

Book as usual

Brief of Title

. to

A Tract of Land, with the Buildings and Improvements thereon erected, situate in the Twenty-seventh Ward of the City of Philadelphia. Containing 128.56 acres.

Belonging to

The Elmwood Mutual Land and Improvement Company.

By C. B. Wilkinson

PRINTED FOR
CHAS. BENJ. WILKINSON,
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1119

Brief of Title

to

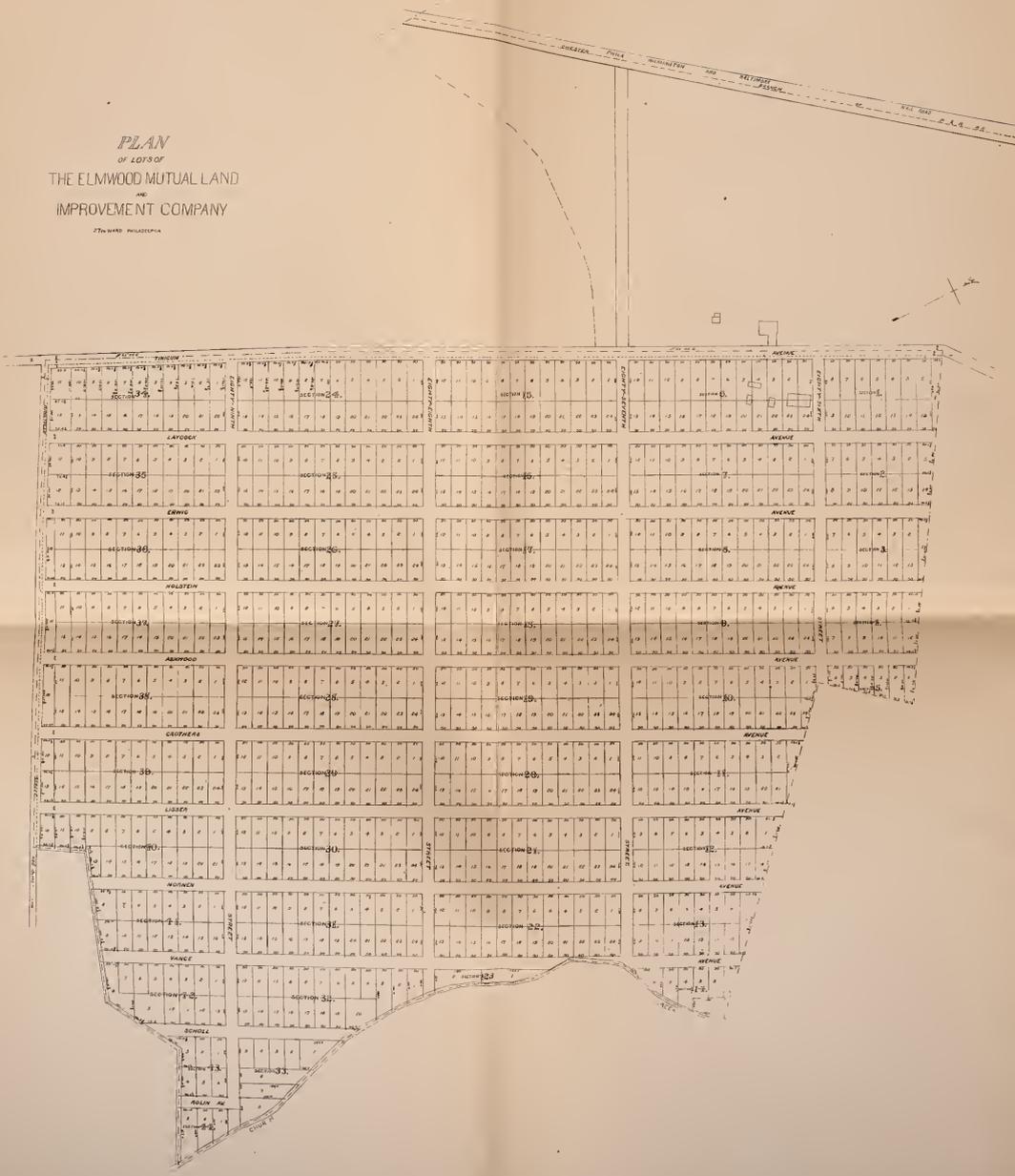
A Tract of Land, with the Buildings and Improvements thereon erected, situate in the Twenty-seventh Ward of the City of Philadelphia. Containing 128.56 acres.

Belonging to

The Elmwood Mutual Land and Improvement Company.



PLAN
OF LOTS OF
THE ELMWOOD MUTUAL LAND
AND
IMPROVEMENT COMPANY
27th and Philadelphia



F138
.68
.EAF8

Entered according to Act of Congress, in the year 1885, by
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E. L. B. M. D. R. 13, 1731.

Brief of Title

TO

A Tract of Land with the buildings and improvements thereon erected, situate in the Twenty-seventh Ward of the City of Philadelphia. *Containing* 128.56 acres. Composed of Tracts marked "P" and "R" and part of Tract marked "S" on Plan No. 4,

BELONGING TO

THE ELMWOOD MUTUAL LAND AND IMPROVEMENT COMPANY.

Deed of Gift. OTTO ERNEST COCK, to his son VALENTINE COCK in fee for divers tracts or lots of land lying and being upon the Island commonly called Boon's Island and containing one-half of the same, situate in Kingsessing in the County of Philadelphia. Together with all the right, title, interest, claim and demand whatsoever, which he, the said Otto Ernest Cock then had, or which any or either of his heirs executors administrators or assigns might thereafter have of or to any part of the said Island or any of the *within* granted premise.

Proved March 12, 1769, by subscribing witness. Recorded August 29, 1769, in Deed Book H., No. 11, page 64.

VALENTINE COX and MARGARET his wife, or one of them being seized, in fee, of and in *inter alia* said Boon's Island or some part thereof, both departed this life intestate.

1721
October 4
Examined
Record.

Recited in next
Deed.

1736
April 17
Produced and
Examined.

Deed. PETER COX, youngest son of VALENTINE COX and MARGARET his wife, both deceased to JOSEPH WHARTON in fee for all and every the part and parts, purpart and purparts, estate, right, title, interest, property, share, claim and demand whatsoever of him the said Peter Cox, of in and to a certain Island of fast land and meadow ground situate in Kingsess, County of Philadelphia, commonly called or known by the name of Boon's Island and all other the lots, lands, tenements and hereditaments, or of in and to any part thereof, whereof Valentine Cox and Margaret his wife, or either of them were seized at the time of their death. *Subject* to proportionate part of quit rent.

Acknowledged April 19, 1736. Recorded December, 2, 1772, in Deed Book I., No. 12, page 72.

1736
July 28
Produced and
Examined.

Deed. JOSEPH WHARTON and HANNAH his wife, to ANDREW COX, in fee for all and every the part and parts, purpart and purparts aforesaid granted by the said Peter Cox to the said Joseph Wharton and all the estate, right, title, interest, property claim and demand whatsoever of them the said Joseph Wharton and Hannah his wife, of in and to the same premises. *Subject* to proportionate part of quit rent.

Proved April 12, 1769, by subscribing witness. Recorded December 3, 1772, in Deed Book I, No. 12, page 73.

1768
May 12
Produced and
Examined.

Deed. ANDREW COCK, SR., (eldest son of Valentine Cock, deceased) and HANNAH his wife, to JOHN TRAPNAL, in fee for "all that plantation tract or parcel of land situate lying and being on Boon's Island, in the township of Kingsessing and County of Philadelphia, aforesaid. Bounded by land of John Justice, Boon's Creek, Thomas William's land

and land of William Boon. *Containing* one hundred and fifty-three acres, be the same more or less, as the same is butted and bounded by the Plan of the premises on the other side and therein marked Andrew Cock's, 153 acres." *Subject* to proportionate part of quit rent.

Executed. Andrew ^{His}X Cock, [L. s.]
Mark.

Hannah Cox. [L. s.]

Acknowledged May 21, 1768. Recorded May 24, 1768, in Deed Book I., No. 4, page 285.

Deed. JOHN TRAPNALL and GERTRUDE his wife, to ANDREW COX, JR., son of Otto alias Arthur Cock, in fee for the said 153 acres of land. "In trust, nevertheless, and to and for the uses, interests and Purposes hereinafter mentioned, limited and declared that is to say. To and for the only proper Use and Behoof of Andrew Cock, Sr., for and during all the Term of his natural life, and from and immediately after the decease of the said Andrew Cock, Sr. To the only proper use and behoof of his wife Hannah, until the three Children of them, the said Andrew Cock, Sr., and Hannah his wife, namely, Andrew, Isaac & Mary, shall separately attain to the age of twenty-one years or the day of marriage of either of them, which of them shall first happen (she, the said Hannah, maintaining and bringing up the said three children and giving them schooling out of the Rents and Profits of the hereby granted Premises): and from and immediately after the said Andrew, Isaac and Mary have attained to the age aforesaid or happen to marry as aforesaid, then to the only proper use and Behoof of them, the said Andrew & Isaac, their Heirs and Assigns, in severalty forever as Tenants in Common. They, the said Andrew and Isaac, allowing their Mother her Thirds, and paying out of

1768
May 18
Examined
Record.

the hereby granted Premises to their said sister Mary, her Heirs or Assigns, the sum of Two hundred pounds, lawful money of Pennsylvania, within the space of Six months after her said Brother Isaac shall have attained to the age of Twenty-one years. But if it shall happen that the said Andrew or Isaac shall die under age and without lawful Issue, then and in such case the hereby granted Premises to be for the proper use and Behoof of the survivor of them, his Heirs and Assigns forever. He so surviving paying unto his said sister Mary the Sum of one hundred Pounds over and above the aforesaid two hundred Pounds."

Acknowledged May 21, 1768. Recorded May 26, 1768, in Deed Book I, No. 3, page 467.

