

SUMMARY: The document below is the indenture dated 1 May 1602 by which William Shakespeare of Stratford upon Avon purchased 107 acres of arable land in Old Stratford from William Combe (d.1610) of Warwick and John Combe (d.1614) of Old Stratford. As noted in the material below, the indenture sheds considerable light on William Shakespeare of Stratford upon Avon's connections to the Combe and Sheldon families.

There has been considerable confusion concerning the identity of one of the vendors, William Combe (d.1610). According to Lewis, *infra*, p. 326, he was the son of John Combe (d.1550) of Old Stratford by his second wife, Katherine, the widow of Adrian Quiney (died c.1533), great-grandmother, by her first marriage, of Thomas Quiney, son-in-law of William Shakespeare of Stratford upon Avon.

However according to a website with detailed information on the Combe and Sheldon families, John Combe (d.1550) had no children by his second marriage in 1534 to the widowed Katherine Quiney, and William Combe (d.1610) was the son of John Combe (d.1550) by his third wife, Jane (nee Wheeler), the daughter of John Wheeler of Droitwich, and the widow of Baldwin Sheldon (buried 5 July 1548) of Broadway. William Combe (d.1610) was born after his father's death, and was christened at Broadway on 13 June 1551.

On 22 November 1554 Jane (nee Wheeler) Sheldon Combe married a third husband, Thomas Lewknor (d.1571) of Alvechurch, Worcestershire, whose daughter, Jane Lewknor, married Baldwin Sheldon's second son, Anthony Sheldon of Broadway. William Combe's mother, Jane (nee Wheeler) Sheldon Combe Lewknor, died in 1582 and was buried at Broadway as 'Mistress Jane Lewknor'. See the will of Thomas Lewknor, TNA PROB 11/53/434, in which he refers to William Combe (d.1610) as 'my son-in-law' [=stepson], and mentions several members of the Sheldon family; the will of Nicholas Lewknor (d.1580), TNA PROB 11/62/225; and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1509-1558/member/lewknor-thomas-1529-71>.

See also:

<http://welshleigh.org/genealogy/oakleyancestry/sheldonfamily.html>.

William Combe (d.1610) married firstly Alice Hanbury. According to Phillimore, Alice Hanbury was one of the two daughters of Richard Hanbury, a London goldsmith, by Alice Fisher, daughter of John or Jasper Fisher, one of the Six Clerks of Chancery (Phillimore's statement appears to conflate John Fisher and his son, Jasper Fisher (d. 28 February 1579), for whose will see TNA PROB 11/61/541). Alice Hanbury's sister, Elizabeth Hanbury, married Sir Edmund Wheeler of Reding Court near Datchet Ferry, Buckinghamshire. See Phillimore, W.P.W., ed., *The Visitation of the County of*

Worcestershire Made in the Year 1569, (London: Harleian Society, 1888), Vol. XXVII, p. 68 at:

<http://books.google.ca/books?id=hiTvAAAAMAAJ&pg=PA68&lpg=PA68&dq=%22Richard+Hambury%22+%22goldsmith%22&source=bl&ots=VvvvVCygec&sig=SX4an4cMBFgnRJxfU8Qd50T9h4o&hl=en&sa=X&ei=sd9HVOMIEemKiwKjqoD4Bw&ved=0CB8Q6AEwAA#v=onepage&q=%22Richard%20Hambury%22%20%22goldsmith%22&f=false>.

The will of Richard Hanbury of Datchet, Buckinghamshire, proved 26 July 1608, mentions his sons-in-law, William Combe, and Sir Edmund Wheeler, establishing him as the father-in-law of William Combe (d.1610) in the indenture below. Hanbury was well known to Oxford's father-in-law, Lord Burghley, as both were members of the Society of the Mineral and Battery Works, and Hanbury's activities were complained of to Lord Burghley. See the will of Richard Hanbury, TNA PROB 11/112/173; and pp. 296-302 at:

http://books.google.ca/books?id=1xtAAQAAMAAJ&pg=PA299&lpg=PA299&dq=%22Edmund+Wheeler%22+%22Hanbury%22&source=bl&ots=iSNN6cWV6k&sig=h1NxHLYHs_YtTWZWEMilaUXw4h8&hl=en&sa=X&ei=tdxPVLSxKO_DiQKTi4HwCA&ved=0CDUQ6AEwBQ#v=onepage&q=%22Edmund%20Wheeler%22%20%22Hanbury%22&f=false.

