

**Front:**

**This Indenture** Made the Twenty Sixth day of the Ninth month Called September in the Year of Our Lord one Thousand seven Hundred & Sixty Nine **Between** William Garrett of the Township of Willistown in the County of Chester and Province of Pennsylvania Yeoman and Abigail his Wife of the one part **and** Lewis Garritt One of the sons of the Said William Garrett (by a former wife) of the same place Yeoman of the other part **Whereas** James Claypoole and Robert Turner two of William Penns Commissioners of Property by their Warrant [under?] [their?] Hands & Proprietors Seal dated the Seventh day of November Anno Dom 1684 Did will & Require Thomas Holme then Surveyor Generall to lay out unto Samuel Leuis and William Garrett late of Darby now Deceased the Quantity of nine Hundred & Eighty four acres of Unlocated Land within the s.<sup>d</sup> Province the same Being in Right of One Thousand Acres which the s.<sup>d</sup> Samuel Leuis purchased of one John Love late of the City of Bristol in that part of Great Britain cal'd England as by an Indentures of Lease & Release made Between the s.<sup>d</sup> John Love of the one part & the s.<sup>d</sup> Samuel Leuis & William Garrett of the Other part dated the ninth & tenth days of August Anno Dom 1684 appears and the s.<sup>d</sup> Samuel Leuis & William Garrett to the Intent to Sever the joint Tenancy of them the s.<sup>d</sup> Samuel Leuis & William Garrett in the s.<sup>d</sup> Land ^ premises and to the end that they and their Heirs should become & Stand Seized of an in the said Land and Premises as Tenants in Common and not as joint Tenants by an Indenture dated the Eighth day of August Anno Dom 1684 did Covenant Grant and agree that the s.<sup>d</sup> Samuel Leuis his Heirs & assigns shold for Ever after Stand and be Seized of and in the one Moeity & half part of the s.<sup>d</sup> One Thousand Acres of Land and Premises, and that the said William Garrett his Heirs and Assigns Shold for Ever after stand seized of and in Right [^of the one moiety & half part] of the afs.<sup>d</sup> one thousand acres of Land & premises and in no otherways Howsoever, as by the last Recited Indenture, appears By virtue of which s.<sup>d</sup> Warrant there was Surveyed and Laid out to the s.<sup>d</sup> William Garrett a Certain Tract of land Containing Four Hundred & ninty two acres scituate in Willistown in the s.<sup>d</sup> County of Chester Under the Yearly Quitrent of One Shilling for Every one Hundred Acres thereof as by the s.<sup>d</sup> Warrant and the Surveyors Return thereof Remaining in the Surveyor Generalls office at Philadelphia Appears **By** virtue of which s.<sup>d</sup> Indenture Warrant and Survey or by Force and Virtue of Some Other Good Convayance and assurance in Law Duly had and Executed the said William Garrett Became in his lifetime Lawfully Seized in his Demeasne as of Feeof, and in the s.<sup>d</sup> Four Hundred and ninety two acres of Land & premises **and** afterwards died so thereof seized whereby the Estate of Inheritance of and in the s.<sup>d</sup> Land & premises Decended and Became vested in the Decedent's Children **and** **whereas** Samuel Garrett the Eldest Son & Heir at Law of the s.<sup>d</sup> William Garrett Deceast and Jane his Wife William Garrett one other of the sons of the s.<sup>d</sup> William Garrett (Deceast) and Mary his Wife Randle Crockson & Sarah his Wife, the s.<sup>d</sup> Sarah was one of the Daughters of the s.<sup>d</sup> William Garrett Deceast Joseph Pennell & Alice his Wife the s.<sup>d</sup> Alice was one other of the Daughters of the s.<sup>d</sup> William Garrett Deceast all of the County of Chester William Tidmarsh of the City of Philadelphia in the Province afsd & Hannah his Wife, the s.<sup>d</sup> Hannah was one other of the Daughters of the s.<sup>d</sup> William Garrett Deceast **By** their Indenture of Release for the Consideration therein mentioned did Grant Release Convay and Confirm unto the above named William Garrett party to these psents all and Singular the above mentioned & Recited Tract of Four Hundred and Ninty two acres of Land & premises with the appurtenances to hold to him