Recited in
Deed
Cox, et al.
to Bartram.

The said ANDREW COX, Sr., and Hannah his wife, both afterwards departed this life, leaving to survive them the said Andrew, Isaac and Mary Cox, and one other child, Hannah Cox, born after the decease of her father.

Recited in
Deed
Cox, et al.
to Bartram.

The said ISAAC COX having attained the age of twenty-one years, departed this life intestate, without issue, leaving to survive him a widow, Mary Cox, his said brother, Andrew Cox, and two sisters, Mary Cox and Hannah Cox.

The said MARY COX (the sister) intermarried with John Buie.

1798
June 8
Examined
to Record.

Letter of Attorney, wherein John Buie and Mary his wife, and Hannah Cock or Cox, single woman, made, constituted and appointed Matthew Huston, their true and lawful agent or attorney for them and in their names, places and stead, *inter alia*, "to make Entry or Entries and if need be to bring and sue out actions of ejection or by compromise or agreement with their brother, the said

Andrew Cook, by mutual Deeds and Releases, or otherwise to make or cause to be made a just and lawful partition or Division of all the said Lands and Premises with the appurtenances, so that each of them may have and hold his and her respective parts and dividends thereof in severalty forever, and for that purpose to sign their names, seal with their seals, and as their act and deed to Deliver and acknowledge all and every such conveyance and assurance in the law as shall be needful and necessary for the making, perfecting and establishing of such partition and division" of *inter alia*, said 153 acres of land.

Acknowledged same day. Recorded
November 22, 1802, in Letter of
Attorney Book E. T. No. 2, page
409.

Recited in next
Deed.

For the purpose of making said partition of said premises to and among said parties, the following abstracted Deed was executed and delivered to James Bartram, Jr., who was to re-convey to said parties their respective parts of said premises.

Deed. ANDREW COX and Ann his wife, Matthew Houston, agent or attorney for John Buie and Mary his wife, and Hannah Cox, and Mary Cox widow, to James Bartram, Jr., in fee for all that tract of land situate in Kingsessing aforesaid, bounded as follows: *Beginning* at a stone, being also a corner of John Dunlap's land; thence along the middle of Tinicum Island Road, south $25\frac{1}{2}$ degrees, west 32.7 perches to a corner; thence by John Dunlap's land, south $56\frac{3}{4}$ degrees, east $30\frac{1}{2}$ perches to a corner; thence by the same, south $37\frac{1}{2}$ degrees, west 40 perches to a corner, and north $75\frac{1}{2}$ degrees, west 12.2 perches to a corner; thence partly by Peter Pott's lot and partly by Geyer's land, south $61\frac{3}{4}$ degrees, west 49.9 perches to a corner; thence by said Geyer's and Elliott's land, south $14\frac{1}{2}$ degrees, east 39 perches, and south 70 degrees, west 59 perches, and south $38\frac{3}{4}$ degrees, east 45.6 perches to the

1798
October 1
Produced and
Examined.

middle of said Tinicum Island Road; and thence along the same, south 23 degrees, west 12.4 perches, and south 2 degrees, west 36.4 perches; thence by Elliott's lot, south 42 degrees, east 15.9 perches, and south 14 degrees, west 12.7 perches, and south $22\frac{1}{4}$ degrees, west 5 perches to a corner of said Geyer's land; thence by the same, south 10 degrees, west 5.7 perches, and south $4\frac{1}{2}$ degrees, west 13.5 perches, and south $12\frac{1}{4}$ degrees, west 2.8 perches, and south $22\frac{1}{4}$ degrees, west about 6 perches; thence along the middle of Bow Creek, now a ditch, south $26\frac{1}{4}$ degrees, east 11 perches, south $27\frac{1}{2}$ degrees, east 8 perches, and south 40 degrees, east 12 perches, and south $77\frac{1}{4}$ degrees, east 14 perches, and north $81\frac{3}{4}$ degrees, east 6.6 perches, and south $85\frac{3}{4}$ degrees, east 6 perches, and east 9.8 perches, and south 63 degrees, east 6 perches to a corner of Isaac Hibbert's land; thence by the same, north $12\frac{1}{2}$ degrees, east 53.7 perches, and north 80 degrees, west 23 perches, and north $26\frac{1}{4}$ degrees, east 25.2 perches, and south 63 degrees, east 46.7 perches to a corner of Bingham and Truland's land; thence by the same along the middle of Hibbert's lane, north 18 degrees, east 25.4 perches to a corner; thence by said Isaac Hibbert's land, north 63 degrees, west 19.5 perches, and north $20\frac{1}{2}$ degrees, east 32.8 perches to a corner on the south side of Horne's lane; thence by the same, north $62\frac{1}{2}$ degrees, west 20 perches to a corner; thence to the middle of said lane, north $27\frac{1}{2}$ degrees, east 1 perch; thence along said lane, north $62\frac{1}{2}$ degrees, west 43.5 perches to a corner; thence by said John Dunlap's land, north 28 degrees, east 28.6 perches, and south $62\frac{1}{2}$ degrees, east 22 perches, and south 67 degrees, east 8 perches; thence partly by the same and partly by John Horne's land, south $63\frac{1}{4}$ degrees, east 96.8 perches to the middle of Boon's or Church Creek, now a ditch; thence along the same, north $7\frac{1}{4}$ degrees, west 8 perches, and north $4\frac{3}{4}$ degrees, west 13.4 perches, and north $19\frac{3}{4}$ degrees, west 20 perches, and north 10 degrees, west 12 perches, and north $3\frac{1}{2}$ degrees, east 15 perches, and north 29 degrees, east 8.4 perches, and north $10\frac{3}{4}$ degrees, east 7 perches, and north 5 degrees, west 7 perches, and north $32\frac{1}{2}$ degrees, east 8.6 perches; thence by lands formerly the property of John

Justis, north 32 degrees, west 40.5 perches, and north 48½ degrees, west 45.1 perches, and north 32½ degrees, east 27.5 perches to a corner of Mrs. Weed's land; thence by the same, north 59½ degrees, west 44.9 perches to the place of beginning. *Containing* 174 acres.

Subject to the annual payment of 120 silver milled dollars to be paid on the Twenty-fifth day of March, yearly, unto the said Mary Cox or order, during her natural life in lieu of her dower.

Acknowledged October 6, 1798.

Recorded November 22, 1802,
in Deed Book E. F., No. 8,
page 703.

Deed. JAMES BARTRAM, JR. to ANDREW COX, in fee for *inter alia*, a certain tract or piece of land, situate on Boon's Island in Kingsessing aforesaid, bounded as follows: *Beginning* at a stone, being also a corner of John Dunlap's land; thence along the middle of Tinicum Island Road, south 25½ degrees, west 32.7 perches to a corner; thence by John Dunlap's land, south 56¾ degrees, east 30½ perches; thence by the same, south 37½ degrees, west 40 perches to a corner, and north 75½ degrees, west 12.2 perches to a corner; thence partly by Peter Pott's lot and partly by Geyer's land, south 61¾ degrees, west 49.9 perches; thence by said Geyer's and Elliott's land, south 14½ degrees, east 39 perches, and south 70 degrees, west 59 perches, and south 38¾ degrees, east 45.6 perches to the middle of said Tinicum Island Road; thence along the same, north 23 degrees, east 32.5 perches; thence along the north side of Horne's lane, south 63¾ degrees, east 30 perches to a corner of John Dunlap's land; thence by the same, north 28 degrees, east 28.6 perches, and south 62½ degrees, east 22 perches, and south 67 degrees, east 8 perches; thence partly by the same and partly by John Horne's land, south 63¼ degrees, east 96.8 perches to the middle of Boon's or Church Creek, now a ditch; thence along the same, north 7¼ degrees, west 8 perches, and north 4¾ degrees, west 13.4 perches, and north 19¾ degrees, west 20 perches, and north 10 degrees, west 12

Marked "A"
on Plan No. 4.

No seal for
attorney.

1798
October 6
Produced and
Examined.

Marked "B"
on Plan No. 4.

perches, and north $3\frac{1}{2}$ degrees, east 15 perches, and north 29 degrees, east 8.4 perches, and north $10\frac{3}{4}$ degrees, east 7 perches, and north 5 degrees, west 7 perches, and north $32\frac{1}{2}$ degrees, east 8.6 perches; thence by lands formerly the property of John Justis, north 32 degrees, west 40.5 perches, and north $48\frac{1}{4}$ degrees, west 45.1 perches, and north $32\frac{1}{2}$ degrees, east 27.5 perches to a corner of Mrs. Weeds' land; thence by the same north $59\frac{1}{2}$ degrees, west 44.9 perches to the place of beginning. *Containing* $105\frac{1}{2}$ acres.

Subject to the payment of the annuity or yearly sum of forty silver milled dollars, to be paid on the twenty-fifth day of March, annually, to the said Mary Cox, or order, during her natural life.

Acknowledged same day. Recorded
November 22, 1802, in Deed
E. F. No. 8, page 706.

1797
January 2
Produced and
Examined.

Deed. JOHN HORNE and Mary his wife to ANDREW COX, in fee for a certain lot or piece of ground situate, lying and being in the Township of Kingsessing aforesaid. *Beginning* in the line of the said Andrew Cox's land and a corner of a lot belonging to John Dunlap; thence $28\frac{1}{2}$ degrees west 19.1 perches to the middle of a drain; thence down the middle of said drain by the land of the said John Horne, south 72 degrees, east 30 perches; thence north $57\frac{1}{4}$ degrees, east 16.4 perches to the land of the said Andrew Cox; thence by the same north 63 degrees, west 37.5 perches to the place of beginning. *Containing* $3\frac{1}{4}$ acres and 20 perches, be the same more or less.

Marked "C"
on Plan No. 4.

