This Indenture made at Sydney in the County of Cumberland in New South Wales this Seventeenth day of August in the year of Our Lord One Thousand Seven hundred and Ninety Seven, Between Philip Schaffer of Parramatta in the County aforesaid of the one part, & Henry Waterhouse Esqr. of Sydney in the County aforesaid of the other part Witnesseth, that the said Philip Schaffer in consideration of Five Shillings of lawful Money of Great Britain to him in hand paid by the said Henry Waterhouse Esqr. at or before the ensealing & delivery of these Presents (the Receipt whereof is hereby acknowledged) & for the good causes & considerations him the said Philip Schaffer hereunto specially moving, has bargained & sold & by these presents doth bargain & sell unto the said Henry Waterhouse Esqr. All that the Messuage or Tenement known by the name of The Vineyard laying on the South side of the Creek leading to Parramatta, containing by estimation One hundred & forty Acres of land be the same more or less, now in the Possession of the said Philip Schaffer, by Virtue of a Grant from the Crown, bearing date the Twenty fifth day of April in the Year of Our Lord One Thousand Seven hundred & eighty Seven; together with all & singular the Houses, Outhouses, Buildings, Gardens, Lands, Meadows, Commons, Pastures, Feedings, Woods, Underwoods, Ways, Paths, Waters, Watercourses, Priviliges, Profits, Easements, Commodities, Advantages, Emoluments, Hereditaments & Appurtenances whatsoever to the said One hundred & forty Acres of Land belonging or appertaining, or with the same used or enjoyed, or accepted reputed taken or known, as Part, Parcel or member thereof; or as belonging to the same or any Part thereof, & the Reversion & Reversions, Remainder & Remainders, Yearly & other Rents, issues & profits thereof, & of every Part & Parcel thereof, To have & to hold the said Messuage or Tenement, Lands, Hereditaments & all & Singular other the Premises herein before mentioned or intended to be bargained & Sold, & every Part & Parcel thereof, with their & every of their Rights, Members, & Appurtenances unto the said Henry Waterhouse Esqr His Executors, Administrators & Assigns, from the day next before the Day of the Date

Date. of these Presents, for and during & unto the full end and term of
One whole Year from thence next ensuing, & fully to be compleate &
ended Yielding & paying therefore unto the said Philip Schaffer
His Heirs & Assigns the Yearly Rent of One Peper Corn at the expiration
of the said Term if the same shall be lawfully demanded, To the Intent
& Purpose that by Vertue of these Presents, & of the statute for ——
transferring uses into Possession, he the said Henry Waterhouse Esqr.
may be in the actual possession of the Primises, & be thereby enabled
to take & accept a grant & Release of the Reversion & Inheritance of the
same Premises to him his Heirs & Assigns, to the uses Intents &
purposes thereof to be declared by another Indenture intended to
bear date, the next day after the Day of the Date hereof

In Witness whereof the Parties to these Presents
their Hands and Seals have subscribed & set, the day & year first above written

Sealed & Delivered
(where no Stamps are used
or can be had) in the Presence of

John M'Arthur.
Wm Steele

Philips Schäffer

H. Waterhouse

Lease ——— 140 Acres

Philip Schaffer
to
Henry Waterhouse Esqr } The Vineyard