

Front:

This Indenture made the ffourteenth day of the Twelfth month in the Year of our Lord one thousand seven hundred and twenty six **Between** Samuel Garratt of Derby in the County of Chester in the province of Pensilvania Yeoman Eldest Son of William Garratt late of Derby afores.^d Yeoman deced and Jane his Wife, William Garratt of Derby afores.^d Yeoman the other Son of the s.^d William Garratt & Mary his Wife, William Tidmarsh of the City of Philadelphia in the s.^d province Yeoman & Hannah his Wife one of the Daughters of the s.^d William Garratt deced Randal Croxson of providence in the s.^d County of Chester Yeoman & Sarah his Wife another of the Daughters of the said William Garratt and Joseph Pennell of Edgment in the s.^d County of Chester Yeoman & Alice his Wife the Other Daughter of the s.^d William Garratt deced of the one part and William Garratt of Goshen in the s.^d County of Chester Weaver of the other part **Whereas** John Love of the City of Bristol in the Kingdom of England Grocer By his Indentures of Lease & Release bearing date [^the] Ninth & tenth days of August Año Dm 1684 for the consideration therein mencōned did Grant & Convey unto one Samuel Lewis late of Harby in the County of Licester, But now of the s.^d County of Chester husbandman And the s.^d William Garratt, in his Life time, their heirs & assigns The full Just proportion & Quantity of one thousand acres of Land every acre to be Admeasured & Computed according to the Dementions of acres mentioned & appointed in &c by the Statute made in the three & thirtieth year of the Reign of the late King Edward the ffirst Situate Lying & being within the s.^d Tract or province of pensilvania The said one thousand acres to be allotted & set out in Such places or parts of the s.^d Province and in such manner &c as such times as by Certain Cōnssions or Constitutions dated the seventh day of July 1681 Sealed & Executed by William Penn Proprietary of the s.^d Province lately deced and others Or then after to be Sealed & Executed between the s.^d William Penn and the s.^d purchasers Shall be agreed Limited & appointed To hold the s.^d one thousand acres of Land unto the s.^d Samuel Leuis & William Garratt their heirs & Assigns forever Subject to the Yearly Quitrent of one shilling for every hundred acres of the s.^d Land payable to the s.^d William Penn & his heirs, as by the same Indenture may more fully appear **And Whereas** By an Indenture bearing date the Eighteenth day of August Año Dm 1684 made Between the s.^d Samuel Leuis & William Garratt of the one part And one John Smith of Harby afores.^d Hemp-dresser of the other part They the s.^d Samuel Leuis & William Garratt (To the Intent to Sever the Joyntenancy of them the s.^d Samuel & William in the s.^d Land & premises And to the End that they & their heirs should become & stand seised of and in the s.^d Land as Tenants in Common and not Joyntenants thereby to prevent the Advantage & Title of Survivorship of & in the Same) Did Covenant Grant & agree to and with the s.^d John Smith his heirs & assigns That they the s.^d Samuel & William and their heirs should at all times thereafter forever stand & be seised of the s.^d One thousand acres of Land with the Appurtenances To the Uses ffollowing, Viz^t As touching one Moiety or half part thereof To the Use of the s.^d Samuel Leuis his heirs & assigns forever, And as touching the other Moeity or half part thereof To the Use of the s.^d William Garratt his heirs & assigns for ever, and to no other Use intent or purpose Whatsoever as by the Last mentioned Indenture may at Large appear **And Whereas** James Claypoole & Robert Turner two of the s.^d William Penn's Commissioners of Property By their Warrant under their hands & the s.^d Proprietarys Seal dated the seventh day of November 1684