Being part of a piece of land which John Rouse, by Indenture dated the eleventh day of May, A. D., 1768, and Joseph Galloway, by Indenture dated the twenty-fourth day of April, A. D. 1771, granted and conveyed unto William Horne (of Darby Township), deceased, in fee; and the said William Horne, by his last Will and Testament, devised all his real estate to his son, the said John Horne. And William Horne and Edward Horne, sons of the said William Horne, de-

ceased, by their Deeds of Release dated the First day of Fourth month, A. D. 1774, and the Sixth day of April, A. D. 1776, released and discharged the said John Horne of all demands whatsoever against the said lot or piece of ground.

Acknowledged Feb. 15, 1797. Recorded April 4, 1797, in Deed Book No. 60, page 394.

1780
March 20
Examined
Record.

Deed. The Supreme Executive Council to John Dunlap, in fee for three certain tract pieces or parcels of meadow ground and frame tenements thereon erected; situate on Boons Island, in Kingsessing Township, aforesaid. One of them *Beginning* at a corner of the great road leading to Chester, thence along the same north 26 degrees 15', east 39.2 perches to a corner of the widow Coxe's land, south 55 degrees east 29.2 perches; thence by the same land south 37 degrees 30', west 40.2 perches to a corner; thence by the same north 74 degrees, west 13.5 perches; thence still by the same land north 29 degrees, west 11 perches to the place of beginning. *Containing* 6 acres and 126 perches be the same more or less. And one other of them. *Beginning* at a corner in the widow Coxe's land; thence by the same south 61 degrees 30', east 66 perches to a corner of John Horne's Land; thence by the same 29 degrees, east 31.9 perches to a corner in the said widow Coxe's land; 62 degrees, west 66 perches to a corner in the same land; thence by the same south 29 degrees, west 30.6 perches to the place of beginning. *Containing* 12 acres 142 perches.

Marked "D"
on Plan No. 4.

Marked "E"
on Plan No. 4.

Being the same premises which by Acts of Assembly passed March 6, A. D. 1778, and March 29, A. D. 1780, was confiscated to the State as the property of Joseph Gallaway, a traitor.

Recorded June 17, 1780, in Deed Book D., No. 2, page 129.

1798
 April 13
 Produced and
 Examined.

Deed. JOHN DUNLAP and ELIZABETH his wife, to Andrew Cox, in fee for all that messuage and those two lots of land situate on Boon's Island in Kingsessing township, bounded as follows, viz.: No. 1. *Beginning* at a corner in the middle of the road leading to Tinicum Island, being also a corner of land belonging to said Cox's estate, thence by the same the three following courses: south 56 degrees 45', east 30.5 perches, and south 37 degrees 30', west 40 perches, and north 75 degrees 30', west 12.2 perches; thence by — Justice's land north 28 degrees, west 12.4 perches to the middle of Tinicum Island road aforesaid; thence by the same south to 25 degrees 30', east 38.2 perches to the place of beginning.

Marked "D"
 on Plan No. 4.

Containing $6\frac{3}{4}$ acres.

No. 2. *Beginning* at a corner in the northeasterly side of a twenty feet Lane called Horn's Lane: thence by Cox's estate the four following courses: north 28 degrees, east 28.6 perches, south 62 degrees 30', east 22 perches, south 67 degrees, east 8 perches, and south 63 degrees 15', east 36.2 perches; thence by land formerly John Horn's, south 28 degrees 45', west 29.8 perches to the middle of said Lane and thence along the same in an oblique direction north 62 degrees 38', west 65.9 perches to the place of beginning.

Marked "E"
 on Plan No. 4.

Containing 12 acres and 2 square perches.

Acknowledged May 7, 1798. Recorded August 9, 1798, in Deed Book, No. 73, page 165.

1783
 June 2
 Examined
 Record.

Deed=Poll. WILLIAM WILL, Sheriff, to ELISHA PRICE, in fee for a certain piece or parcel of drained marsh or meadow and upland, called and known by the name of Cooney Point, situate lying and being on an Island called Boon's Island in the Township of Kingsessing aforesaid. *Beginning* at a gum tree being a corner of Christopher Elliott's land thence by the same north, $20\frac{1}{4}$ degrees, west 25 perches to a post or corner of John Justice's land; thence by the same land north 64 degrees, east 63 perches

to a post a corner of land of Andrew Cox, deceased; thence by the same land south 19 degrees, east 37 perches to a post; thence still by the marsh, late of the said Andrew Cox, deceased, south 75 degrees, west 59 perches to the place of beginning. *Containing* 11½ acres and 6 perches be the same more or less.

The same having been seized, taken to execution, and sold as the estate of William Boon, deceased.

Acknowledged July 15, 1783, in open Court of C. P. Recorded February 1, 1788, in Deed Book D. No. 21, page 56, in Recorder's office.

Deed. ELISHA PRICE and ELIZABETH his wife, to ISRAEL ELLIOTT, in fee for said piece or parcel of drained marsh or meadow. *Containing* 11½ acres and 6 perches, more or less.

Acknowledged November 25, 1795.
Recorded December 23, 1795, in Deed Book D. No. 53, page 259.

Deed. ISRAEL ELLIOTT and MARY his wife, to ANDREW COX, in fee for all that small piece of upland situate and lying in the said Township of Kingsessing. *Beginning* at a stone in the middle of the State Road leading to Tinicum; thence south 15 degrees, east 7 perches to a stone being a corner of the said Andrew Cox's land; thence south 69 degrees, west 5.9 perches to a stone in the middle of the Road aforesaid; thence along said road north 24 degrees, east 9.6 perches to the place of beginning. *Containing* 30 square perches.

Acknowledged December 13, 1799.
Recorded Jany. 26, 1803, in Deed Book E. F. No. 12, page 202,

Marked "F"
on Plan No. 4.

1795
April 28
Examined
Record.

1799
November 12
Examined
Record.

Marked "G"
on Plan No. 4.

1694
April 18
Examined
Record.

Will of ANDREW SWANSON BOON of the County of the Philadelphia, wherein and whereby he *inter alia*, willed as follows: “*Item.* I Give unto my Loving wife one equal third part of all my movables, goods and Chattels. And that she to live upon and keep in her proper possession all my part and sheir of ye Island, whereon I now Live, during her widdowhood, and after her Decease or Marriage, I Give and bequeath ye same part and sheire of ye said Island and all and singular, my wright, Title and Interest thereto unto my sons, Wolla and Andros, equally between them, and in case either of them shall happen to dye before they come to ye full age of twenty-one years, then he that is living, to have and possess ye whole, his heirs and assigns forever after.”

Proved June 1, 1696, and transcribed
in Will Book A, page 339.

Recited in
Deed
Boon to Justice.

ANDREW, *alias* Andros BOON, by the last will and testament of his father, Andrew Swanson Boon, deceased, became lawfully seized of and in a certain Parcel of Land and Tenements in Kingsessing aforesaid (laid out in three lots or parcels) containing 150 acres of upland and meadow ground, more or less, and being so seized thereof, departed this life.

1731
October 29
Examined
Record.

Will of ANDREW BOON of *Kingsesan* and County of Philadelphia. Wherein and whereby he *inter alia* willed as follows: “*Item.* I Give unto my son Neels Boon Fifty pounds Lawful money” * * * “to him & heir & assigns when he comes of age. *Item.* I Give & Bequeath unto my son Joseph the sum of Twenty-five pounds Lawful money, to him & his heirs & assigns” * * * “when at age. *Item.* I Give & Bequeath to my daughter Christian the full sum of fifty pounds Current money” * * * “to her & her heirs & assigns, twenty pounds thereof to be paid within one year after my decease, & the remainder two years after my

Decease; also I Give Devise & Bequeath unto my son Andrew Boon all my lands, Meadow Marsh, real & personal estate belonging to me, to him & his heirs assigns forever, paying the afd. Legacies."

Proved October 29, 1731. Transcribed in Will Book E., page 175.

Recited in next deed.

The said ANDREW BOON (the younger) afterwards departed this life intestate, leaving issue two children, both of whom soon thereafter departed this life, very young, leaving heirs said Christian and Joseph Boon.

The said Christian Boon intermarried with John Justis or Justice.

1741
March 25
Examined
Record.

Deed. JOSEPH BOON to JOHN JUSTICE, in fee for all that his the said Joseph Boon's one half part of and in all that messuage or tenement and three tracts of land. *Containing* together 150 acres of upland and meadow ground more or less, situate in the said Township of Kingessing. One of them described as follows. *Beginning* at a post by a creek called Boon's Creek dividing this land from land of Andrew Cox, thence across a meadow north 66 degrees west 26 perches, thence by said Cox's land north 47 degrees west 47 perches to a post thence by same south 67 degrees west 22 perches to a black oak tree, thence by the same north 59 degrees west 95 perches to a corner black oak saplin thence by the same south 32 degrees west 31 perches to a post thence by the same south 62 degrees east 38 perches to a hickory tree, thence by the same south 56 degrees east 40 perches to a black oak tree, thence by the same south 36 degrees west 29 perches to a black oak in the lane dividing the said Boon's and Cox's land, thence down the said lane by the said Cox's land south 42 degrees east 43 perches to a stake thence by the same south 30 degrees east 43 perches to the aforesaid Boons Creek, thence along the several courses of the said creek 168 perches to the place of beginning. *Containing* 59½ acres. And one other of them described as follows: *Beginning* at a white oak corner dividing this from the land of Andrew Cox

See Plan No. 2.

thence by the said Cox's land south 25 degrees east 16 perches, thence south 65 degrees west 102 perches to John Elliot's meadow to an ash tree, thence along the said meadow 134 perches to a post, thence by a piece of marsh belonging to Andrew Cox south 2 degrees west 44 perches to a sassafras tree, thence by the same north 61 degrees east 11 perches to an ash tree by the same north 72 degrees east 10 perches to an ash tree, thence by the same north 77 degrees east 8 perches to a poplar thence by the same south 84 degrees east 10 perches to a Spanish oak, thence by the same south 83 degrees east 12 perches to a hickory, thence by the same south 72 degrees east 10 perches to a white oak being the place of beginning. *Containing* 27 $\frac{1}{2}$ acres.