William Combe (d.1610) married secondly, in 1606, Jane Puckering (d.1611), widow of Sir John Puckering, Lord Keeper of the Great Seal. See Lewis, *infra*, p. 326; the will of William Combe (d.1610), TNA PROB 11/117/573; the will of Jane Puckering, proved 22 October 1611, TNA PROB 11/118/275; and the *ODNB* article on Sir John Puckering:

Puckering, Sir John (1543/4–1596), administrator and speaker of the House of Commons, was the eldest son of William Puckering of Flamborough, Yorkshire, and his wife, Anne, daughter of John Ashton of Great Lever Hall, near Bolton, Lancashire. Admitted to Lincoln's Inn on 10 April 1559, he was called to the bar in 1567. On 21 February 1569 he married Jane (d. after 1599), daughter of Nicholas Chowne of Aldenham, Hertfordshire, and Fairlawn, near Wrotham, Kent, and his second wife, Elizabeth Scott. They had a son, Thomas, and four daughters.

According to Lewis the John Combe (d.1614) of this indenture was the son of John Combe (d.1588), who from 1567-1582 was steward of the manor of Stratford for Leicester's brother, Ambrose Dudley, (c.1530–1590), Earl of Warwick. John Combe (d.1588) was the son of John Combe (d.1550) by his first wife, Margaret (whose surname is unknown). Thus, William Combe (d.1610) and John Combe (d.1588) were half brothers. See Lewis, *infra*, p. 326.

John Combe (d.1588) is said to have married four times. His first wife was Joyce Blount, the daughter of Edward Blount of Kidderminster (see Bellew, *infra*, p. 368) and granddaughter of Sir Thomas Blount (see Lewis, *infra*, p. 326). According to Adams, Edward Blount of Kidderminster, third son of Sir Thomas Blount (d.1524) of Kinlet, was

in the service of Leicester's father, John Dudley (1504–1553), Earl of Northumberland, and Edward Blount's son, Thomas Blount (d.1568) of Kidderminster, was Leicester's leading officer of household, and may have been Leicester's steward at Kenilworth. See the will of Thomas Blount of Kidderminster, dated 28 November 1568 and proved 24 March 1569, TNA PROB 11/51/110, in which the testator leaves a bequest to 'my nephew, Thomas Combes', i.e. Thomas Combe (d.1609); the nuncupative will of Edward Blount of Kidderminster, dated 7 June 1557, TNA PROB 11/43/182; and Adams, Simon, *Leicester and the Court: Essays on Elizabethan Politics*, (Manchester: Manchester University Press, 2002), p. 331 at:

http://books.google.ca/books?id=-Nn5UY-RiIEC&pg=PA331&lpg=PA331&dq=%22Sir+Thomas+Blount%22+%22Kidderminster%22&source=bl&ots=jHbdhFhdUr&sig=MDzBzX0QhZ4KAAMZZbgGEe5_3JM&hl=en&sa=X&ei=MmhFVM24Eu_liQKCtIGwBg&ved=0CDQQ6AEwBA#v=onepage&q=%22Sir%20Thomas%20Blount%22%20%22Kidderminster%22&f=false

By Joyce Blount, John Combe (d.1588) had four sons and a daughter:

