

Front:

This Indenture made the twenty second day of March in the Year of our Lord one Thousand seven hundred and Seventy Between William Garrett of Willistown Township in the County of Chester in the Province of Pennsylvania Weaver and Abigail his Wife of the one part and William Garrett the Younger of the same place Yeoman (one of the Sons of the said William Garrett) of the other part **Whereas** Samuel Garrett and Jane his Wife William Garrett and Mary his Wife William Tidmarsh and Hannah his Wife Randle Croxson and Sarah his Wife and Joseph Pennell and Alice his Wife by Indentures of Lease and Release bearing date respectively the thirteenth and fourteenth day of the twelfth Month in the Year of our Lord one Thousand seven hundred and twenty six reciting as therein is recited and for the Consideration therein mentioned did grant bargain sell release and confirm unto the said first named William Garrett and to his Heirs and Assigns A Certain Tract of Land scituate in the said County of Chester containing four hundred and ninety two acres **to hold** to him the said William Garrett his Heirs and Assigns forever as by the said Indenture recorded in the Office for recording of Deeds in and for the City and County of Philadelphia in Book **G** vol 2 page 224 &c Relation being thereunto had may more fully and at large appear **now this Indenture Witnesseth** that the said William Garrett and Abigail his Wife as well for and in Consideration of the natural Love and Affection which they have and do bear unto their said Son William Garrett Jun.^r and for his better Advancement and Preferment in the World as for and in Consideration of the performance of the Covenant and Agreements mentioned and expressed in certain Articles of Agreement bearing even date herewith made between the said William Garrett Jun.^r of the one part and the aforesaid William Garrett and Abigail his Wife of the other part which on the part and behalf of the said William Garrett Jun.^r his Heirs Executors Administrators or Assigns are or ought to be performed and kept and also for and in Consideration of the sum of twenty shillings lawfull Money of Pennsylvania unto them the said William Garrett and Abigail his Wife in hand well and truly paid by the said William Garrett Jun.^r at and before the sealing and delivery hereof the Reciept of which twenty Shillings is hereby acknowledged they the said William Garrett and Abigail his Wife **have** granted bargained sold alienated enfeoffed released and confirmed and by these presents **Do** grant bargain sell alien enfeoff release and confirm unto the said William Garrett Jun.^r and to his Heirs and Assigns All that Messuage or Tenement Plantation and Tract or Parcel of Land thereunto belonging situate lying and being in the Township of Willistown aforesaid Beginning at a post being a Corner of Lewis Garretts Land thence by the same North seventy seven degrees East fifty seven perches and three Quarters of a perch to a post then North six degrees West fourteen perches to a Hickery thence North fourteen degrees East ten perches and an half to a leaning Black Oak thence South fifty seven degrees East two perches and an half to a Maple thence North seven two degrees East twelve perches to another Maple thence North sixty four degrees East nine perches to an Ash thence South sixty eight degrees East fifteen perches to a Heap of Stones thence South twenty two degrees East one hundred and six perches to a Black Oak Saplin being a Corner of Francis Smedleys Land thence North fifty five degrees East by the said Smedleys Land forty five perches and three quarters of a Perch to a heap of Stones thence by the said Francis Smedleys Land and the lands of Isaac Garrett Samuel Garrett and Thomas Hall North twenty eight degrees West three hundred and twenty one perches to a Hickery thence South sixty two degrees West by

other Land of the said William Garrett one hundred and thirty one Perches to a post in a Road thence along the said Road South twenty eight degrees East by the Land of George Ashbridge and Lewis Garrett two hundred and four perches to the place of Beginning containing one hundred and seventy Acres be the same more or less (It being part of the aforesaid four hundred and ninety two Acres granted by the above recited Indentures of Lease and Release) **Together** also with all and singular the Houses Buildings Gardens Orchards Woods Meadows Marshes Ways Waters Water Courses Rights Liberties Privileges Improvements Hereditaments and Appurtenances whatsoever thereunto belonging or in any wise appertaining and the Reversions and Remainders Rents Issues and Profits thereof and all the Estate Right Title Interest Use Possession Property Claim and Demand whatsoever both in Law and Equity or otherwise howsoever of them the said William Garrett and Abigail his Wife of in to or out of all and singular the hereby granted Premises and all Deeds Evidences and Writings whatsoever touching or concerning the same or true Copies thereof the same Copies to be had and taken at the proper Costs and Charges in the Law of the said William Garrett Jun.^r his Heirs or Assigns **to have and to hold** the said Messuage or Tenement Plantation and Tract or Parcel of Land Hereditaments and Premises hereby granted or mentioned to be granted with the Appurtenances unto the said William Garrett Jun.^r his Heirs and Assigns to the only proper Use and Behoof of the said William Garrett Jun.^r his Heirs and Assigns forever **Under** the yearly Quitrent now due and hereafter accruing for the same to the chief Lord or Lords of the Fee thereof and **Under Subject** to the Reservations and Privileges mentioned and specified in the Articles of Agreement aforesaid and to the performance of the Covenants and Agreements in the same Articles mentioned which on the part and behalf of the said William Garrett Jun.^r his Heirs Executors Administrators or Assigns are or ought to be performed fulfilled and kept **and** the said William Garrett and his Heirs the said Messuage or Tenement Plantation and Tract or Parcel of Land Hereditaments and Premises hereby granted or mentioned to be granted with the Appurtenances unto the said William Garrett Jun.^r his Heirs and Assigns against them the said William Garrett and Abigail his Wife and their Heirs and against all and every other Person and Persons whomsoever lawfully claiming or to claim by from or under him her them or any or either of them shall and will warrant and forever defend by these presents **In Witness** whereof the said Parties to these presents have interchangeably set their hands and Seals hereunto dated the day and Year first above written

WILLIAM GARRETT [Seal]
ABIGAIL GARRETT [Seal]

Sealed & Delivered
In the presence of Us

JESSE GARRETT
SAMUEL GARRETT

The Second day of June Ao Do 1770 Before me Henry Hale Graham Esq.^r one of his Majesty's Justices of the Court of Common Pleas for the County of Chester came the abovenamed William Garrett and Abigail his Wife and acknowledged the abovementioned Indenture to be their Act and

Deed and desired the same might be recorded as such the said Abigail being of full age and separately and apart from her Husband bu me examined and the Contents of the said Indenture made known unto her did declare that she did voluntarily and of her own free Will & accord seal & as her of Act & Deed deliver the said Indenture without any Coercion or Compulsion of her said Husband Witness my hand & seal

HHGRAHAM [Seal]

Back:

Deed
William Garrett & Wife
William Garrett Jun.^r

Recorded in the Office for recording of deeds in and for the County of Chester in Book R vol 17 page 424 the fifth day of June Anno dom 1770
Witness my hand & Seal of my Office afores.^d

HHGRAHAM Recorder

Reference image: 2 > 17a front & back