

This is the last Will and Testament of my George Baker of Portsea in the county of Southampton Gentleman whereby I humbly commend my soul to God and dispose of all my worldly Estate and Effects in manner following (that is to say) I give and devise unto my daughter Grace Baker all that my messuage or dwelling house and premises situate and being at Mile End in the parish of Portsea aforesaid called Regents Villa with the gardens outhouses and appurtenances thereto adjoining or belonging and now in my own occupation together with a right of Road from the Turnpike Road over the parcel of land or meadow thereto adjoining to the north side of my said messuage or dwelling house and premises To hold the same unto my said daughter Grace Baker for and during the term of her natural life And from and immediately after her decease I give and devise the same unto my friends John Friend Pratt of Portsea aforesaid Merchant and James William White of the same place Gentleman their heirs and assigns upon the same trusts for sale and for their same intents and purposes as are next hereinafter contained of and concerning my other messuages lands hereditaments and real Estate situate lying and being in the parish of Portsea aforesaid or elsewhere and next hereinafter devised to them I give and devise unto my said Daughter Grace Baker and the said John Friend Pratt and James William White All that my messuage or dwellinghouse with the appurtenances thereto belonging situate in Queen Street in Portsea aforesaid being Number 28 in the said Street and now in the occupation of messieurs Prossor and Masterman And also all that my parcel of land or meadow situate and being at Mile End and adjoining my said messuage or dwellinghouse called Regents Villa containing three and a half acres (more or less) and now in my own occupation And also all those my three messuages with the yards offices outhouses and buildings thereto belonging or adjoining situate and being in the Union Road and Arundel Street in the parish of Portsea aforesaid and now in the occupation of Thomas Platt and others And also all that my parcel of land containing by estimation three acres customary measure (more or less) situate and being at Milton in the parish of Portsea aforesaid And also all that Cottage and other buildings now standing on the said parcel of land and now in the occupation of messieurs Leggall Egerton and Wassell and which I purchased of the Devizees of John Leggall deceased And also all those

four messuages or tenements with the piece of land thereto adjoining situate in Chandos Street in the parish of Portsea aforesaid and which I purchased of the Devizees of John Charles Wilkinson deceased And also all other my messuages lands hereditaments and real estate situate lying and being in the parish of Portsea aforesaid or elsewhere together with their respective appurtenances To hold the same unto my said daughter Grace Baker and the said John Friend Pratt and James William White their heirs and assigns Upon trust that they the said Grace Baker John Friend Pratt and James William White r the Survivors or Survivor of them or the heirs executors or administrators of such Survivor do and shall when and as may be deemed convenient by them him or her sell and dispose of and convey the said messuages lands hereditaments and real Estate by public auction or private contract as to them him or her should seem best unto any person or persons who shall be willing to become and be the purchaser or purchasers thereof for the most money that can be reasonably obtained for the same and to make and execute all such deeds conveyances and assurances in the Law as shall be necessary or proper for perfecting the sale or transfer thereof And I do hereby declare that the receipt or receipts of my said Trustees or the Survivors or Survivor of them or the heirs executors or administrators of such Survivor shall be a good and sufficient discharge or good and sufficient discharges to the person or persons who shall become the purchaser or purchasers of my said real estate for all or any part of the money to be by him her or them paid for the same or so much as in such receipt or receipts shall be acknowledged to be received And that the person or persons who shall become such purchaser or purchasers shall not after paying his her or their purchase money to my said Trustees or Trustee for the time being be answerable or accountable for the misapplication or nonapplication of the same or any part thereof And as to the monies to arise from the Sale thereof when made I direct that the same shall sink into and be deemed part of the residue of my personal Estate All and singular my household goods and furniture plate linen glass and china books prints and pictures and my carriage and horse I give and bequeath unto my said daughter Grace Baker absolutely to and for her own use and benefit All and singular my monies and securities for money debts due and owing to me and all and singular the rest residue and remainder of