See Plan No. 2.

Subject to proportionate part of quit rent.

Acknowledged Feb. 6, 1750-1. Recorded Aug. 9, 1811, in Deed Book I. C., No. 14 page 585.

The said Christian Boon afterwards departed this life.

1775
February 27
Examined
Record.

Will of JOHN JUSTICE wherein and whereby he *inter alia*, willed as follows: "And as concerning the Plantation, Messuage & Tract of Laud situate in the Township of Kingess, Philadelphia County & Province afd. lying in in three several pieces & containing in the whole one hundred & Fifty acres or thereabouts, Part of which I now hold in right of my former wife, Christian, which sd part shall go after my Decease, in manner following: that is to say all that undivided share or part which I hold in right of my sd. former wife Christian, to & amongst all my Children by her, to wit., Eleanor, Margaret, Sarah & the Representatives of my two Daughters, Mary & Christian, both deceased, in even & equal shares to them, their heirs & assigns respectively forever, such Representatives taking only such shares as would have come to their mothers had they been living; and I Give & Devise all that other undivided

part of the said Messuage, Plantation & Tract of Land which I hold by Deed or Deeds purchased of Joseph Boon, deceased, with its improvements and appurtenances to my younger Children by my present wife, namely, John, Lawrence, Lydia, Amy & Charles in five equal parts and shares to hold to them, my said five children, their heirs & assigns respectively forever, but if any of my said younger children should die in their minority without Issue (but not otherwise) then the part or share of such Child or Children so dying, I Give & Devise to & amongst the survivors of them my sd. younger Children, share & share alike to their heirs & assigns forever the said Messuage, Plantation, & Tract of Land before described, part thereof now in the tenure & occupation of George Morton."

Proved September 30, 1778, and Transcribed in Will Book R., page 116.

Breve de Partitione, issued out of the Court of

Common Pleas for the County of Philadelphia, wherein it is recited that ELINOR CULIN, MARGARET WILSON, JOHN ROBINSON, JACOB ROBINSON, WILLIAM ROBINSON, CHRISTIANNA MORTON and SARAH JUSTICE and JACOB AWLD and LYDIA his wife, JOHN JUSTICE, LAWRENCE JUSTICE, SAMUEL CHURCH and AMY his wife, and CHARLES JUSTICE, together and undivided held 2 messuages, 1 barn, 1 orchard, 15 acres of meadow, 20 acres of pasture, 20 acres arable land and 5 acres of woodland with the appurtenances, situate on Boon's Island in the township of Kingsessing aforesaid. *Bounded* by Boon's Creek and the land late of Andrew Cox the younger, Andrew Cox the elder, Joseph Galloway and others. Also one other orchard, 10 acres of meadow, 5 acres of pasture, 10 acres of arable land and 5 acres of woodland with the appurtenances, situate on Boon's Island aforesaid, in the township of Kingsessing aforesaid. *Bounded* by Mingoe Creek and the lands late of Andrew Cox the younger, Joseph Galloway, William Boon and others. Also 67 acres of other meadow with the appurtenances, situate on the said island and in the township of

1779

September 11
Examined
Record.

Kingsessing aforesaid. *Bounded* by Church Creek, Bow Creek and the lands late of Andrew Cox the elder and John Horne and the said Jacob Awld and Lydia his wife, John Justice, Lawrence Justice, Samuel Church and Amy his wife, and Charles Justice, and directing the sheriff of the the county of Philadelphia, taking with him twelve good and lawful men of his bailiwick, to make partition of the same to and among the said parties, the whole into 5 parts, and allot and assign 3 of said parts to Elinor Culin, Margaret Wilson, John Robinson, Jacob Robinson, William Robinson, Christianna Morton and Sarah Justice, and the remaining 2 parts to the said Jacob Awld and Lydia his wife, in right of his said wife, John Justice and Lawrence Justice, in their own rights, and Samuel Church and Amy his wife, in right of said Amy, and Charles Justice in his own right, to be held in severalty.

1779
December 4
Examined
Record.

Return of Partition. Wherein James Claypoole, Esq., High Sheriff, certified that taking with him twelve good and lawful men, and etc., he went upon the said lands, and then and there in the presence of the parties interested, they had parted and divided the said lands into five equal parts and allotted and assigned *inter alia* a certain messuage, and tenement, and piece of land in the plan thereto annexed, marked "E. C. No. 1," situate in Kingsessing Township and county aforesaid. *Beginning* at Church Creek, thence by the partition fence dividing this from lands of John Knowle's estate north 58 degrees, east 64 perches to Church Creek; thence by lands of Andrew Cox, Jr., north 49 degrees, west 22 perches 17 links, north 51 degrees, west 48 perches 12 links to a post, south 52½ degrees, west 21 perches 7 links, and north 64 degrees, west 48 perches to Tinicum Road; thence along the said road to lands of Hannah Cox; thence by the same south 59 degrees, east 44 perches 17 links, south 33 degrees, west 26 perches 12

links to a road; thence by the same road south 47 degrees, east 46 perches, and south $32\frac{1}{2}$ degrees, east 39 perches 12 links to the place of beginning. *Containing* $65\frac{3}{4}$ acres and 16 perches, to Elinor Culin, Margaret Wilson, John Robinson, Jacob Robinson, William Robinson, Christiana Morton, and Sarah Justice their heirs and assigns in severalty. And allotted and assigned *inter alia* a certain piece or parcel of land called Cooney Point, situate in Kingsessing aforesaid, marked and numbered in the said plans "I. A. No. 1." *Beginning* at Mingoe Creek; thence south $58\frac{1}{2}$ degrees, east 26 perches, and south 55 degrees, east 36 perches to a post; thence north 61 degrees, east 114 perches crossing Tinicum Road to a post; thence north 20 degrees, west 16 perches to a black oak stump; thence by lands of John Duulap north 74 degrees, west 17 perches, north 87 degrees, west 18 perches, south 73 degrees, west 8 perches, south 61 degrees, west 12 perches, south 59 degrees, west 21 perches to a stake; thence north 2 degrees, west 33 perches and 20 links to a post by Mingoe Creek; thence along the same the several courses thereof to the place of beginning. *Containing* $33\frac{3}{4}$ acres and 21 perches, to Jacob Awld and Lydia, his wife, in right of said Lydia, John Justice and Lawrence Justice in their own right, Samuel Church and Amy, his wife, in right of the said Amy and Charles Justice in his own right, their heirs and assigns in severalty.

December Term 1779. Judgment that the partition remain firm and stable forever.

Partition Docket (C. P.), No. 1.
page 333.

The said Sarah Justice afterwards intermarried with James Truland or Trueland.

Proceedings in Partition were afterwards had in the Court of Common Pleas for the County of Philadelphia, between the said ELINOR CULIN, MARGARET WILSON, JOHN ROBINSON, JACOB ROBINSON, WILLIAM ROBINSON, CHRISTIANA MORTON and SARAH TRULAND for the partition and divisions of the land allotted to them in said former partition.

The *Breve de Partitione* has been lost.

1780
April 22
Examined
Record.

Return of Partition. Wherein James Claypole, high Sheriff certified, that by virtue of a *Breve de Partitione* issued out of the Court of Common Pleas on the twenty-second day of April, 1780, taking with him twelve good and lawful men of his bailiwick, he went upon certain lands and tenements in said writ named and there in the presence of the parties interested, they parted and divided the said lands and tenements into five certain parts, and allotted and assigned one of said fifth parts, viz: all that tract or piece of land situate lying and being in the township aforesaid. *Beginning* at a stone being a corner between James Truland and wife and the tract allotted to Elinor Culin, thence south $32\frac{1}{2}$ degrees, east 39 perches 12 links, thence by the several courses of Church Creek to the fence; thence north 58 degrees, east 60 perches to the ditch; thence north 69 degrees, west 24 perches to a cherry tree; thence on a straight line 90 perches to the place of beginning, on the road. *Containing* 20 acres and 17 perches, marked No. 1 on the plan thereto annexed, with the appurtenance to Elinor Culin, as her full share proportion and purport of in and to said lands and tenements, her heirs and assigns in severalty. One other fifth part, viz: all that tract of land situate in said township marked No. 3 in the draft aforesaid. *Beginning* at a stone in the line of land thereafter allotted to James Truland, and so thence by the same 86 perches to a stone; thence north 51 degrees, west 18 perches to a stone; thence on the straight line of land thereafter allotted to Christiana Morton

See Plan No. 3.

85½ perches to a stone on the road; thence by the same south 47 degrees, east 18 perches to the place of beginning. *Containing* 11¼ acres and 24 perches *inter alia*, to John Robinson, Jacob Robinson and William Robinson, as their full share proportion and purport of in and to all and singular said lands and tenements, their heirs and assigns forever in severalty. One other fifth part, viz: All that tract or piece of land situate in the township aforesaid, marked No. 4 in said plan. *Beginning* at a stone in the line of land of Margaret Wilson; thence by the same south 33 degrees, west to a stone by the road 26 perches 20 links; thence by the same south 47 degrees, east 24 perches to a stone on the line of land of John Robinson and others; thence by a straight line 85 perches to a stone; thence north 51 degrees, west 80 perches to a stone; thence south 52 degrees, west 65 perches to the place of beginning. *Containing* 10 acres and ½ *inter alia*, to Christiana Morton, as her full share proportion and purport of in and to all and singular said lands and tenements, her heirs and assigns. And one other fifth part, viz: All that tract or piece of land situate in the township aforesaid. *Beginning* at a stone in the road in the line of land of Elinor Culin; thence by the same 90 perches to a wild cherry tree; thence north 51 degrees, west 23 perches to a stone; thence along the line of land of John Robinson on a straight line 86 perches to a stone on the road; thence by the same 17 perches 17 links to the place of beginning. *Containing* 11¼ acres and 24 perches *inter alia*, to James Truland and Sarah his wife, as their full share proportion and purport of in and to all and singular said lands and tenements, and the heirs and assigns of said Sarah forever in severalty.