* Edward Combe (d.1597) of Wasperton, Warwickshire, who married Anne Hales, the daughter of Stephen Hales (d. 27 March 1574). Anne Hales may have been the daughter of Stephen Hales' first wife, Amy Morison, sister of the diplomat Sir Richard Morison (d.1557). Before her marriage to Stephen Hales, Amy Morison had been the wife of Robert Beale, by whom she was the mother of the diplomat and Clerk of the Privy Council, Robert Beale (1541-1601), for whom see the *ODNB* article and the will of Robert Beale dated 16 September 1545, TNA PROB 11/32/171. After the death of Robert Beale, Amy Morison married secondly, on 26 June 1546, Stephen Hales (d. 27 March 1574), esquire, of Newland and Exhall, Warwickshire, freeman of the Merchant Taylors' Company in 1552, Warden in 1557, 1564 and 1565, and one of the four founders of the Merchant Taylors' School. See the will of Sir Richard Morison, TNA PROB 11/39/330, in which he mentions 'my sister Amy's children by Stephen Hales'; the Wikipedia article on Stephen Hales' brother, John Hales (d.1572) edited by the author of this summary; Lewis, *infra*, p. 326; Bellew, *infra*, p. 148; and 'Combs Families of Coventry' at:

<http://www.combs-families.org/combs/records/england/war/coventry.htm>.

By Anne Hales Edward Combe had three daughters: Joyce, who married firstly, in 1592, John Gardner, and secondly Sir Francis Cornwall of Burford, Shropshire; Elizabeth (d.1598); and Anne, who in 1601 married Robert Decons of Wasperton. After the death of Edward Combe in 1597, his widow, Anne (nee Hales), married Humphrey Ward (see Lewis, *infra*, p. 326).

* Thomas Combe (d.1609) of College House, Old Stratford, who in 1586 married Mary Bonner (d. 5 April 1617), daughter of Anthony Bonner (d.1580) and Bridget Savage (d.1608x11), sister of Francis Savage (c.1524 - 19 August 1557). See Richardson, Douglas, *Magna Carta Ancestry*, 2nd ed., 2011, Vol. III, pp. 493-4, and Vol. IV, p. 387;

the will of Francis Savage dated 17 August 1557 and proved 4 July 1558, TNA PROB 11/40/349; the will of Anthony Bonner, dated 16 November 1579 and proved 2 November 1580, TNA PROB 11/62/452; and the will of Bridget (nee Savage) Bonner (d.1608x11), dated 16 January 1608 and proved 3 June 1611, TNA PROB 11/118/12.

At the time of her marriage to Thomas Combe (d.1609) Mary Bonner was the widow of William Yonge (d. December 1583), gentleman, of Caynton (in Edgmond), Shropshire, (whose first wife had been Anne Sneyd, aunt of Oxford's second wife, Elizabeth Trentham), by whom she had an only daughter, Bridget Yonge. By Thomas Combe (d.1609), Mary Bonner had two sons, William Combe (1586-1667) and Thomas Combe (1589-1657) (to whom William Shakespeare of Stratford upon Avon left a sword in his will), and two daughters, Mary (1591-1620), who married Edward Lane (d.1625), and Joyce (b.1593). For the will of Thomas Combe (d.1609), see TNA PROB 11/113/130. Thomas Combe's two sons by Mary Bonner were the heirs of his half-brother, William Combe (d.1610) of the indenture below.

* John Combe (buried 12 July 1614) of the indenture below, who died a bachelor, and in his will bequeathed £5 to William Shakespeare of Stratford upon Avon. In his will, he requests burial in Holy Trinity Church, near the place where his mother, Joyce (nee Blount) Combe, was buried. See his will, TNA PROB 11/126/415, and Bellew, *infra*, p. 366.

* George Combe, who married a wife surnamed Barcroft, by whom he had a son, John Combe of Ulvechurch, Worcestershire. See Lewis, *infra*, p. 326.

* Elizabeth Combe.

William Combe (d.1610) and John Combe (d.1614) of the indenture below were thus uncle and nephew of the half blood.

