

Province of Canada

Victoria by the Grace of God of the United Kingdom of Great Britain
and Ireland Queen Defender of the Faith.

Catholic

To all to whom these Presents shall come or whom the same may concern

Greeting

Whereas Our loving subject the Honorable Matthew Bell of Our
City of Quebec in Our Province of Canada Esquire, by deed of surrender bearing date the seventeenth day of September in the year of Our
Lord one thousand eight hundred and forty five and enrolled of record in Our Court of Queen's Bench for Our District of Quebec in Our
said Province reciting that the said Matthew Bell was then seized and possessed to him and his heirs as owner and with legal power
and authority to alienate the same of and in a certain lot of ground and premises situated in Saint Ursule Street in the
Upper Town of the City of Quebec in Our said Province therein and hereinafter described which said lot of ground and premises
were then held by him the said Matthew Bell of us a titre de cens. And Whereas the said Matthew Bell hath surrendered and yielded up
unto us Our Heirs and Successors the said lot of ground and premises to the intent that he may receive from us a grant thereof in free and
common socage upon payment to us Our Heirs and Successors of such sum of money and under and subject to such terms and conditions limitations
and restrictions as by us or them may be deemed just or reasonable And Whereas the said Matthew Bell hath commuted with us for all and
every the droit de lods et ventes cens et rentes fines and other feudal and seigniorial rights dues and duties to which the said lot of ground
and premises and the persons holding the same might without such commutation be subject and liable by reason of the aforesaid
original tenure thereof and hath paid into the hands of Our Receiver General of Our said Province the sum of money which as said for
the consideration of the release and grant hereinafter contained we have deemed to be just and reasonable Now Know Ye that we have
accepted and hereby do accept the said surrender so as aforesaid to us made by the said Matthew Bell and in consideration of the commutation
and payment aforesaid and in pursuance of the statute in this behalf made and provided we have for us Our Heirs and Successors
remised released and quitted claim and by these Presents do remise release and for ever quit claim unto the said Matthew Bell
his heirs executors curators administrators and assigns all and every the droit de lods et ventes cens et rentes fines and other feudal
and seigniorial rights brethren dues and duties which by reason of the original grant or concession of the said lot of ground
and premises as aforesaid or by reason of the tenure under which the said lot of ground and premises previous to and at the time of the
said surrender have been or were held or for or by reason of any other cause matter or thing we Our heirs or successors might lawfully
have or claim upon or for the said lot of ground and premises and all arrears of the same and all claims and demands by reason
of the premises And Know Ye also that in further pursuance of the said statute in that behalf made and provided we of Our
especial grace certain knowledge and mere motion have given granted and confirmed and by these presents do give grant and confirm
unto the said Matthew Bell his heirs and assigns for ever the said lot of ground and premises situated as aforesaid and lying and
being in our censive or domains bounded and abutted as follows: in front on the east by Saint Ursule Street in the rear or on the
west by the ground of the Honorable William Smith Esquire on one side to the north partly by the ground of the Honorable John Stewart
Esquire and partly by a certain passage of the width of twelve feet and of the depth of seventy five feet in common between the said
lot and the Honorable John Stewart and on the other side to the south by the ground belonging to us Beginning on the west line of Saint
Ursule Street at the line of division between the said lot of ground and the passage aforesaid as at the point A on the annexed plan
thence running along the said line of division magnetically south sixty five degrees fifty minutes west variation thirteen degrees west
seventy five feet English measure to the depth of the said passage communicating from Saint Ursule Street along the north side of the
said lot tract or parcel of ground over to the ground of the said Honorable John Stewart as at B on the aforesaid plan thence
on the said course along the division line between the said lot of ground and the property of the Honorable John Stewart
aforesaid, fifty two feet to the east line of the property of the Honorable William Smith as at the point B on the aforesaid plan
thence along the said line south twenty four degrees two minutes east eighty seven feet six inches to the north line of the
ground belonging to us as at the point C on the aforesaid plan thence along the said line north seventy one degrees east one
hundred and twenty eight feet six inches to the west line of the Saint Ursule Street as at the point D on the aforesaid plan
thence along the said line of the said Street north twenty four degrees two minutes west one hundred feet six inches to the place
of beginning and containing eleven thousand nine hundred and thirty eight feet in superficies English measure and all
the estate right title property claim and demand whatsoever of us of in to or respecting the said lot of ground tenements and
premises To have and to hold the said lot of ground tenements and premises hereby granted and confirmed with their and every of
their rights members and appurtenances of us Our Heirs and Successors unto and to the use of the said Matthew Bell his heirs and
assigns for ever in free and common socage by fealty only in lieu of all other and all manner of rents services fines rights
dues duties claims and demands whatsoever in like manner as lands are now holden in free and common socage in
that part of Great Britain called England Provided always and we do hereby expressly reserve to us Our Heirs and Successors all mines
of gold and silver which now are or shall be found upon the aforesaid described land and premises hereby granted or any part thereof
so that the said mines and each of them shall belong to us Our Heirs and Successors in as full and ample manner as if the present
grant had never been made And we do hereby expressly reserve to us Our Heirs and Successors full power right and authority to make and