Judgment that partition remain firm and stable forever.

Partition Docket No. 1 (C. P.) page 347.

Brebe de Partitioe, issued out of the Court of Common Pleas aforesaid, wherein it is recited that Jacob Awld and Lydia, his wife, in right of said Lydia, John Justice, Lawrence Justice, Samuel Church, and Amy, his wife, in right of said

1780
June 10.

1780
December 9
Examined
Record.

Amy and Charles Justice, together and undivided held one messuage and $8\frac{1}{4}$ acres and 16 perches of land with the appurtenances, situate in Kingsessing, township and county aforesaid; also a certain piece or parcel of land called Coony Point, situate in Kingsessing township aforesaid, *Containing* $33\frac{3}{4}$ acres and 33 perches; and also 27 acres and 32 perches of land with the appurtenances thereto belonging, situate in said township, and directing the Sheriff of said county to part and divide the same into five parts and allot and assign the said parts in the following manner: one part to Jacob Awld and Lydia, his wife, in right of said Lydia, one part to John Justice, one part to Lawrence Justice, one part to Samuel Church and Amy, his wife, in right of said Amy, and the other part to Charles Justice.

Return of Partition, wherein William Will, Sheriff,

1781
March 27
Examined
Record.

certified that taking with him twelve good and lawful men of his bailiwick, he went upon the said lands and tenements, and there, in the presence of the parties interested, they parted and divided the same into five equal parts, and allotted and assigned, *inter alia*, a certain piece or parcel of land marked P. S., No. 5. *Beginning* at Tinicum Road aforesaid, thence *south* 61 degrees, east 14.6 perches to a corner; thence north 20 degrees, west 10.5 perches, to Tinicum Road aforesaid; thence down the said road to the place of beginning. *Containing* 67 perches, to Samuel Church and Amy, his wife, in right of said Amy, their heirs and assigns in severalty.

Should be
North.

See Plan No. 2.

March Term, 1788. Judgment that partition remain firm and stable forever.

Partition Docket No. 1 (C. P.), page
369.

Deed. SAMUEL CHURCH and AMY, his wife, to JOHN JUSTICE, in fee for the said lot or piece of ground, *Containing* about 67 square perches.

1783
March 12
Recited in
Deed
Justice to Cox.

1783
July 9
Examined
Record.

Will of JOHN JUSTICE, wherein and whereby he *inter alia*, willed as follows: "I give and devise to old black Peter Ross one Triangular small Lot of Land, situate on the Tinicum Road, leading thro Boon's Island, bounded by said road on front, & land of And. Cox, deed. & John Delap. *Containing* about sixty-three perches, which said small, Triangular lot of Ground I give & Devise unto the said Peter Ross during his natural life, & likewise, I give the sd. Peter Ross an old stable belonging to me that stands on Christiana Mortin's lot to build himself a House on the above Triangular lot, and after the Decease of the above Peter Ross my will, is & I do order & give the said Triangular lot to my negro Boy, named Peter, heretofore mentioned, to be free, to hold to him during his natural life, under the restriction & limitation not to sell or convey his right of the same, without the consent of my two Brothers, Lawrence & Charles, or either of them first had and obtained for that purpose."

Proved August 2, 1783. Transcribed
in Will Book S, page 374.

Recited. By virtue of the said will and death, or surrender of said negro man PETER POTTS, the said lot of ground became vested in said Lawrence and Charles Justice, brothers of said decedent.

Recited. The said LAWRENCE JUSTICE afterwards departed this life intestate, seized and possessed of one moiety or half part of said lot or piece of ground, leaving to survive him four children all minors.

Letters of administration upon his estate were granted to Thomas Smith.

1804
April 10
Examined
Record.

At an Orphans' Court held in and for the City and County of Philadelphia, The Petition of Thomas Smith administrator of the estate of Lawrence Justice deceased, was presented, setting forth that the personal estate of the said decedent was insufficient to pay his debts and praying the court for an order to sell said premises for the payment of said debts and the maintenance of said minor children, at the same time said administrator produced to the court a true and perfect inventory and a list of debts on oath as required by law.

Wherefore the court granted the prayer of the petitioner.

1804
June 18
Examined
Record.

At an Orphans' Court held as aforesaid, Thomas Smith administrator as aforesaid, made return that having given due and legal notice he exposed the land and premises in the order of Court mentioned, to sale by public vendue or out-cry and sold the same to Charles Justice, he being the highest, and best bidder and praying the court to confirm the sale.

Wherefore the court confirmed said return and ordered the sale, made in pursuance of the order of court, be and remain firm and stable forever, unto Charles Justice his heirs and assigns.

1804
June 15
Produced and
Examined.

Marked "H"
on Plan No. 4.

Deed. THOMAS SMITH, administrator as aforesaid to CHARLES JUSTICE, in fee, for all that one, full, equal undivided moiety or half part, late of the said Lawrence Justice, deceased, of in and to the said lot or piece of ground, *Containing* about 67 square perches, more or less; also all the part, share, right and claim of him, the said Lawrence Justice and his heirs, of, in and to the said Tinicum Road.

Acknowledged June 18, 1804. Recorded September 29, 1804, in Deed Book E. F., No. 16, page 591.

Deed. CHARLES JUSTICE and REBECCA, his wife, to Andrew Coxe, in fee for the said lot or piece of ground *Containing* 67 square perches more or less; also all the part, share, right and claim of him, the said Charles Justice in his own right and in right of his brother Lawrence Justice, deceased, of, in and to the said Tinicum Road so far as the same bounds said lot.

Acknowledged June 23, 1804. Recorded June 23, 1804, in Deed Book E. F., No. 17, page 373.

Deed. GEORGE CULIN and PRISCILLA his wife, to William Harnett, in fee for a certain lot of ground situate in Kingsessing township aforesaid. *Beginning* at a stake in Church Creek in James Knowles' line; thence south 34 degrees west 17.5 perches to a stake; thence by the said creek south 42 degrees 45' west, 11.5 perches to a stake; thence south 55 degrees west 9 poles to a stake; thence by the same south 61 degrees west 8.9 poles to a stake, a corner of Andrew Cox's land; thence north 32 degrees west 27.6 poles to a stone, a corner of James Truclands land; thence north 41 degrees 30', east 37.8 poles to a stone, a corner of Eleanor Culin's land; thence south 48 degrees 30', east 29.5 poles to the place of beginning. *Containing* 8 acres.

Being part of 20 acres and 17 poles or perches which were assigned to Eleanor Culin, mother of said George Culin, by James Claypoole sheriff by return of a *Breve de Partitioe Facienda* issued out of Court of C. P. for County of Philadelphia returnable to June Term, 1780.

Acknowledged October 27, 1787. Recorded August 20, 1788, in Deed Book D, No. 20, page 379.

The said WILLIAM HARNETT, afterwards departed this life intestate, leaving to survive him Daniel Harnett and Eliza Collins.

1804

June 16

Produced and
Examined.

1787

October 27

Examined
Record.Marked "1"
on Plan No. 4.

Recited in

Deed

Collins to Cox.

1809
October 19
Examined
Record.

Deed=Poll. WILLIAM T. DONALDSON, Esq., high sheriff, to ELIZABETH COLLINS, in fee for the one full undivided moiety or half part of, in and to the said lot or piece of land. *Containing* 8 acres, the same having been seized taken in execution and sold as the estate of Daniel Hartnett at the suit of Timothy Collins.

Acknowledged December 11, 1809, in open S. Ct. and entered among the records thereof in Sheriff's Deed Book C., page 385. Recorded March 14, 1810, in Deed Book I. C., No. 6, page 327 in Recorder of Deeds Office.

1809
October 25
Produced and
Examined.

Deed. ELIZA COLLINS, widow, to ANDREW COX, in fee, for the said lot or piece of land. *Containing* 8 acres.

Acknowledged same day. Recorded March 14, 1810, in Deed Book I. C., No. 6 page, 330.

1816
January 16
Examined
Record.

Will of ANDREW COX, wherein and whereby he, *inter alia*, willed as follows: "Thirdly, I give, devise and bequeath to my son, William Cox, all the residue of my Estate, Real or Personal, wheresoever the same may be situated and whatsoever kind the same may be, to hold to him, the said William Cox, his heirs and assigns forever, the possession and management thereof (though in his minority) to be immediately vested in him."

Proved February 14, 1817, and transcribed in Will Book B., page 373, at Media.

The said JOHN ROBINSON afterwards departed this life intestate, and letters of administration upon his estate were granted to Philip Price.

1790
November 5
Examined
Record.

At an Orphans' Court held in and for the City and County of Philadelphia. The petition of Philip Price, administrator, as aforesaid, was presented, setting forth that after the disposal of the personal estate belonging to said intestate, a balance appeared against the estate, which he was unable to discharge, unless permitted to dispose of some part of the real estate, and praying the Court to grant him an order of sale for the purpose above mentioned.

Whereupon the Court appointed Robert Gray, James Worrell and William Warner, or any two of them, auditors, to examine and settle the administrator's account, to see whether all the items and charges therein contained were correct, what balance remained in his hands and report to the Court.

1790
December 13
Examined
Record.

At an Orphans' Court held as aforesaid, the auditors made report that the debts amounted to £534, 4s., and that the personal estate amounted to £75, 13s. and 9d., leaving a balance due by the estate of £458, 6s. and 6d.

Whereupon the Court granted the said Philip Price, administrator, as aforesaid, an order of sale of all the real estate of the said intestate, and make report to said Court.