John Combe (d.1588) married secondly, on 27 August 1561, Rose Clopton (buried 14 October 1579), the daughter of William Clopton (d.1560) by Elizabeth Grey (b.1505), the daughter of Sir Edward Grey of Enville, Staffordshire, and Anne Middleton. Rose Clopton was the sister of William Clopton (1537-1592), owner of New Place (later purchased by William Shakespeare of Stratford upon Avon), who married Anne Griffith, the daughter of George Griffith, of Stockton, Warwickshire, by whom he was the father of Joyce Clopton (1562-1637), Maid of Honour to Queen Elizabeth, who on 31 May 1580 married the soldier and courtier George Carew (1555-1629), later Earl of Totnes. Carew was a favourite of James I, and vice-chamberlain of the household to James' wife, Anne of Denmark. Joyce Clopton was thus the wife of George Carew during the years when Oxford's second wife, Elizabeth Trentham, was a Maid of Honour to the Queen. See the *ODNB* entry for George Carew, and *Anagrammata* on this website. By his second wife, Rose Clopton, John Combe (d.1588) had several children. See 'The Cloptons of Warwickshire' at:

<http://homepages.rootsweb.ancestry.com/~clopton/warwick.htm>.

See also Lewis, *infra*, p. 326; and Bellew, J.C.M., *Shakespeare's Home at New Place, Stratford-Upon-Avon*, (London: Virtue Brothers and Co., 1863), pp. 162-6, 366, 369 at:

http://books.google.ca/books?id=psIjAAAAMAAJ&pg=PA369&lpg=PA369&dq=%22Rose+Clopton%22+%22New+Place%22&source=bl&ots=6lN0G_z3o9&sig=JFYs8Z_qy_k_T4PWBS6cl8HblS6Y&hl=en&sa=X&ei=YIRFVLY9BtDaiAKy9IHIDA&ved=0CCUQ6AEwAw#v=onepage&q=%22Rose%20Clopton%22%20%22New%20Place%22&f=false.

By Rose Clopton, John Combe (d.1588) had a son, John Combe (b.1563), who married Joan Murcott; a daughter, Elizabeth Combe, who married John Lyett (according to Lewis, Wyett); and three other sons who appear to have died young. See Lewis, *infra*, p. 326.

Apart from Anthony Nashe and John Nashe of Welcombe, Lewis was unable to identify with certainty the witnesses to the indenture below, but speculated that the witnesses William Sheldon might be one of the Sheldons of Beoley. As there were significant connections between William Shakespeare of Stratford upon Avon, the Combes and the Sheldons of Beoley, it will be useful to summarize the two branches of the Sheldon family here.

Ralph Sheldon of Beoley and his wife, Philippa Heath, had ten children, including their eldest son, William Sheldon of Beoley (d. 23 December 1570); a second son, Ralph Sheldon of Childswickham, Gloucestershire, (whose son, Ralph Sheldon, married Elizabeth Lygon, the daughter of Sir Richard Lygon (d. 20 March 1556) and Margery Greville); and a third son, Baldwin Sheldon (buried 5 July 1548) of Broadway, who married Jane Wheeler, as noted above. Sir Richard Lygon's granddaughter, Margaret Lygon (d.1617), married Sir Thomas Russell (d. 9 April 1574), by whom she was the mother of Thomas Russell, the overseer of the will of William Shakespeare of Stratford upon Avon. For the children of Sir Richard Lygon, see Richardson, Douglas, *Magna Carta Ancestry*, 2nd ed., 2011, Vol. III, pp. 22-3. See also the will of Thomas Russell, TNA PROB 11-65-424; the will of Margaret Lygon (d.1617), TNA PROB 11/129/781; and the pedigree of Sheldon in Maclean, John and W.C. Heane, eds., *The Visitation of the County of Gloucester Taken in the year 1623*, (London: Harleian Society, 1865), Vol. XXI, p. 222 at:

<https://archive.org/stream/visitationofcoun21macl#page/n237/mode/2up>.