my personal Estate and Effects of what nature or kind soever (not hereinafter bequeathed) which I am now or shall or may at the time of my decease be possessed of interested in or in any wise entitled unto (after payment of my first debts funeral expenses and the costs of proving and executing this my will) I give and bequeath unto the said Grace Baker John Friend Pratt and James William White their executors and administrators Upon trust that they the said Grace Baker John Friend Pratt and James William White or the Survivors or Survivor of them or the executors or administrators of such Survivor as and shall as soon as conveniently may be after my decease sell and dispose of all such part or parts of my said personal Estate and Effects as shall not consist of monies and securities for money And do and shall sale receive and get in all such part or parts thereof as shall consist of monies and securities for money And as to the monies to arise from such last mentioned Sale or Sales and so t be called received and got in as aforesaid together with all other the residuum of my said personal Estate and Effects I direct that the said Grace Baker John Friend Pratt and James William White and the Survivors and Survivor of them and the executors or administrators of such Survivor shall stand and be possessed thereof and of the monies arising from the Sale of my said real estate Upon trust to invest the same in Government funds or stocks of Great Britain or on good and sufficient real Security or Securities at Interest with power to alter and vary the same funds Stocks and securities And I give and dispose of the said funds stocks and securities in manner hereinafter mentioned (that is to say) I give and bequeath the sum of Fifty pounds Sterling unto each of my Granddaughters Elizabeth Baker Mary Baker and Ann Baker the daughters of my Son George Baker I give unto my Brother Isaac Baker the sum of twenty pounds sterling I give and bequeath unto my Daughter Grace Baker the sum of Three thousand pounds Sterling to and for her own absolute use and benefit And subject to the payment of the said Legacies of Fifty pounds Twenty pounds and Three thousand pounds I do hereby declare that my said Trustees shall stand and be possessed of the said funds stocks and securities residuary estate and effects Upon trust to pay and apply the interest dividends and annual produce of the sum of One thousand pounds part thereof to such person or persons only and for such intents and purposes only as my daughter Mary Prossor the

wife of Anthony Prossor notwithstanding her present or any future Coverture shall from time to time by any writing or writings signed by her own hand direct or appoint And in default of and until such direction or appointment into the proper hands of my said Daughter Mary Prossor for her sole and separate use and benefit exclusively of her present or any future husband and without being in any wise subject to his debts control interference or engagements and the receipt of my said daughter Mary Prossor or of such person or persons as she shall from time to time direct or appoint to receive the interest dividends and annual produce or any part thereof whether covert or sole to be an effectual discharge or effectual discharges for the money therein mentioned and acknowledged to be received And after the decease of my said daughter Mary Prossor I direct that the said sum of one thousand pounds shall remain and be In trust for all and every the Children and child of my said daughter Mary Prossor and to be divided between them if more than one in equal shares And if there shall be but one such child the whole to be in trust for such one or only child And if there shall be no such child Then in trust for my said daughter Mary Prossor her executors administrators or assigns And as to the sum of Two thousand pounds other part of the said funds Stocks and securities residuary Estate and Effects I do hereby declare that they my said Trustees shall stand and be possessed thereof Upon trust to pay and apply the interest dividends and annual produce of the said sum of Two thousand pounds to such person or persons only and for such intents and purposes only as my daughter Harriet the wife of Samuel Prossor notwithstanding her present or any future Coverture shall from time to time by any writing or writings signed by her own hand direct or appoint And in default of and until such direction or appointment unto the proper hands of my said daughter Harriet Prossor for her sole and separate use and benefit exclusively of her present or any future Husband and without being in any wise subject or liable to his debts control interferences or engagements and the receipt of my said daughter Harriett Prossor or of such person or persons as she shall from time to time direct or appoint to receive the said Interest dividends and annual produce or any part thereof whether covert or sole to be an effectual discharge or effectual discharges for the money therein mentioned and acknowledged to be received And from and after the