Release
from feudal
services and grant
in free and common
socage to the said
Matthew Bell

Witness in the
Court of Queen's Bench
for Our District of Quebec
this twenty second
day of December 1845.

L. Daly

use all such roads ways and passages over the said lands and premises hereby granted or any part thereof and also to take etc
divert and use all such rivers streams ponds and bodies of water as shall by Us or them be judged necessary or convenient for
working or improving the said mines or any of them And provided further that if any mine or mines or gold and silver
shall be found on the said land and premises hereby granted Our said Grantee his heirs or assigns ^{or any part of the same} ~~possessing~~ ^{shall} ~~shall~~
within the space of six months after the discovery of such mine or mines give notice of the discovery thereof to Our Governor
Lieutenant Governor or Person administering the Government of Our said Province for the time being and if he she or they
shall make default therein the present Grant of the said land at the end of the said six months next ensuing after such discovery
shall become void and the said land hereby granted shall revert and escheat to Us Our Heirs and Successors in the same manner as
if the present Grant had never been made anything herein contained to the contrary in anywise notwithstanding And
We do hereby expressly reserve to Us Our Heirs and Successors full power right and authority upon payment of a reasonable
indemnity in this behalf to Our said Grantee his heirs and assigns in possession of the said lot of ground and premises to erect
and build any forts or fortresses or to make any other works of military defence on any part of the said land and premises hereby granted
that may by Us Our Heirs and Successors be deemed necessary for the peace and safety of Our said Province whenever We or they shall
signify it to be Our or their pleasure so to do by an order given by Us or them in Our or their Privy Councils in Great Britain or whenever
it shall be judged advisable or expedient so to do by Our Governor Lieutenant Governor or Person administering the Government
of Our said Province by and with the advice and consent of Our Executive Council of Our said Province And We do hereby direct and
appoint that within six months from the day of the date of these Presents a copy of this Our Grant shall be registered in Our
Registrar's Office in Our City of Montreal in Our said Province of Canada and that in default thereof the said land and premises
hereby granted shall revert and escheat to Us Our Heirs and Successors and become the absolute property of Us or them in the
same manner as if the present grant had never been made anything herein contained to the contrary in anywise notwithstanding

In Testimony Whereof We have caused these Our Letters to be made Patent and the Great Seal of Our said
Province of Canada to be hereunto affixed. Witness Our Right Trusty and Well Beloved Lieutenant General The
Right Honourable Charles Murray, Earl Cathcart of Cathcart in the County of Renfrew, C.C.B. Administrator of
the Government of Our Province of Canada and Commander of Our Forces in British North America, George, Esq.
At Our Government House in Our City of Montreal in Our said Province of Canada the nineteenth day
of December in the year of Our Lord one thousand eight hundred and forty five and in the ninth year
of Our Reign,

L. L. L.

176

Mon. Matthew Secy

Recorded in the Registrar's
Office of the Records at Montreal
the Fourteenth day of January 1846,
in the Tenth Register of Letters
— Patent of Land, Letter **K** Vol. 549.

[Signature]
Registrar

No 3