the s.<sup>d</sup> William Garrett his Heirs & Assigns for Ever as by the last Recited Deed or Indenture of Release duly had & Executed Bearing date the Fourteenth day of the twelfth month anno Dom 1726 Recorded at Philadelphia in Book G vol 2<sup>nd</sup> page 224 at learge[?] appears **And Whereas** William Penn Esq<sup>r</sup> late Proprietor of the s.<sup>d</sup> Province of Pennsylvania by a Certain Grant or Patent under the Hands of his Commissioners of Property Bearing Date the 19th day of October anno Dom 1703 did Grant & Confirm unto one Samuel Richardson, a Certain Tract or Parcil of Land Scituate in Willistown afs<sup>d</sup> Containing Eleven Hundred and Sixty Acres **to hold** to him his Heirs & assigns for Ever, under the Yearly Quitrent of one shilling sterling for Every Hundred acres thereof as by the s.<sup>d</sup> Patent Recorded at Philadelphia in the Enrolments office in Patent Book A vol 2nd page 595 appears **and Whereas** the s.<sup>d</sup> Samuel Richardson By his Indenture Bearing Date the 3rd day of February anno Dom 1694 for a valuable Consideration therein mentioned **Did** Grant and Confirm the s.<sup>d</sup> Eleven Hundred & Sixty Acres of Land with the appurtenances unto one William Hudson late of the City of Philadelphia Afs<sup>d</sup> (now Deceast) **to hold** to him his Heirs & assigns forever as by the s.<sup>d</sup> Indenture Recorded at Chester in Book G page 425 appears by Virtue of which s.<sup>d</sup> last Recited Indenture or some other Good Conveyance or Assurance in Law the sd William Hudson (in his lifetime) Became Lawfully seized In his Demeasue as of Fee of and in the s.<sup>d</sup> Tract of Eleven Hundred & Sixty acres of Land with the appurtenances **and** having sold about seven Hundred & Sixty acres Thereof made his last Will & Testament in Writing Bearing date the 30th day of October anno Dom 1738 who thereby amongst other things **Did** Devise in these words Following (To witt) I do hereby Authorize and Impower by Executors Herein after named or any th[?] of Them as soon as may be after my Decease to Sell and Convey all my Lands Scituate in the County of Chester Afs<sup>d</sup> not herein Before Devised to any person or persons who will Purchase the Same for the best price that can be Had &c and the S<sup>d</sup> William Hudson did nominate & appoint his son William Hudson John Burr Emlin[?] Isaac Williams & William Moode, Executors of his s<sup>d</sup> last Will & Testament as thereby may appear and the said William Hudson the Testator died Seized in his Estate of Four Hundred & Four Acres of Land (the Remainder part of the Afs<sup>d</sup> Tract of Eleven Hundred & Sixty acres) by him unsold, after whose Decease the s.<sup>d</sup> Testament was Duly Proved and Recorded as the Law of this Province Directs & Requires and the s<sup>d</sup> Willam Hudson the son, John Burr, Samuel Emlen Isaac Williams & William Moode Executors Before named, Taking upon them the Execution of the s<sup>d</sup> Will Soon afterwards did Expose to Sale and for & in Consideration of the Sum of One Hundred & Thirty Pounds of Lawfull money of the Province Afs.<sup>d</sup> to them the S<sup>d</sup> William Hudson, John Burr, Samuel Emlin and William Moode in hand paid by the s.<sup>d</sup> William Garrett, party to these p'sents Sold the Quantity of One Hundred Acres of Land unto the s.<sup>d</sup> William Garrett to hold to him his Heirs & assigns for Ever (Being part of the S.<sup>d</sup> Four Hundred & four acres as the S.<sup>d</sup> William Hudson the Father died Seized of as afs.<sup>d</sup>) as by an Indenture of Lease & Release made & Executed Between the S.<sup>d</sup> William Hudson, the Son John Burr Samuel Emlen & William Moode, on the one part and the s.<sup>d</sup> William Garrett on the other part Bearing date the Eighth day of June Anno: Dom: 1743 Relation thereunto being had at learge appears **now this Indenture Witnesseth** That the said William Garrett and Abigail his wife for & in Consideration of the Sum of Five Shillings of Lawfull money of Pennsylvania to them in hand well & truly paid by the S.<sup>d</sup> Lewis Garrett his Heirs Executors & Administrators and Every of them by these present **as** well as for the Natural love & affection which the S.<sup>d</sup> William the Father hath & Bareth towards his S.<sup>d</sup> son & for his Encouragement and well doing in this World **hath** Given