decease of my said Daughter Harriet Prossor I direct that the said sum of Two thousand pounds shall sink into and become part of the residue of my said personal Estate and effects And as to the rest residue and remainder of the said funds stock stocks and Securities residuary estate and effects Upon trust to pay and apply the interest dividends and annual produce of one third part or share thereof unto my Son John Thomas Baker for and during the term of his natural life And from and immediately after his decease Upon trust to pay and apply the interest dividends and annual produce of the said one third part of share unto Elizabeth Baker the wife of the said John Thomas Baker for and during the term of her natural life and from and after the decease of the Survivor of them the said John Thomas Baker and Elizabeth his Wife upon trust for and I do hereby give and bequeath The said one third part or share of the said funds stocks and securities residuary estate and effects unto all and every the children and child of my said Son John Thomas Baker to be equally divided between them share and share alike And as to the residue of the said Stocks funds and securities residuary estate and effects Upon trust for my said Daughter Grace Baker and my granddaughter Alice Carpenter the only daughter of my late daughter Charlotte Grant Carpenter to be equally divided between them share and share alike Provided always And it is my will and I do hereby direct that as to and concerning the Share of my said Granddaughter Alice Carpenter hereinbefore bequeathed I direct my said Trustees to pay the same to her when and as soon as my said Granddaughter Alice Carpenter shall attain the age of Twenty one years for her own absolute use and benefit But in case my said granddaughter Alice Carpenter shall depart this life under the age of twenty one years without leaving lawful Issue then I give and bequeath the Share of my said granddaughter Alice Carpenter in my said residuary Estate unto my said Son John Thomas Baker and my said daughters Harriet Prossor Mary Prossor and Grace Baker in equal shares and to be paid and payable in such and the same manner as the Shares hereinbefore given and bequeathed to my said Son John Thomas Baker and my said daughters Harriet Prossor Mary Prossor and Grace Baker Provided always And I do hereby further declare that during such times as my said granddaughter Alice Carpenter shall be under the age of twenty one years my said Trustees shall apply the

dividends interest and annual produce of the Share of my said granddaughter Alice Carpenter for or towards her maintenance and advancement or otherwise for her benefit And it is my will And I do hereby direct as to the share of my said granddaughter Alice Carpenter hereinbefore bequeathed as aforesaid my said Trustees shall have full power to advance to and for her my said granddaughter Alice Carpenter as part thereof the sum of Two hundred pounds for her absolute use and benefit Provided always And my will is And I do hereby direct that it shall be lawful for my Trustees or Trustee for the time being at their his or her discretion to permit the sum of Two thousand pounds so bequeathed unto or for the benefit of my said daughter Harriet Prossor for her life as aforesaid and after her decease to sink into and become part of the residue of my said personal Estate and Effects to continue and remain upon the Security of the Joint and several Bind of my grandson George Baker Prossor and his copartner William Bowles Masterman and I direct that the interest arising from the said sum of Two thousand pounds shall be paid unto or for the benefit of any said daughter Harriet Prossor as hereinbefore directed And I do hereby declare that in case any loss shall be sustained of the said sum of Two thousand pounds or any part thereof by reason of the Security for the same proving insufficient or otherwise my said Trustees or Trustee for the time being shall not be in any way responsible or accountable for the same to the person or persons who may be entitled thereto or to the Interest thereof it being my express wish that the same shall remain upon Security of the Bond of the said George Baker Prossor and William Bowles Masterman as aforesaid notwithstanding the directions hereinbefore given for the calling in conversion and investment of my personal Estate hereinbefore contained I give and devise unto my said daughter Grace Baker and the said John Friend Pratt and James William White their heirs executors administrators and assigns All and singular the messuages lands tenements and hereditaments which at the time of my decease shall be vested in my upon any trusts or by way of Mortgage and which I have power to dispose of by this my will with their rights members and appurtenances according to the nature and quality thereof respectively upon the several trusts which at the time of my decease shall be subsisting or capable of taking effect in the same respectively And I do