Anne Sheldon (c.1528 - 25 October 1619), the daughter of William Sheldon (c.1550-c.1570) of Beoley, married firstly Francis Savage (c.1524 - 19 August 1557), and secondly Anthony Daston (c.1510 - 19 July 1572), and by her second marriage was the mother-in-law of Ralph Huband, from whom William Shakespeare of Stratford upon Avon purchased for £440 a half share in the Stratford tithes, the other half being owned by Thomas Combe (d.1609), who, as noted above, was connected by marriage to the family of Oxford's second wife, Elizabeth Trentham. In addition, one of Anne Sheldon's

nieces, Katherine Sheldon (for whose will see TNA PROB 11/163/485), married Francis Trentham (d.1626), brother of Oxford's second wife Elizabeth Trentham, while another niece, Elizabeth Sheldon married Sir John Russell (1551-1593), half brother of Thomas Russell, overseer of the will of William Shakespeare of Stratford upon Avon. For further details of these relationships, see the will of Francis Savage (c.1524 – 19 August 1557), TNA PROB 11/40/349; and the will of Margaret Lygon (d.1617), *supra*.

Edward Sheldon (1561-1643) of Beoley, the son and heir of Ralph Sheldon of Beoley (d.1613), had a son, William Sheldon, who was the owner of the First Folio of Shakespeare's plays now known as the Burdett Coutts folio at the Folger Shakespeare Library. For the Folio, see:

http://luna.folger.edu/luna/servlet/view/all/who/Burdett-Coutts,+W.+%28William%29,+b.+1851,+former+owner./when/1623/?sort=Call_Number%2CAuthor%2CCD_Title%2CImprint.

Contrary to Lewis' supposition, the witness 'William Sheldon' to the indenture below was not one of the Sheldons of Beoley, but was instead one of the Sheldons of Broadway. He was William Sheldon (buried 3 September 1626), the grandson of Baldwin Sheldon (buried 5 July 1548) of Broadway by William Combe's mother, Jane (nee) Wheeler Sheldon Combe Lewknor, and was thus the great-nephew of William Combe (d.1610).

According to the Sheldon website, William Sheldon (buried 3 September 1626) was a lawyer, and married Cicely Brace, the daughter of Francis Brace (d. July 1599), esquire, of Doverdale near Droitwich, by whom he had 'at least 14 children'. As noted by Hotson, Francis Brace (d. July 1599) was both a steward to Sir Thomas Russell (d. 9 April 1574), father of Thomas Russell, overseer of the will of William Shakespeare of Stratford upon Avon, as well as a close friend of Thomas Russell himself. According to Hotson, Francis Brace was a suitor before his death in 1599, to the widowed Anne Digges, whom Russell eventually married. See Hotson, Leslie, *I, William Shakespeare Do Appoint Thomas Russell, Esquire*, (London: Jonathan Cape, 1937), pp. 112-13, 132. The connection between William Sheldon, a witness to Shakespeare's purchase of 107 acres in the indenture below, and Francis Brace, a close friend of Thomas Russell, perhaps sheds light on Shakespeare's choice of Thomas Russell as an overseer of his will.

To return to the indenture itself, it is sometimes claimed that Shakespeare bought 107 acres of land and 20 acres of pasture in 1602. However the indenture states that the 'common of pasture' belonged to the 107 acres of land.

As Lewis notes, the endorsement indicates that William Shakespeare was not present at the ensembling of the indenture, and that his brother, Gilbert Shakespeare, acted as his proxy.

According to Lewis, 'the sale price of £320 (about \$12,800) for the 107 acres of land purchased by William Shakespeare of Stratford upon Avon, was no inconsiderable sum in that day', and 'the absence of any mortgage executed on the property indicates that

payment was in cash'. Concerning the earning power of actors such as William Shakespeare at the time, Lewis writes:

Acting at this period was reputed "the most excellent vocation in the world for money." Henry Cross, in his Vertues Common-Wealth (1603), asserts, perhaps a bit generously: these copper-lace gentlemen growe rich purchase lands by adulterous plays and not fewe of them usurers and extortioners which they exhaust out of the purses of their haunTERS so are they puft up in such pride as selfe-love as the[y] envie their equalles and scorne theyr inferiours." Henry Parrot, speaking also concerning actors, declared that their "quality" brought "damnable excessive gains." Thomas Dekker, in his Newes from Hell (1606), wrote: "Manie players swarm there [in hell] as they do here, whose occupation being smelt out by the Cacodemon, or head-officer of that country, to be lucrative, he purposes to make up a company and be chief sharer himself." The play, The Returne from Pernassus, Part II, familiar to every Shakespeare student, satirized the apparent rapidity with which actors in the theater rose from abject poverty to almost sumptuous wealth. Thus (v, i, 12-16):