Granted Bargained Sold alienated Enfeoffed and Confirmed **And** by these presents doth give grant Bargain Sell alien Enfeof Release & Confirm unto the S.<sup>d</sup> Lewis Garrett his Heirs & assigns two Certain pieces or parcels of Land The on whereof **Beginning** at a post Standing in the Road Leaving from Willistown to Chester Thence along the sd Road partly by the other piece herein allso Convey'd & partly by the Land of George Smedley South Twenty five Degrees East One Hundred & ten p'ches to a Black Oak a Corner of the land late of Lawrence Cox (Deceast) thence by the S.<sup>d</sup> Cox's Land north Sixty five Degrees East ninty p'ches tp a Black Oak Saplin Thence by Other Land of the S.<sup>d</sup> William Garrett north twenty two Degrees West One Hundred & Six p'ches to a heap of Stones north Eighty Six Degrees West Fifteen p'ches to an ash in a Small Run of water South Sixty four Degrees West nine p'ches to a maple on the South Side of sd Run South Seventy two Degrees West Twelve p'ches to another maple north fifty seven Degrees West Two p'ches & a half to a leaning Black Oak on the north Side of Said Run thence South Fourteen degrees West Ten p'ches & a half to a Hickory South Six Degrees East Fourteen p'ches to a post & South Seventy Seven Degrees West by two Red Seder Trees Fifty Seven p'ches to the place of Beginning Containing Fifty ---- acres of land the same being part of the afs.<sup>d</sup> Four Hundred & ninety two acres purchased of the Children & Heirs of the afs.<sup>d</sup> William Garrett (Deceast) The other of which piece or parcel of Land whereon the messuage Stands **Beginneth** at a small Hickory at a Corner of the land late of James Day thence South Sixty Six degrees West by the same land One Hundred & fifty three p'ches to another Hickory thence south Twenty four degrees East by the land of George Ashbridge One Hundred & four p'ches ten feet To a post thence north Sixty Six Degree East by land late of the afs.<sup>d</sup> Lawrence Cox (Deceast) One Hundred & fifty three perches to a post in the afs.<sup>d</sup> Road thence along the Same & by the land above Described north twenty five Degrees West One Hundred and four perches & ten feet ot the place of Beginning Containing One Hundred acres of Land it Being the Same piece of land which the above named Executors of William Hudson Deceast Sold to William Garrett as afs.<sup>d</sup> which s.<sup>d</sup> two pieces of land lying Conteageous to Each Other and Containing Together One Hundred and Fifty --- acres be the same more or less Scituate in Willistown afs.<sup>d</sup> **Together** allso with all & Singular the Houses Barns Buildings Gardens Orchards woods meadows marshes Swamps Creeks ways waters water Courses Fishings Fowlings Hawkings Huntings Rights Libertys Priviledges Hereditaments & appurtenances to the S.<sup>d</sup> Messuage Plantation & twp pieces or parcels of One Hundred & Fifty ----- acres of land and Premises Hereby Granted or mentioned and Intended to be Hereby Granted Belonging or in any ways appertaining **And** the Reversions & Remainders Rents Issues and Proffits thereof **And** all the Estate Right Title Intrest uses Possession Property Claim & Demand of them the S.<sup>d</sup> William Garrett & Abigail his wife of in & to the s.<sup>d</sup> messuage or Tenement & two pieces or parcels of Land & premises and of & to Every & any part thereof **And** all deeds Evidences & Writings or true Coppys of all Deeds Evidences & Writings Touching or Concerning the Same to be had made & Taken at the Charge & Expense of the S.<sup>d</sup> Lewis Garrett his Heirs & assigns **to have and to hold** The s.<sup>d</sup> messuage or Tenement & two Described pieces or parcels or Land & Premises hereby Granted or mentioned to be Granted & Every part thereof with the appurtenances unto the s.<sup>d</sup> Lewis Garrett & his Heirs to the Only proper use & Behoof of him the s.<sup>d</sup> Lewis Garrett his Heirs and assigns for Ever **Under** the Yearly Quitrent Hereafter accruing for the s.<sup>d</sup> two pieces of land premises, as also **Yielding and paying** unto the above named Executors of the abovesaid William Hudson Deceast their Heirs or assigns at or upon the first day of march Yearly for Ever one mioty[sic] or Half part of all