hereby appoint my said daughter Grace Baker and the said John Friend Pratt and James William White Executrix and Executors of this my will And I give unto each of them the said John Friend Pratt and James William White the sum of Twenty pounds for a mourning ring And I do hereby request my Executors and Trustees to retain my old friend W John Cosens Parnell as the Solicitor to my said Estate and to consult him in all matters relating to the same as it is my particular desire that he should continue to transact all matters of business connected with my said Estate and I do hereby authorize my Executors and Trustees in the first place out of the monies which shall come to their hands by virtue of this my will to deduct and retain and each to pay the other all such costs charges and expenses which they or either of them shall pay sustain or be put unto in or about the execution of this my will of the trusts hereinbefore expressed And I declare that my said Trustees shall not be answerable the one for the other of them or for the acts receipts disbursements neglects or defaults of the other of them but each of them only for his own acts and receipts and they neither of them shall be answerable or accountable for any thing more than shall actually come to his her or their hands notwithstanding the giving or signing of any receipt or receipts for the sake of conformity nor for any loss ___ which may happen to the said trust monies and premises so as the same happen without his her or their wilful neglect or default Provided also And it is my will intent and meaning that in case all or either of my said Trustees herein named or any Trustee or Trustees to be appointed under this present proviso in their or either of their place or places shall depart this life or be desirous of being discharged from the aforesaid trusts or shall be about to reside Abroad or beyond the Seas or shall neglect or refuse or become incapable or unfit to act in the said trusts before the same shall be fully executed or performed then and in that case and as soon and as often as the same shall happen it shall and may be lawful to and for the acting Trustee or Trustees for the time being or the last acting Trustee of the same trust estate monies and premises under this my will And I do hereby expressly desire and request him her and them to nominate and appoint any other fit person or persons to supply the place of the Trustee or Trustees respectively so dying desiring to be discharged or going Abroad or beyond the Seas or refusing or neglecting or becoming incapable or unfit to act as aforesaid shall be

conveyed assigned and transferred so and in such manner that the same may vest in such new Trustee or Trustees jointly or together with the surviving or continuing or acting Trustee or Trustees or solely as the case may require and in his her and their heirs executors administrators or assigns Upon the trusts herein before expressed and declared of and concerning the same And that every such new Trustee shall have and may exercise the same powers privileges and authorities of Sale discretion paying receiving compounding calling in investing or reinvesting maintenance advancement and education and of giving effectual receipts and discharges and all other powers and authorities whatsoever as if he had been originally appointed by this my will instead of the name of the Trustee in or to whose place such new Trustee shall be appointed or succeed And lastly hereby revoking all other wills by me at any time heretofore made I declare this only to be and contain my last will and testament In testimony whereof I the said George Baker the Testator have to this my last Will and Testament contained in eight Sheets of paper set my hand to each of the said Sheets this twenty seventh day of June in the year of our Lord one thousand eight hundred and fifty nine.

George Baker

Signed published and declared by the said George Baker the Testator as and for his last will and Testament upon the day of the date in the presence of us prevent at the same time and who at his request in his presence and in the presence of each other have hereunto subscribed our names as witnesses.

Emma White Church Farm Nursling Hants Spinster

W. Pounds Clerk to W. Parnell Solicitor Portsea

On the twenty sixth day of June 1861 the will of George Baker late of Portsea in the county of Southampton Gentleman deceased was proved by the Oaths of Grace Baker Spinster daughter of the said deceased John Friend Pratt and James William White the Executors named in the will having been first Sworn duly to administer.

Effects under £10,000

Extracted by J. C. Parnell Sol. Portsea

Examined with the original will remaining in the District Registry at
Winchester And I hereby certify the same to be a correct Copy