*England affordes those glorious vagabonds,
That carried earst their fardels on their backs,
Coursers to ride on through the gazing streetes,
Scooping it in their glaring Satten sutes,
And Pages to attend their masterships.*

The wealth of Richard Burbage and of Edward Alleyn, an able actor in the rival Henslowe Company, establishes the evidence that at least some of those who, in the day of Elizabeth and James, devoted their activities to the theater achieved not only a degree of renown professionally but likewise a degree of financial success.

The modern spelling transcript below was prepared from the facsimile in Lewis, B. Roland, *The Shakespeare Documents*, (Stanford: Stanford University Press, 1941), Vol. II, pp. 325-36.

This indenture made the first day of May in the four and fortieth year of the reign of our Sovereign Lady Elizabeth by the grace of God of England, France and Ireland Queen, Defendress of the Faith etc., between William Combe of Warwick in the county of Warwick, esquire, and John Combe of Old Stratford in the county aforesaid, gentleman, on the one party, and William Shakespeare of Stratford upon Avon in the county aforesaid, gentleman, on thother party:

Witnesseth that the said William Combe and John Combe for and in consideration of the sum of three hundred and twenty pounds of current English money to them in hand at and before the ensealing and delivery of these presents well and truly satisfied, contented and paid, whereof and wherewith they acknowledge themselves fully satisfied, contented and paid and thereof and of every part and parcel thereof do clearly exonerate, acquit and

discharge the said William Shakespeare, his heirs, executors, administrators and assigns forever, by these presents have aliened, bargained, sold, given, granted and confirmed and by these presents do fully, clearly and absolutely alien, bargain, sell, give, grant and confirm unto the said William Shakespeare all and singular those arable lands with th' appurtenances containing by estimation four yard land of arable land situate, lying and being within the parish, fields or town of Old Stratford aforesaid in the said county of Warwick containing by estimation one hundred and seven acres, be they more or less;

And also all the common of pasture for sheep, horse, kine or other cattle in the fields of Old Stratford aforesaid to the said four yard land belonging or in any wise appertaining;

And also all hades, leys, tyings, profits, advantages and commodities whatsoever with their and every of their appurtenances to the said bargained premises belonging or appertaining or heretofore reputed, taken, known or occupied as part, parcel or member of the same;

And the reversion and reversions of all and singular the same bargained premises and of every part and parcel thereof now or late in the several tenures or occupations of Thomas Hiccox and Lewis Hiccox or of either of them or of their assigns or any of them;

Together also with all charters, deeds, writings, escripts and muniments whatsoever touching or concerning the same premises only or only any part or parcel thereof;

And also the true copies of all other deeds, evidences, charters, writings, escripts and muniments which do touch and concern the said premises before bargained and sold or any part or parcel thereof which the said William Combe or John Combe now have in their custody or hereafter may have or which they may lawfully get or come by without suit in law;

To have and to hold the said four yard of arable land containing by estimation one hundred and seven acres, be they more or less, and all and singular other the premises before by these presents aliened and sold or mentioned or intended to be aliened and sold and every part and parcel thereof;

And all deeds, charters, writings, escripts and muniments before by these presents bargained and sold unto the said William Shakespeare, his heirs and assigns, forever to the only proper use and behoof of the said William Shakespeare, his heirs and assigns forever;