Did in the s.^d Proprietary's name will and Require the then Surveyor General To witt, Thomas Holme to Survey or cause to be Surveyed unto the s.^d Samuel Lewis & William Garratt nine hundred & eighty four acres of the afores,^d one thousand acres in the said County of Chester **By Virtue of** which said Warrant there was Surveyed & layd out unto the s.^d William Garratt A Certain Tract of Land Situate in the s.^d County of Chester Beginning at a corner marked white oak being a corner of Samuel Lewis's Land thence along the s.^d Lewis's Line North North West Six hundred & fferty pches to a marked white oak thence by a Line of marked Trees West South West one hundred & twenty three pches perches to a marked post being a corner of Thomas Bowman's Land thence by the s.^d Bowman's line of Trees South South East six hundred & fferty pches to a marked post thence by the Land of Thomas Barker & Company East North East one hundred & twenty three pches to the first mentioned white oak containing ffour hundred & ninty two acres, as by the s.^d warrant and Return thereof remaining in the surveyor Generall's office at Phiadelphia may at Large appear By Virtue of which said Indentures Warrant & Survey or by force and virtue of some other good Conveyance or Assurance in Law duly had & Executed the s.^d William Garrett became in his life time Lawfully seized in his Demeasn as of ffee of and and in the s.^d ffour hundred & ninety two acres of Land & premises and afterwards Dyed so thereof seized whereby the Estate of Inheritance of an in the said Lands premises is vested in the s.^d Samuel Garrett & William Garrett and the said Hannah Sarah, and Alice parties to these presents or some of them **Now This Indenture Withneseth** That the s.^d Samuel Garratt [^Jane his wife] & William Garrat [^Mary his wife] William Tidmarsh & Hannah his wide Randal Croxon & Sarah his Wife and Joseph Pennell and Alice his wife for an in Consideration of the sum of One Hundred and Eighty pounds of Lawfull money of the s.^d province to them in hand paid by the s.^d William Garrett party hereunto the receipt whereof they do hereby Acknowledge and thereof do Acquitt & for ever discharge the s.^d William Garrett his heirs & assigns By these presents **Have** Granted Bargained Sold Aliened Enfeoffed Released & Confirmed and by these presents They the s.^d Samuel Garratt & Jane his wife William Garratt & Mary his wife Randal Croxon & Sarah his Wife William Tidmarsh & Hannah his Wife and Joseph Pennell & Alice his Wife Do Grant Bargain Sell Alien Enfeoff Release & Confirm unto the s.^d William Garratt his heirs & assigns **All** and singular the s.^d ffour hundred & Ninty two acres of Land Situate bounded & being as in herein above set forth & Described Together with all the houses Buildings ways water courses Woods Meadows Marshes Swamps Cripples ffishings ffowlings huntings Rights Liberties priviledges Improvements hereditaments and appurtenances Whatsoever to the s.^d ffour Hundred & Ninty two acres of Land belonging or in any wise appertaining (of all which s.^d Land & premises hereby Granted the s.^d William Garratt is now in Actuall possession By virtue of a Bargain & Sale Unto him thereof made by the s.^d Samuel Garratt & Jane his Wife William Garratt and Mary his wife, William Tidmarsh & Hannah his Wife Randal Croxon & Sarah his Wife and Joseph Pennell and Alice his wife for the term of one year from the day next before the day of the date hereof as by an Indenture in that behalf made bearing the date the day next before the date hereof may appear) and the Reversions & Remainders Rents Issues & profits thereof and all Deeds Evidences & Writings Concerning the Same or true Copies thereof to be had & made at the proper Cost & Charge of the s.^d William Garratt his heirs or Assigns **To have and to hold** the s.^d ffour Hundred & Ninty two acres of land and all other the Hereditaments & premises hereby Granted or mentioned or intended to be Granted with the appurtenances unto the s.^d William Garratt and his heirs To the only proper

