

I Phoebe Yates of Ollerton in the County of Nottingham Spinster hereby give and devise All those two pieces or parcels of land lying in the South Field Close in the Parish of Whitwell in the County of Derby one whereof called the Farthest Piece containing five acres and thirty perches (be the same more or less) and the other piece called the second piece and contains three roods and ten perches (be the same more or less) which said two pieces or parcels of land were formerly in the occupation of Davis Holt Also all that messuage dwellinghouse or tenement situate standing and being in Whitwell aforesaid and formerly in the occupation of Thomas Allcroft Also all that other messuage dwellinghouse or tenement at Whitwell aforesaid now divided into two dwellings lately in the several occupations of James Brammah and Radford Also one Croft or parcel of land adjoining the said last mentioned houses Also all those several tenements or dwellinghouses formerly a Malt house or Malt kiln erected and built upon the said last mentioned croft or parcel of land and late in the possession of Jonathan Gates Also all other the buildings outhouses and improvements built or made in or upon the same Croft and which said messuages tenements closes pieces or parcels of land and hereditaments are now in the several occupations of Charles Highfield George Allcroft Benjamin Gauntley George Hancock Perks William Bell John Holden George Bell John Perks and Georgeand all other my real estate whatsoever and wheresoever with the rights members and appurtenances to the same belonging unto and to the use of my sister Mary Doncaster the Wife of John Doncaster of Ollerton aforesaid Esquire for and during the term of her natural life and from and after her decease unto and to the use of the said John Doncaster his heirs and assigns for ever Also I give and bequeath to my said sister Mary Doncaster all and singular my personal estate and effects Subject nevertheless to the payment of my just debts funeral and testamentary expences And I hereby constitute and appoint my said sister Mary Doncaster Sole Executrix of this my last Will and Testament And lastly I hereby revoke all former and other Wills by me at any time heretofore made and hereby declare this only to be my last Will and Testament In Witness whereof I the said Phoebe Yates the Testatrix have hereunto set my hand the twenty first day of May in the year of our Lord One thousand eight hundred and forty five _ Phoebe Yates

(Attestation Clause)

Thos Powell _ William Sadler _ Ellen Powell

Proved at London 10 January 1853

PCC Prob11/2166