1791
October 28
Examined
Record.

At an Orphans' Court held as aforesaid, the said PHILIP PRICE, administrator, as aforesaid, made return that in pursuance of said order of Court, he exposed to public sale one moiety or half part of two lots of land on Boon's Island, Kingsessing township. (The other moiety being exposed at the same time by Jacob Robinson and William Robinson, the other heirs to the same) at the house of Widow Brant, near the premises, on the fifth day of First month, 1791, and one lot being upland, *Containing* in the whole $9\frac{1}{2}$ acres 4 perches, was struck off to Daniel Harnett for James Custiloe, at £13, 6s. per acre, he being the highest bidder.

Whereupon the Court on due consideration, and the Deed to James Custiloe being exhibited, ratified and confirmed same, and ordered that said sale be and remain firm and stable forever to James Custiloe, his heirs and assigns forever.

1791
April 6
Examined
Record.

Marked "K"
on plan No. 4.

Deed. PHILIP PRICE administrator, as aforesaid, and JACOB ROBINSON and WILLIAM ROBINSON to JAMES COSTILLOE, in fee for all that certain lot of land situate in Kingsessing Township aforesaid. *Beginning* at a stone set for a corner in the line of Matthew Huston's land; thence by the same south 50 degrees, east 17.9 perches to a stone; thence by James Truland's land south 39 degrees 15', west 86.9 perches to a stone; thence by Andrew Cox's land north 46 degrees 30', west 17.5 perches to a stone; thence by land of Wm. Bingham, Esq., north 39 degrees, east 85.8 perches to the place of beginning. *Containing* 9 acres, 2 roods, 4 perches, more or less.

Acknowledged May 25, 1791. Recorded December 20, 1791, in Deed Book D., No. 30, page 246.

1793
September 10
Examined
Record.

Will of JAMES COSTELLOE, wherein and whereby he *inter alia* willed as follows: "I give and Devise the Two Lots of Ground of which I am seized, situate, lying and being in Kingsessing Township in the County of Philadelphia unto Redmond Byrne of the City of Philadelphia, Grocer, and John Carroll of the said City, Merchant, their Heirs and assigns forever, upon the several Trusts and to & for the several uses, intents, & purposes hereinafter mentioned, expressed & declared, & of and concerning the same, that is to say, that they the said Redmond Byrne and John Carroll and the survivors of them and his heirs shall from time to time Lease or let said Lots for the best improved rent which can be obtained for the same for any term not exceeding Twenty-one years to suit Tenant or

Tenants as shall be approved by the Trustees for the time being of the Roman Catholic Congregation Worshipping in the Church of Saint Mary's in the City of Philadelphia, or the major part of them, and shall pay over the rents arising and accruing therefrom to the Trustees of the Roman Catholic Congregation Worshipping in Saint Mary's Church, in said City of Philadelphia, for the time being and their successors forever for the uses and purposes hereinafter mentioned."

Proved November 20, 1793, and transcribed in Will Book W., Page 618 at Philadelphia.

1808
March 28.

Act of Assembly of the Commonwealth of Pennsylvania, whereby it is enacted as follows that "The executors of James Costiloe are directed to sell two lots of meadow ground, containing about twenty acres, situate on Boon's Island, in the County of Philadelphia, and vest the proceeds in other more productive property," etc.

Pamphlet Laws 1802 to 1808, page 526.

The said Redmond Byrne and John Carroll gave bond with sufficient security, which was approved by the Orphans' Court for the County of Philadelphia.

1808
July 6
Examined
Record.

Deed. REDMOND BYRNE and JOHN CARROLL, devisees in trust of the estate of James Costelloe, deceased, to GEORGE WEED in fee for *inter alia* said lot or piece of land, containing 9 acres, 2 roods and 4 perches, more or less.

Acknowledged July 13, 1808. Recorded July 15, 1808, in Deed E. F., No. 30, page 327.

Recited in next
Deed.

The said Sarah Trueland afterwards departed this life intestate, leaving to survive her, her said husband, James Trueland, and issue, Isaac Justice, Elizabeth Jackson, William Trueland and Rebecca Trueland.

1807
April 13
Produced and
Examined.

Deed. JAMES TRUELAND, ELIZABETH JACKSON, WILLIAM TRUELAND and REBÈCCA TRUELAND to ISAAC JUSTICE, in fee for all that tract or piece of land situate, lying and being in the Township of Kingsessing, aforesaid, bounded and described as follows, that is to say: *Beginning* at a stone in the line of Andrew Coxe's land, being a corner of a lot assigned to Ellinor Culin; thence by the said Ellinor Culin's land 90.9 perches to a wild cherry tree; thence north 51 degrees west 23 perches to a stone, a corner of lot assigned to John Robinson and others; thence along the line of said Robinson's land 86 perches to the line of Andrew Cox's land; thence by said Coxe's land 17 perches 17 links to the place of beginning. *Containing* 12 acres.

Marked "L"
on Plan No. 4.

Acknowledged April 14, 1807. Recorded May 30, 1807, in Deed Book E. F., No. 26, page 534.

1808
July 13
Examined
Record.

Deed. ISAAC JUSTICE and DEBORAH his wife, to GEORGE WEED in fee for the said tract or piece of land, situate, lying, and being in the Township of Kingsessing aforesaid, bounded and described as follows, that is to say: *Beginning* at a stone in the line of Andrew Cox's land, being a corner of a lot assigned to Eleanor Culin, now the property of — Hartnett; thence partly in the line of the said Hartnett's land and partly in a line of land which the said George Weed purchased of the Trustees of the Church, north $41\frac{1}{4}$ degrees, east $91\frac{1}{4}$ perches to a corner of George Weed's other land; thence in a line of the same north $51\frac{1}{4}$ degrees west 23 perches to a corner of another lot which the said George Weed purchased of the Trustees of the Church; thence in a line of the same south 38 degrees, west 86.1 perches to a stone in the line of Andrew Cox's lands; thence by the said Cox's land south $47\frac{1}{4}$ degrees, east 2.85 perches to a stone, and south 32 degrees, east 15 perches to the place of beginning. *Containing* 11 acres 13 perches be the same, more or less.

Acknowledged July 16, 1808. Recorded July 18, 1808, in Deed Book E. F., No. 30, page 340.

Deed. GEORGE WEED and ELIZABETH, his wife, to WILLIAM WONDERLY, in fee for all that certain messuage or tenement and tract or piece of land (composed of six contiguous tracts of land) situate in the Township of Kingsessing aforesaid, *Beginning* at a corner of John Hunt's land, in the middle of the Island road; thence down the middle of the road, south $51\frac{3}{4}$ degrees, west 90.7 perches to a stone, being a corner of Andrew Cox's land; thence by his land, south $59\frac{1}{4}$ degrees, east 44.8 perches to a stake, being a corner of a lot of the estate of the late William Bingham, deceased; thence by his land, the four following courses and distances, to wit: North 56 degrees, east 38.4 perches to stake, north $51\frac{1}{2}$ degrees, east 21.5 perches to a stake, south $51\frac{1}{4}$ degrees, east 8 perches to a stone, and south 38 degrees, west 85 perches to a stone in Andrew Cox's line; thence by his land, south $47\frac{1}{4}$ degrees, east 20.8 perches to a stone, south 32 degrees, east 15.1 perches to a stone, north $41\frac{3}{4}$ degrees, east 37.8 perches to a stone; thence south 48 degrees, east 29.3 perches to the middle of Church Creek; thence by James Knowles and William Wonderly, Jr's land, the four following courses and distances, to wit: North 43 degrees, east 9.3 perches, north $48\frac{1}{2}$ degrees, east 5.4 perches, north $39\frac{1}{4}$ degrees, east 8.5 perches, north $30\frac{3}{4}$ degrees, east 3 perches, and north 29 degrees, east 65.8 perches to John Hunt's line; thence by his line, north 57 degrees, west 106.5 perches to the place of beginning, *Containing* 66 acres 10 square perches, be the same more or less.

Acknowledged March 6, 1815. Recorded March 7, 1815, in Deed Book I. C., No. 32, page 659.

Deed. WILLIAM WONDERLY and ELIZABETH, his wife, to WILLIAM COX, in fee for all that piece, parcel or lot of land situate, lying and being in the Township of Kingsessing, aforesaid. *Beginning* at a stone in the line of said William Cox's land, it being a corner of land belonging to the heirs of the late William Bingham, Esq., deceased; thence by said

1815
March 4
Examined
Record.

Marked "M"
on plan No. 4.

1818
April 24
Produced and
Examined.

William Cox's land, the three following courses and distances, viz.: South 47 degrees, east 20.85 perches to a stone, south 32 degrees, east 15.1 perches to a stone, and north $41\frac{3}{4}$ degrees, east 16.5 perches to a stake, it being a corner of a lot said William Cox granted to said William Wonderly; thence by said Wonderly's land, north $48\frac{1}{2}$ degrees, west 36 perches to a stake in the line of Bingham's estate; thence by the said estate, south $38\frac{1}{4}$ degrees, west 11.1 perches to the place of beginning. *Containing* 2 acres and 138 perches, be the same more or less.

Acknowledged April 27, 1818. Recorded July 22, 1818, in Deed Book M. R., No. 19, page 527.

The said WILLIAM COX afterwards departed this life intestate, without issue, whereupon his estate became vested in his only brother, Isaac N. Cox, in fee simple.

