 October 29th. BY INDENTURE OF CONVEYANCE of this date made between Edward Whinray Johnson of Wigan in the Stamp 2/-
County of Lanes Accountant (thereinafter called "the Vendor") of the one part and Samuel Tree of Ramsgate Kent Potatoe Merchant (thereinafter called "the Purchaser") of the other part AND SUPPLEMENTAL to the lastly abstracted Indenture of Conveyance (thereinafter called "the Principal Indenture")
RECITING the Will death and probate of the Will of Wm. Goodson of Hollicondane
AND RECITING death of John Goodson and setting out the nephews and nieces of Wm. Goodson his surviving and that on his death the said E. T. Goodson the Younger became under the Will of Wm. Goodson entitled to one fifty fourth share of the entirety of the land at Newington the subject of this Abstract
AND RECITING an Indenture of Conveyance dated 14th July 1887 and made between the said B. T. Goodson the Younger of the first part Ellen Goodson Widow of the second part and John Goodson of the third part (affecting land at Hollicondane but not that the subject of this Abstract)
AND RECITING that by the Principal Indenture the said Minnie Goodson as Trustee for sale under the Will of John Goodson being under a misapprehension that the one fifty fourth share of the said E. T. Goodson the Younger in the land at Newington (the subject of this abstract) had boon included in the lastly recited Conveyance of 14th July 1887 she conveyed to the Purchaser (inter alia) the said one fifty fourth share of the said land at Newington
- 1925 October 19th. STATUTORY DECLARATION by Mark Jones Gibbons of 98 High Street Dover in the County of Kent

Stamp 2/6.

retired Trinity Pilot as follows :-

1. That he was the son of Sarah Gibbons late of Deal in the County of Kent and a nephew of John Goodson late of Ramsgate in the County of Kent Farmer.

2. That his Mother the said Sarah Gibbons by her Will dated the 16th day of December 1869 appointed her brother the said John Goodson and her son Harry Goodson Gibbons to be the Exors and Trustees upon trust thereof and devised and bequeathed All her real and personal estate unto her Trustees upon trust to be divided equally between her five children him the said Mark Jones Gibbons his sister Emma Gibbons Goodson and his brothers Harry Goodson Gibbons William Goodson Gibbons and Edward William Goodson in equal shares and Testatrix declared that if her son said Edward William Gibbons who had gone abroad and had not been heard of for some years did not claim his share within two years after her death the share should then be divided equally between her other children then living.

3. That the said Sarah Gibbons died on the 5th day of February 1875 at Deal leaving the said Mark Jones Gibbons and the said Emma Gibbons Goodson Harry Goodson Gibbons and William Goodson Gibbons her surviving and her Will was proved in the Canterbury District Probate Registry on the 5th March 1872 by both the said executors

4. That at the time of the death of the said Sarah Gibbons the said Edward William Gibbons had not been heard of by her or by his the said M. J. Gibbons or any of his family at home for many years He did not claim his share of his Mother's estate within two years of her death and to the best of the knowledge of said M. J. Gibbons did not return to this country or lay claim to his share at any time.

DULY DECLARED before a Commissioner for Oaths.

BY INDENTURE OF CONVEYANCE of this date made between the aforesaid Samuel Tree (hereinafter called "the Vendor") of the one part and Edward John Wells of 6 Newington Road Ramsgate in the County Kent Retired Fruiterer of the (hereinafter called "the Purchaser") of the other part

RECITING seisin of Vendor and agreement for sale

IT WAS WITNESSED that in consideration of L501, paid (the receipt eta) the Vendor as Beneficial Owner thereby conveyed unto the Purchaser his heirs and assigns

ALL THOSE the hereditis described in the First Schedule thereto TO HOLD the same unto and to the use of the Purchaser in fee simple subject to the covenants by the Purchaser hereinafter contained