use and behoof of him the s.^d William Garratt his heirs & assigns for ever **Under** the yearly quitrent now due and hereafter accruing for the s.^d Land to the Lord of the fee thereof **And** the s.^d Samuel Garratt, William Garratt, William Tidmarsh, Randal Croxon, and Joseph Pennell and their heirs Respectively the said four Hundred and Ninety two acres of Land and premises hereby Granted or mentioned to be Granted with the appurtenances unto the s.^d William Garratt his heirs and assigns against them the s.^d Samuel Garratt and Jane his wife William Garratt and Mary his Wife William Tidmarsh and Hannah his Wife Randal Croxon and Sarah his Wife and Joseph Pennell and Alice his Wife and their heirs Respectively and against all and Every other person and persons whomsoever Lawfully Claiming or to Claim by from or under them or Either or any of them shall and will Warrant and for ever Defend by these presents **And** the s.^d Samuel Garratt for himself his heirs Executors & Administrators & for the s.^d Jane his wife and the said William Garratt for himself his heirs Executors & Administrators & for the s.^d Mary his wife and the s.^d William Tidmarsh for himself his heirs Executors & Administrators and for the s.^d Hannah his Wife and the s.^d Randal Croxon for himself his Heirs Executors & Administrators and for the s.^d Sarah his Wife and the said Joseph Pennell for himself his heirs Executors & Administrators & for the s.^d Alice his Wife severally and not Jointly nor one for another or for the acco' of the other But for their own acco' only Do Covenant promise and Grant to and with the s.^d William Garratt his heirs and assigns By these presents That they the s.^d Samuel Garratt & Jane his Wife William Garratt & Mary his Wife William Tidmarsh & Hannah his Wife Randal Croxon and Sarah his Wife and Joseph Pennell & Alice his Wife and their heirs and all and Every other person and persons whomsoever Lawfully Claiming or to Claim the hereby granted premises or any part thereof by from or under them or any of them shall & will from time to time & at all times for ever hereafter Upon the reasonable request Cost & Charges in Law of the s.^d William Garratt his heirs or assigns make do Execute and acknowledge or Cause so to be all and Every such further & other reasonable Act and acco' Deed or Deeds Device or Devices in Law whatsoever for the further & Better assurances & Confirmation of the s.^d four Hundred & Ninety two acres of Land & premises hereby granted with all the appurtenances unto the said William Garratt his Heirs & assigns, as by him or them or by his or their Council Learned in the Law shall be Reasonably Devised Advised or required **In Witness** whereof the s.^d parties to these presents have Interchangeably set their hands and Seals hereunto Dated the day and year first above Written –

Sealed and Delivered by the above named
Samuel Garratt & Jane his Wife in the presence of Us
The words [Eldest Son] being first written on a rasure
GEORGE GARRATT

JOSEPH GARRATT

Sealed and Delivered by the above named
William Garratt & Mary his Wife In the presence of Us
after y^e words [Eldest Son] were written on a rasure
GEORGE GARRATT
JOSEPH GARRATT

Sealed and Delivered by William Tidmarsh & Hannah his wife
Randal Croxon & Sarah his wife and Joseph Pennell & Alice his
Wife In the presence of Us after y^e words
[Eldest Son] were writt on a rasure

GEORGE GARRATT

JOSEPH GARRATT

GEORGE GARRATT

JOSEPH GARRATT

Wm TIDMARSH [SEAL]

HANNAH TIDMARSH

RENDL x CROXON [SEAL]

SARAH x CROXON [SEAL]

JOSEPH PENNELL [SEAL]

ALICE x PENNELL [SEAL]

SAMUEL GARRATT [SEAL]

JANE x GARRAYY [SEAL]

WILLIAM GARRATT [SEAL]

MARY GARRATT [SEAL]

Back:

Entred in the Office for Recording of Deeds for the
City and County of Philadelphia in Book G: vol 2 pa
224 &c the 3^d Day of June Anno Domi 1740 Witness
my Hand & Seal of my Office aforesaid

C BRACKDEN Rec'r? ibm [SEAL]

Memorandum that on the Eighth day of March 1728/7
personally appear'd George Garratt and Joseph Garratt
before me Isaac Taylor one of his Majestys Justices of the
peace for the County of Chester and on their Solemn Affirmacõns
did Decalre they saw the within named Samual Garratt &
Jane his Wife William Garratt & Mary his Wife, William
Tidmarsh & Hannah his Wife Randal Croxon & Sarah his
Wife and Joseph Pennell & Alice his Wife Sign Seal and
Deliver the within Conveyance And that they Subscribed
as Witnessed to the Execucõn thereof In Testimony whereof
I have put my hand & Seal

ISAAC TAYLOR [SEAL]

N° 409

Release

Sam.¹ Garratt & alia}

to } 492.^{al?}

William Garratt }