

Front:

This Indenture made the first Day of the fourth Month called April Anno Domini one Thousand seven Hundred eighty & nine **Between** Thomas Smedley Fuller of Willis Town in Chester Chester[sic] County Pennsylvania & Susannah his Wife of the one Part, **and** Amos Hoopes of West Town in the same County Yeoman of the other Part. **Whereas** William Penn esquire original Proprietor of Pennsylvania by his Patent under the Hands of his Commissioners of Property & the great Seal bearing Date the 19th of October 1703 did grant & convey unto Samuel Richardson in Fee a certain Tract or Parcel of Land situate in the afforesaid Township of Willis Town containing 1160 Acres under & subject to the yearly Quit Rent of one Shilling Sterling per 500 Acres &c As appears by the said Patent recorded at Philadelphia in Patent-Book **A** Vol y^e 2^d Page 595 **And whereas** the said Samuel Richardson by his Deed of Bargain & Sale dated the 3^d Day of February 1709 & recorded in the Office for recording Deeds at Chester for the County of Chester in Book **C** Page 425 did grant and convey the said Land & Hereditaments unto one William Hudson Tanner of the City of Philadelphia in Fee **And** he the said William Hudson having sold about 760 Acres thereof & the Remainder of the said 1160 Acres of Land he by his last Will & Testament dated the 30th Day of October 1738 duly prov'd & registered authorized & appointed his Executors to sell. **And** whereas William Hudson the Son, Samuel Emlen, John Burr, & William Mood acting Executors to the afforesaid William Hudson (Testator) by their joint Indentures of Lease & Release dated the 7th & 8th Days of June 1743 sold & for the Consideration of £130 granted & conveyed unto William Garret in Fee the Quantity of 100 Acres Part of the Remainder unsold as afforesaid of the said 1160 Acres **And** whereas the afforesaid William Garrett and Abigail his Wife by their joint Deed poll duly executed dated the 26th of the 9th Month September 1769 granted & conveyed the said 100 Acres of Land Hereditaments & Appurtenances (together with other Land) unto their Son Lewis Garrett in Fee. **And** whereas the said Lewis Garrett & Mary his Wife for the Consideration of £750 did, by their joint Deed of Bargain & Sale duly executed bearing Date the 12th of the 2^d Month called February 1773 grant & convey the afforesaid 100 Acres of Land Hereditaments & Appurtenances unto George Smedley in Fee. **And** whereas the said George Smedley died Intestate leaving his Widow Patience & divers Children surviving him whereof the eldest Son Thomas Heir at Law petitioned the Orphans Court for Chester County at their Sessions in September 1787 praying that an Inquest might be awarded to divide or value according to Law the Real Estate of his Father the said Intestate whereupon the said Court issued a Writ of Inquisition to the Sheriff of the said County directed for that Purpose; And the Sheriff of the said County made his Return to the said Writ of Inquisition into the said Orphans Court for the said County at their Sessions the 18th of December 1787 Certifying that he could not by Inquest cause the real Estate of the Intestate to be divided as according to Law & by the said Writ was directed without Prejudice to or spoiling the whole & that therefore had caused the same to be valued by the Inquest & that the same was appraised & valued by them at the Sum of £1438.3.9 And the said Return of Inquisition & Valuation was by the said Orphans Court in their said Sessions allow'd & approv'd of & confirm'd, and it was decreed, & adjudged by the said Court at that Time that he the said Thomas Smedley should hold & enjoy all the said Intestates real Estate so valued as afforesaid as fully & freely as the said Intestate held & enjoyed the same on Condition that he gave Security for the Payment of the other Children's Shares of the said