COVENANT by the Purchaser not to use the premises for any purposes other than as a private dwellinghouse lodging house or boarding house nor to do or permit anything that might be a nuisance to the Vendor or the neighbourhood

COVENANT by the Vendor to form the roadway of the intended road and by the Purchaser to contribute his proportion of the expense of repairing and maintaining the same until taken over by the Local Authority and to contribute his proportion of the expense of repairing and maintaining the passage way at the rear

ACKNOWLEDGMENT by the Vendor of the right of the Purchaser to production of the documents mentioned in the 2nd Schedule and to delivery of copies and undertaking for safe custody thereof £500
Stamping Clause

THE FIRST SCHEDULE.

ALL THAT piece or parcel of land situate in the Pariah of St. Lawrence in the Borough of Ramsgate in the Isle of Thanet in the County of Kent and being on the North-west side of a road there known or intended to be known as Marden Avenue having a frontage thereto of fifteen ? or thereabouts and a depth therefrom of sixty

? or thereabouts TOGETHER with the messuage and buildings recently erected thereon or on part thereof and known or intended to be known as 18 Marden Avenue as the same is delineated and described in the plan drawn thereon and thereon coloured Pink AND TOGETHER with the full right and liberty in common with the Vendor and the owners and occupiers of the other lands and hereditaments belonging to the Vendor in the vicinity thereof and all other persons having the like right for all purposes to pane and repass over and along the said intended road and on foot only to pace and repass over and along the passage way at the roar of the said premises EXCEPT AND RESERVING to the Vendor the free passage and running of water and soil from the adjoining premises of the Vendor through the channels drains and pipes under or over the said premises PROVIDED ALWAYS that the Purchaser his heirs or assigns shall not be entitled to any right of light or air which may in any way diminish or interfere with the free user of any adjoining or adjacent property belonging to the Vendor either for building or any other purpose and nothing herein contained shall be deemed or construed to imply the grant of any such easement

THE SECOND SCHEDULE

1864 June 11th. - Indenture of conveyance made between (1) Alice Troward Goodson (2) William Goodson Sarah Gibbons Thomas Goodson Mary Goodson Judith Goodson Edward Troward Goodson and John Goodson (3) Elizabeth Goodson and Emma Gibbons Goodson.

1867 November 4th. - Indenture of Conveyance made between (1) Thomas Goodson (2) Elizabeth Goodson and Emma Gibbons Goodson (3) William Goodson Sarah Goodson Mary Goodson Judith Goodson Edward Troward Goodson and John Goodson.

1880 August 18th. - Indenture of Grant and Assignment made between (1) Edward Troward Goodson (2) John Goodson.

1912 October 18th. - Indenture of Conveyance made between (1) Mark Jones Gibbons (2) William Goodson Gibbons (3) Emma Alice Goodson and Edith Goodson and Minnie Goodson.

1925 February 28th. - Warrant by His Majesty's Treasury.

1925 May 12th. - Indenture of Conveyance made between (1) the Solr for H. M. Treasury (2) Emma Alice Goodson Edith Goodson and Minnie Goodson.

1920 June 8th. - Indenture of Conveyance made between (1) Minnie Goodson (2) Ernest Randall Goodson (3) Edith Goodson (4) E. A. Goodson (5) M. Goodson (6) E. R. Goodson (7) John Goodson (8) Samuel Tree.

1925 October 29th - Indenture of Conveyance made between (1) Edward Whinray Johnson (2) Samuel Tree.

1925 September 18th. - Statutory Declaration by Minnie Goodson.

1925 October 19th - Statutory Declaration by Mark Jones Gibbons.

1925 November 27th – Statutory Declaration H.K. Daniel DULY EXECUTED by both parties and attested.

THE NEW NEWINGTON ESTATE

Building Line 5' 0" Plots 60' 0" deep

Width of } 15' 0" Return Roads
Building Plots } 15' 8" Newington Road.

Scale 1/1250.