the Clear proffits that shall or may arise or accrue from all the lead & Copper Oar that Shall be found in & upon the above Described one Hundred acres of Land By them Sold to the above named William Garrett as afs<sup>d</sup> **and** the S.<sup>d</sup> William Garrett & the s.<sup>d</sup> Abigail his wife and his and there Heirs the s.<sup>d</sup> Messuage Plantation & Two piece or parcels[sic] of land Heriditaments & premises Hereby Granted or mentioned to be Granted and Every part thereof with the appurtenances unto the s.<sup>d</sup> Lewis Garrett his Heirs & assigns against them the s.<sup>d</sup> William Garrett and Abigail his wife **and** against all and Every Other person or persons whomsoever any thing having or lawfully Claiming in the s.<sup>d</sup> two Discribed pieces or parcels of land & premises or in any part Thereof By from or under him them or any of them or by from or under all or any of the former Owners or Possessors thereof there Heirs or assigns Shall & will warrant & for Ever defend by these presents **and also** that the s.<sup>d</sup> Two pieces or parcels of land and Premises hereby Granted now is & so from time to time & at all times hereafter shall Remain Continue & be unto the s.<sup>d</sup> Lewis Garrett his Heirs & assigns Free and Clear & Freely and Clearly acquitted Exonerated & Discharged of and from all Former & other Gifts Grants Bargains Seals mortgages Leases Jointures Dowers thirds Wills portions Shears Entails Fines Emarciments Judgements Exemtions[sic] arrears of Quitrents Taxes Claims & Demands Burthens & Incombrances whatsoever Heretofore had made or done by the s.<sup>d</sup> William Garrett & Abigail his wife or any Other person & persons having or lawfully Claiming any Estate Right Title or Interest of in or to the s.<sup>d</sup> messuage or Tenement & Two pieces of Land Containing Together One Hundred and Fifty ---- acres Hereby Granted or mentioned & Intended to be Granted or any part Thereof by from or under him them or Either of them shall & will at any time or times Hereafter upon the Reasonable Request & at the Cost & Charges in Law of the s.<sup>d</sup> Lewis Garrett his Heirs & assigns make do Execute acknowledge & Suffer or Cause so to be all and Every such Further & other lawfull & Reasonable act & acts deed & deeds Convayence & assurance in law whatsoever For the Further & Better assuring sure making Convaying & Confirming of the s.<sup>d</sup> messuage or Tenement & two pieces or parcels of Land & premises Hereby Granted with there appurtenances unto the s.<sup>d</sup> Lewis Garrett his Heirs & assigns as by from or them or by his or there Council Learned in the alw shall be Reasonably Devised advised or Required **in Witness** whereof the s.<sup>d</sup> parties to these presents have Interchangeably set there Hands & Seals Hereunto Dated the Day & year first above Written ---

WILLIAM GARRETT [seal]

ABIGAIL Garrett [Seal]

Sealed & Delivered

In the Presents of

The words (of the one mioty and half part) Enterlined before Sealing and Delivering hereof

JOSIAH LEWIS

JOHN GRIFFITH

The second day of October Anno Dom 1769 Before me Henry Hale Graham Esq<sup>r</sup> one of the Justices &c for Chester County came the abovenamed William Garrett and acknowledged the

abovewritten Indenture to be his Act and Deed and desired the same might be recorded as such

Witness my hand & seal

HHGRAHAM [seal]

**Back:**

**Recorded** in the office for Recording of deeds in and for the County of Chester in book **T** vol 19 page 153 &c the third day of April 1773 Witness my Hand and Seal of my Office  
HHGRAHAM Recd.†

Deed

Wm Garratt & Abigail to Lewis Garrett