Valuation Money according to Law. **Now this Indenture Witnesseth** that he the said Thomas Smedley & Susannah his Wife for & in Consideration of the Sum of five hundred & twenty five Pounds current Gold & Silver Money of Pennsylvania to them in Hand well & truly paid by him the said Amos Hoopes at & immediately before the sealing & delivery of these Presents the Receipt whereof they do hereby acknowledge & thereof do forever acquit the said Amos Hoopes his Heirs & Assigns by these Presents have granted bargain'd, sold aliened released & confirmed & by these Presents do grant bargain, sell, alien release, & confirm unto him the said Amos Hoopes all that the aforementioned one hundred Acres of Land purchased as afforesaid by George Smedley the Intestate of Lewis Garrett & Mary his Wife & valued by the Inquest afforesaid as part of the real Estate of the said George Smedley the Intestate & which Land is butted & bounded as follows viz **Beginning** at a small Hickory a Corner of Land late of James Day Thence by the same Land South sixty six Degrees westerly one hundred & fifty three perches to another Hickory Thence South twenty four Degrees easterly by Land late of George Ashbridge one hundred & four Perches & ten Feet to a Post Thence North sixty six Degrees Easterly by Land late of Lawrence Cox one hundred & fifty three Perches to a Post or Stone Thence North twenty four Degrees westerly by Land late of William Garrett one hundred & four Perches & ten Feet to the Place of Beginning containing as afforesaid one hundred Acres be the same more or less together with all & singular the Houses, Buildings, Fences, Gardens, Orchards, Meadows, Fields, Woods, Ways, Waters, Water-Courses, Rights, Liberties, Priviledges, Improvements, Hereditaments, & Appurtenances whatsoever thereunto belonging or in any wise appertaining & the Reversions, & Remainders, Rents, Issues, & Profits thereof & all the Estate, Right, Title, Interest, Claim, & Demand whatever of them the said Thomas Smedley & Susannah his Wife of in & to the Premises or any Part thereof together with all Deeds, Writings & Evidences in their Possession concerning the same. **To have and to hold** the said Land, Buildings, Hereditaments & Premises hereby granted, or mentioned or intended so to be & every Part thereof with the Appurtenances unto him the said Amos Hoopes his Heirs & Assigns forever to his & their own proper Use & Behoof **And** he the said Thomas Smedley & his Heirs the said one hundred Acres of Land Hereditaments, & Appurtenances thereunto belonging unto him the said Amos Hoopes, his Heirs & Assigns for the Use aforementioned against him the said Thos Smedley & Susannah his Wife & against his Heirs & against all & every other Person & Persons whatsoever lawfully claiming or to claim by from or under him, of by from or under his deceased Father George Smedley the Intestate afforesaid shall & will warrant & forver defend by these Presents **And** the said Thomas Smedley for himself the said Susannah his Wife, & his Heirs, Executors, & Administrators doth further covenant & grant to & with the said Amos Hoopes his Heirs & Assigns by these Presents that he the said Thomas Smedley & Susannah his Wife & his Heirs & all & every other Person & Persons whosoever any thing having or claiming in the said Land, Hereditaments & Premises above granted & released or any Part thereof by from or under him, them or either of them shall & will from Time to Time & at all Times hereafter upon the reasonable Request, Cost & Charges of the said Amos Hoopes his Heirs & Assigns make do & execute or cause or procure to be made done & executed all & every such further & other reasonable Act & Acts Deed & Deeds Conveyance & Conveyances in the Law whatsoever for the further better & more perfect granting, conveying, & assuring of all & singular the said Premises abovementioned to be granted & released & every Part thereof with the Appurtenances to the Uses above mentioned as shall by the said Amos Hoopes his Heirs or

Assigns or by his their or any of their Counsel learned in the Law be reasonably devised advised or required so always that the same do not contain any other or further Covenants or Warranty than is herein contained. **In witness** whereof the Parties to these Presents have hereunto interchangeably set their Hands & Seals dated the Day & Year first above written

THOMAS SMEDLEY [Seal]
SUSANNA SMEDLEY [Seal]

Sealed and delivered
in the Presence of us
JAMES HANNUN JR
JNo HANNUM

Received the Day of the Date of the above written Indenture & immediately before Execution thereof of Amos Hoopes the Grantee therein named the Sum of five Hundred & twenty five Pounds the same being the Consideration Money therein mentioned
Testes present
Received by us
THOMAS SMEDLEY

Back:

Deed
Thomas Smedley & Uxor
to
Amos Hoopes for
100 Acres of Land
1789

Chester Ss Personally appeared before me the Subscriber one of the Justices &c for the County of Chester Thomas Smedley & Susannah his Wife & the within written Indenture being produced they acknowledged the same to be their Act & Deed & desired that it might be recorded as such she the said Susannah being of full Age, separately & apart from her Husband by me examined respecting the Manner of her executing the said within written Indenture the Tenor whereof was by me to her explained And she declared that she had freely, voluntarily & of her own Accord executed the same & that without any Coercion or Compulsion whatever of her Husband or any other Person thereto Witness my Hand & Seal this 22^d Day of April Anno Domini 1795
JNo HANNUM [Seal]