And the said William Combe and John Combe for them, their heirs, executors & administrators do covenant, promise and grant to and with the said William Shakespeare, his heirs, executors and assigns by these presents that they, the said William and John Combe, are seised or one of them is seised of a good, sure, perfect and absolute estate in fee simple of the same premises before by these presents bargained and sold or meant to or mentioned to be bargained and sold without any further condition or limitation of use or estate, uses or estates, and that he, the said John Combe, his heirs and assigns, shall

and will from time to time and at all times hereafter well and sufficiently save and keep harmless and indemnified as well the said four yards of arable land containing one hundred and seven acres and all other the premises with their appurtenances before bargained and sold or mentioned or intended to be bargained and sold and every part and parcel thereof as also the said William Shakespeare and his heirs and assigns and every of them of and from all former bargains, sales, leases, jointures, dowers, wills, statutes, recognizances, writings obligatory, fines, feoffments, entails, judgments, executions, charges, titles, forfeitures and encumbrances whatsoever at any time before the ensembling hereof had, made, knowledged, done or suffered by the said John Combe or by the said William Combe or either of them or by any other person or persons whatsoever anything lawfully claiming or having from, by or under them or either of them, the rents and services hereafter to be due in respect of the premises before mentioned or intended to be bargained and sold to the chief lord or lords of the fee or fees only excepted and forprised;

And the said William Combe and John Combe for them, their heirs, executors, administrators and assigns do covenant, promise and grant to and with the said William Shakespeare, his heirs and assigns by these presents that they, the said William and John Combe, or one of them hath rightful power and lawful authority for any act or acts done by them, the said William and John Combe, or by the sufferance or procurement of them, the said William and John Combe, to give, grant, bargain, sell, convey and assure the said four yards of arable land containing one hundred and seven acres and all other the premises before by these presents bargained and sold or meant or mentioned to be bargained and sold and every part and parcel thereof to the said William Shakespeare, his heirs and assigns, in such manner and form as in and by these presents is limited, expressed and declared;

And that they, the said William and John Combe, and their heirs and also all and every other person and persons and their heirs now or hereafter having or claiming any lawful estate, right, title or interest of, in or to the said arable land and all other the premises before by these presents bargained and sold with their and every of their appurtenances, other than the chief lord or lords of the fee or fees of the premises for their rents and services only, at all times hereafter during the space of five years next ensuing the date hereof shall do, cause, knowledge and suffer to be done and knowledged all and every such further lawful and reasonable act and acts, thing and things, devise and devises, conveyances and assurances whatsoever for the further, more better and perfect assurance, surety, sure making and conveying of all the said premises before bargained and sold or mentioned to be bargained and sold with their appurtenances and every part and parcel thereof to the said William Shakespeare, his heirs and assigns, forever according to the true intent and meaning of these presents as by the said William Shakespeare, his heirs and assigns, or his or their learned counsel in the law shall be reasonably devised or advised and required, be it by fine or fines with proclamation, recovery with voucher or vouchers over, deed or deeds enrolled, enrolment of these presents, feoffment, release, confirmation or otherwise with warranty against the said William Combe and John Combe, their heirs and assigns and all other persons claiming by, from or under them or any of them or without warranty at the costs and charges in the

law of the said William Shakespeare, his heirs, executors, administrators or assigns, so as for the making of any such estate or assurance the said William and John Combe be not compelled to travel above six miles;

And the said William Combe and John Combe for them, their heirs, executors, administrators and assigns do covenant, promise and grant to and with the said William Shakespeare, his heirs, executors, administrators and assigns by these presents that the said William Shakespeare, his heirs and assigns, shall or may from time to time from henceforth forever peaceably and quietly have, hold, occupy, possess and enjoy the said four yards of arable land and all other the bargained premises with their appurtenances and every part and parcel thereof without any manner of let, trouble or eviction of them, the said William Combe and John Combe, their heirs or assigns, and without the lawful let, trouble or eviction of any other person or persons whatsoever lawfully having or claiming anything in, of or out of the said premises or any part thereof by, from or under them, the said William Combe and John Combe, or either of them or the heirs or assigns of them or either of them or their or any of their estate, title or interest;

In witness whereof the parties to these presents have interchangeably set their hands and seals the day and year first above-written, 1602.

W. Combe, John Combe

Endorsed: Sealed and delivered to Gilbert Shakespeare to the use of the within-named William Shakespeare in the presence of Anthony Nashe, John Nashe, William Sheldon, Humphrey Mainwaring, Richard Mason.