1822
May 7
Produced and
Examined.

Deed. ISAAC N. COX to BENJAMIN SERRILL, in fee for all that piece, parcel, or tract of upland and meadow land, situate, lying, and being in the Township of Kingsessing aforesaid. *Bounded* and limited by a late survey thereof as follows, that is to say: *Beginning* in the middle of the island or Tinicum Road, it being a corner of Henry Serrill's land; thence down the middle of said road south 26 degrees 10' west 99.9 perches to a stone; thence still down the middle of said road south $23\frac{1}{2}$ degrees, west 49.7 perches, to the corner of John M. Justice's meadow land; thence down the middle of a lane it being the line of said Justice's land, south $62\frac{1}{2}$ degrees, east 94.6 perches, to a corner of John Adam Goul's meadow land; thence by said Goul's land along the middle of a ditch or drain, the four following courses and distances, to wit, north 29 degrees, east 10.4 perches, south $71\frac{1}{2}$ degrees, east 29.9 perches, north $57\frac{1}{4}$ degrees, east 16 perches, and south $62\frac{1}{2}$ degrees, east 23.2 perches, to the middle of Church Creek (now reduced to a drain or ditch); thence up the middle of said creek it being

the line of James Knowles's meadow land, measuring on the side thereof the several courses 123.3 perches, to the line of John Wonderly's land; thence by said land north 48 degrees, west 68 perches, to the line of land belonging to the heirs of the late William Bingham, deceased; thence of said land the three following courses and distances, to wit, south $38\frac{1}{2}$ degrees, west 11.5 perches, north $50\frac{1}{2}$ degrees, west 21.8 perches, and north $33\frac{1}{4}$ degrees, east $\frac{5}{10}$ of a perch, to the corner of the said Henry Serrill's land; thence by said land north $58\frac{1}{4}$ degrees, west 40 perches, to a stone on the side of said road, and the same courses continued 1 perch, to the place of beginning. *Containing* 114 acres 112 square perches of land including to the middle of said road and lane, and the middle of said Church Creek, be the same more or less. " *Except and reserving* the right of passage to and from a certain lot belonging to the heirs of the late William Bingham, deceased, through the said premises from the said Island Road the shortest distance possible.

Acknowledged same day. Recorded
May 11, 1822, in Deed-Book T.
H., No. 3, page 239.

Deed. ISAAC N. COX to HENRY SERRILL, in fee for all that certain lot, piece, or parcel of land situate in the Township of Kingressing aforesaid. *Beginning* at a stone in the middle of the Island Road, it being a corner of Thomas Bradley's land, also a corner of John Wonderly's land, thence along the middle of said road south $25\frac{3}{4}$ degrees, west 26.7 perches; thence south $58\frac{1}{2}$ degrees, east 1 perch, to a stone on the side of said road, and the same course continued 40 perches to the line of land belonging to the heirs of the late William Bingham; thence by said land north $33\frac{3}{4}$ degrees, east 26.7 perches to a post a corner of the said John Wonderly's land; thence by said land north 59 degrees, west 44.6 perches to the place of beginning. *Containing* 7 acres 18 square perches be the same more or less.

Acknowledged same day. Recorded,
May 18, 1821, in Deed-Book I.
W., No. 8, page 461.

Marked "P"
on Plan No. 4.

1821
May 8
Produced and
Examined.

Marked "R"
on Plan No. 4.

The said Henry Serrill afterwards departed this life intestate.

Letters of administration upon the estate of the said Henry Serrill, deceased, were granted to Thomas Serrill and George Serrill.

1830
September 17
Examined
Record.

At an Orphans' Court held in and for the County of Philadelphia, The petition of THOMAS SERRILL and GEORGE SERRILL, administrators as aforesaid, was presented, setting forth that the estate was not sufficient to pay the debts of the decedent, who died seized *inter alia*, of and in said tract of land *Containing* 7 acres, 18 perches, more or less, and praying the court for an order of sale of *inter alia*, said tract of land, for the payment of debts.

Whereupon the court ordered and decreed that the said administrators sell *inter alia*, said tract of land at the Blue Bell Tavern, Kingsessing, on Thursday, the Seventh day of October, A. D. 1830, at 2 P. M., after due public notice of the time and place of sale.

1830
October 15
Examined
Record.

At an Orphans' Court held as aforesaid, The said administrators made return that in pursuance of said order of sale, they did at the time and place therein mentioned, expose *inter alia*, said tract of land to public sale or vendue and sold the same to Benjamin Serrill for the sum of \$100 per acre, he being the highest and best bidder, and that the best price bidden for the same, and praying the court to confirm said sale.

Whereupon the court upon due consideration confirmed said sale and approved of James Serrill and Pearson Serrill as sureties in the sum of \$4040, which security was duly entered.

1830

November 5
Produced and
Examined.

Deed. THOMAS SERRILL and GEORGE SERRILL, administrators of the estate of HENRY SERRILL, deceased, to BENJAMIN SERRILL, in fee for the said lot or piece of land *Containing 7 acres 18 square perches, be the same more or less.*

Acknowledged November 8, 1830.
Recorded May 15, 1844, in Deed
Book R. L. L., No. 22, page 125,
etc.

1856

April 24
Produced and
Examined.

Deed. BENJAMIN SERRILL and Sarah H., his wife, to CLEMENS ERWIG, in fee for All that certain plantation, piece, parcel, or tract of upland and meadow land, with the mansion, house, barn, and other out-buildings thereon erected, situate, lying, and being in formerly the township of Kingsessing, then the Twenty-fourth Ward of the City of Philadelphia. Bounded, limited and described according to a recent survey made thereof as follows: Beginning at a stone in the middle of the Island road, it being a corner of Thomas Bradley's land: also a corner of land late of John Wonderly, now of the said Clemens Erwig; thence down the middle of said road, south 28 degrees, west 124 perches to a point; thence still down the middle of said road, south 26 degrees, west 53.56 perches to a stake, a corner of meadow land formerly of John M. Justice, now of Peter Holsten; thence down the middle of a lane, now called Hog Island Lane, it being the line of said Holsten's land, south 60 degrees 45', east 95.20 perches to the corner of meadow land formerly of John Adams Gouls, now of Hamilton Farrell; thence by said Farrell's land along the middle of a ditch or drain the four following courses and distances, to wit: north 31 degrees, east 10.32 perches, south 69 degrees 45', east 30.12 perches, north 59 degrees 15', east 16.48 perches, and south 60 degrees 45', east 23.20 perches to the middle of Church Creek (now reduced to a drain or ditch); thence up the middle of said creek, it being the line of James Knowles' meadow land, measuring on the side thereof the several courses 123.16 perches to the line of land formerly of John

Wonderly, now of said Clemens Erwig; thence by said land north 46 degrees 15', west 68.8 perches to the line of land belonging to the heirs of the late Wm. Bingham deceased; thence by said land the four following courses and distances, to wit: south 40 degrees 15', west 11.24 perches, north 45 degrees 30', west 17.12 perches, north 51 degrees 30', west 4.88 perches, and north 35 degrees east 26.72 perches to a post a corner of said land formerly of John Wonderly now of said Clemens Erwig; thence by said land north 56 degrees 45', west 44.56 perches to the middle of the said Island Road and place of beginning. *Containing* 123 acres, 2 roods and 38 perches, be the same more or less.

Composed of
Tracts marked
"P" and "R"
on Plan No. 4.

Excepting and reserving said right of passage.

Acknowledged same day. Recorded
April 25, 1856, in Deed Book
R. D. W., No. 76, page 210.

1856
August 22
Recited in next
Deed.

The said CLEMENS ERWIG departed this life intestate, leaving to survive him a widow, Catharine Erwig and issue, four children, viz.: Clemens Erwig, Louisa M. Erwig, Mary Ann Erwig, and Francis A. Erwig.

1856
December 16
Produced and
Examined.

Deed. LOUISA M. ERWIG, single woman, MARY ANN ERWIG, single woman, and FRANCIS A. ERWIG to CLEMENS ERWIG, in fee for all their three full equal undivided one-fourth parts of in and to the said plantation, piece, parcel, or tract of upland and meadow land, with the mansion house, barn, and other outbuildings thereon erected, *Containing* 123 acres, 2 roods and 38 perches. *Excepting and reserving* the said right of passage. *Subject* to the dower or third for life of their mother Catharine Erwig therein.

Acknowledged same day. Recorded
December 17, 1856, in Deed Book
K. to W., No. 102, page 382.

1866
April 14.

The said CLEMENS ERWIG the younger, being so seized in fee of and in the said premises, departed this life, having first made and published his last will and testament in writing.

1864
July 30
Examined
Record.

Will of CLEMENS ERWIG wherein and whereby he *inter alia*, willed as follows: "*Item.* I give, devise and bequeath unto my brother Francis A. Erwig, his heirs and assigns, the farm and improvements purchased by my deceased father of Benjamin Serrill & wife by Indenture dated the Twenty-fourth day of April, A. D. 1856, and recorded in Deed Book R. D. W., No. 76, page 210, etc., and which on the division of his estate was released to me by my said brother and sisters by indenture dated the Sixteenth day of December, A. D. 1856, recorded in Deed Book, R. D. W., No. 102; page 382, etc., Containing one hundred and twenty-three acres, two roods and thirty-eight perches of land be the same more or less, and adjoining the farm on which I now reside, with the appurtenances."

U. S. S. \$12.50.

Proved April 27, 1866, and transferred in Will Book 57, page 372.

1867

Collateral inheritance tax paid.

1866
October 22

The said FRANCIS A. ERWIG being so seized in fee of and in the said premises, departed this life intestate, leaving to survive him a widow, Mary Erwig, and one child, Francis Erwig.

1870
July 11

The said MARY ERWIG, widow of Francis A. Erwig, departed this life.

1878
August 5

The said CATHARINE ERWIG, widow of said Clemens Erwig, the elder deceased, departed this life.

1879
May 10

The said FRANCIS ERWIG, the younger, being so seized in fee of and in the said premises, departed this life intestate, unmarried and without issue, leaving to survive him two aunts, Louisa M. Erwig and Mary A. Bonnaffon.

By appraisement of collateral inheritance tax appraiser, filed in Register of Wills office at Philadelphia, the clear value of said premises was found to be less than \$250 and said premises not subject to collateral inheritance tax.

1880
February 13
Produced and
Examined.

Deed-Poll of Release wherein and whereby William Regli, Executor of the last will and testament of CATHARINE ERWIG, deceased, widow of said Clemens Erwig, the elder deceased, acknowledged the receipt of all arrears of dower due the said Catharine Erwig at the time of her decease, and remised and released the said Louisa M. Erwig and Mary A. Bonnaffon, their heirs and assigns, and the said premises from the lien of said dower charge.

Acknowledged February 24, 1880.

Recorded March 4, 1880, in Deed
Booh L. W., No. 71, page 438.

1880
February 13
Produced and
Examined.

Deed. LOUISA M. ERWIG and ALBERT L. BONNAFFON and MARY A. his wife to George Laycock, in fee, for said Plantation, piece, parcel or tract of upland and meadow, with the mansion house, barn and other out-buildings thereon erected. *Containing 123 acres, 2 roods and 38 perches more or less. Excepting and reserving* said right of passage.

Satisfied
Sept. 2, 1882.

Under and subject to the payment of the amount due viz: \$4000 of a certain mortgage debt of \$6000, with interest, secured by an Indenture of Mortgage given and executed by Benjamin Serrill to Dorothy W. Francis, dated the Twenty-seventh day of March, A. D. 1829, and recorded in Mortgage Book, G. W. R., No. 13, page 291.

Also under and subject to the payment of a mortgage debt of \$4000, with interest, secured by an Indenture of Mortgage given and executed by Clemens Erwig to the contributors of the Pennsylvania Hospital, dated the Ninth day of July, A. D. 1862, and recorded in Mortgage Book, A. C. N., No. 30, page 450.

Acknowledged February 24, 1880.
Recorded February 24, 1880, in
Deed Book L. W., No. 82, page
129.

For prior title see Return of Partition on page 19.

Deed=Poll. JAMES ASHL, Sheriff, to WILLIAM BING

HAM, in fee for all that tract of land situate in the Township of Kingsessing aforesaid, bounded and described according to a re-survey made thereof by John Sellers as follows, to wit: *Beginning* at a stake in the middle of the road leading to Coxe's estate; thence by land now or late of John Robinson, north $37\frac{3}{4}$ degrees, east 85.9 perches to a stone in the line of Matthew Huston's land; thence by said Huston's land north $51\frac{1}{2}$ degrees, west 8 perches to a stone, and south 52 degrees, west 21.5 perches to a post; thence by Grant's land south 55 degrees, west 38.3 perches to a stone; thence by Coxe's land south 33 degrees, west 27.5 perches to the middle of the aforesaid road; thence along the middle of the said road south 52 degrees, east 12 perches and south $48\frac{1}{2}$ degrees east 10 perches to the place of beginning. *Containing* 9 acres and 102 perches.

The same having been seized, taken in execution and sold as the property of Robert Towers, Jr., and Christiana his wife, late Christiana Morton, at the suit of Jonathan Bowen.

Acknowledged in open court of C. P., June 12, 1790, and entered among the records thereof in Sheriff's Deed Book , page .
Recorded in Recorder's Office in Deed Book, No. 29, page 192.

Satisfied
Sept. 2, 1882.

1790
April 10
Produced and
Examined.

Marked "S"
on Plan No. 4.

1804
January 30
Examined
Record.

Will of WILLIAM BINGHAM, wherein and whereby he devised unto Alexander Baring, Henry Baring, Robert Gilmore, Thomas M. Willing and Charles W. Hare, their *heirs and assigns*, all his estate, real and personal, in trust, to pay all his just debts and the pecuniary legacies bequeathed by the said will, and directed his said Trustees, as soon as might be after his decease, to divide his said estate into five equal parts, and to stand seized of two of said parts, in trust, for the said testator's son, William Bingham; and of the other three equal fifth parts, in trust, for his two daughters, viz.: Ann Baring, wife of the said Alexander Baring, and Maria Matilda Baring, wife of the said Henry Baring, as tenants in common, to be equally divided between them, and declaring certain trusts as to two of said five parts for the benefit of his said son, William Bingham; and as to the other three equal fifth parts to pay the whole of the dividends, rents, etc., arising therefrom in equal parts unto the said testators, two daughters, during their natural lives respectively, and at their respective deceases the whole of said three equal five parts to be divided and paid equally amongst their respective children share and share alike. And it is therein provided that in case any or either of said trustees, or any future trustee, should die, or be desirous to be discharged, or neglect or refuse to act as such Trustee, the survivors are thereby empowered and directed to appoint a new trustee as is therein particularly mentioned and set forth.

Duly proved September 17, 1805, and registered at Philadelphia, and transcribed in Book of Wills, No. 1, page 365, etc.

The said CHARLES W. HARE was afterwards adjudged a lunatic, and the said Robert Gilmore, afterwards departed this life.

1822
June 26
Examined
Record.

Deed=Poll. ALEXANDER BARING, HENRY BARING, and THOMAS M. WILLING, surviving Trustees, as aforesaid, appointing John Richards and Joseph R. Ingersoll, Trustees under the above abstracted will, in the place and stead of the said Charles W. Hare and Robert Gilmore.

Acknowledged by Alexander Baring and Henry Baring same day. The signature of Thomas M. Willing, proved by a subscribing witness, September 3, 1822. Recorded September 3, 1822, in Letter of Attorney, Book I. H., No. 1, page 5, etc.

The said THOMAS M. WILLING, afterwards departed this life.

1823
July 18
Examined
Record.

Deed. ALEXANDER BARING, HENRY BARING, JOHN RICHARDS and JOSEPH R. INGERSOLL, the then surviving Trustees as aforesaid, appointing William Miller Trustee in the place of the said Thomas M. Willing, deceased. And thereby granting all the said trust estate unto Richard Willing, in trust forthwith to convey the same to the said trustees upon the same trusts as are mentioned and declared in and by the said will of the said William Bingham, deceased.

Acknowledged by Alexander Baring and Henry Baring same day by John Richards, October 8, 1823, and by Joseph R. Ingersoll, October 13, 1823. Recorded October 27, 1823, in Deed Book I. H., No. 10, page 199, etc.

1823
July 18
Examined
Record.

Deed. RICHARD WILLING, trustee as aforesaid, to the said Alexander Baring, Henry Baring, John Richards, Joseph R. Ingersoll and William Miller, Trustees as aforesaid, their heirs and assigns, for the said trust estate, in trust for the uses and purposes declared in and by the said will of William Bingham, the elder, deceased.

Acknowledged October 13, 1823, Recorded October 27, 1823, in Deed Book I. H., No. 9, page 308, etc.

1826
January 26
Recited.

The said Alexander Baring, Henry Baring, John Richards, Joseph R. Ingersoll, and William Miller, Trustees as aforesaid, divided the said trust estate into five equal parts, and by writing under their hands and seals dated January 26, 1826, did set off by lot two of said five parts to the said William Bingham, the son, comprising the properties specified in a certain Deed Poll, dated April 7, 1826, executed by the said Trustees and recorded in Deed Book G. W. R., No. 12, page 386, etc. And the other lands, tenements, and hereditaments situate in the United States part of the estate of the said William Bingham, deceased, remained undivided and vested in the said Trustees for the benefit of the said testator's two daughters, the said Anne Baring and Maria Matilda Baring, which said three-fifths included the premises in question.

Recited.

There was issue of the said Alexander Baring (who was afterwards raised to the peerage of England by the title of Barou Ashburton), and the said Anne his wife, ten children, viz: William Bingham Baring (afterwards Lord Ashburton), Francis Baring, Frederick Baring, Alexander Baring, Arthur Baring, Ann Eugenia Bingham Baring, Harriet Baring, Louisa Emily Baring, Lydia Emily Baring, and Caroline Baring.

The said Alexander Baring, the son, Arthur Baring, and Caroline Baring respectively departed this life intestate

and unmarried in the lifetime of the said Alexander Baring, Lord Ashburton, and Anne his wife, whereby their respective shares and interests in the said estate of the said William Bingham, deceased, vested in the said surviving brothers and sisters, subject to the life estate of their mother therein.

1823
September 23
Recited.

Decd. WILLIAM BINGHAM, LORD ASHBURTON, then William Bingham Baring of the first part; Francis Baring of the second part; Ann Eugenia Bingham Baring and Humphrey St. John Mildmay, of the third part: to Alexander, Lord Ashburton, then Alexander Baring of the fourth part: they, the said William Bingham Baring, Francis Baring and Anne Eugenia Bingham Baring (with the consent of the said Humphrey St. John Mildmay, her then intended husband), granting to the said Alexander Baring, his heirs and assigns, all their undivided shares of and in one undivided moiety of three-fifths parts of the estate late of William Bingham, deceased: To hold to him, the said Alexander Baring, his heirs and assigns in reversion, and from and after the decease of his wife Anne, to and for the only proper use and behoof of him, the said Alexander Baring, afterwards Lord Ashburton, his heirs and assigns forever.

1830
April 17
Recited

Decd. HARRIET BARING (with the consent of Lord Henry Thynne, afterwards the Marquis of Bath, her then intended husband), granting to the said ALEXANDER, LORD ASHBURTON, his heirs and assigns, all her undivided part and share of, and in the said moiety or half part of said three-fifth parts of, and in the said estate late of the said William Bingham, deceased, or which she was entitled to under the said will. To hold the same unto the said Alexander, Lord Ashburton, his heirs and assigns, in reversion, and from and after the decease of the said Anne his wife, to and for the only proper use and behoof of the said Alexander, Lord Ashburton, his heirs and assigns forever.

1831
October 21
Recited.

Deed. FREDERICK BARING, granting to the said ALEXANDER, LORD ASHBURTON, his heirs and assigns, all his undivided part and share of and in the said undivided moiety, or half part of said three-fifth parts of the said estate late of William Bingham, deceased, or which he was entitled to under his will. To hold the same unto the said Alexander, Lord Ashburton, his heirs and assigns, in reversion, and from and after the death of the said Anne, his wife, to and for the only proper use and behoof of the said Alexander, Lord Ashburton, his heirs and assigns forever.

The said Ann Eugenia Bingham Baring, wife of the said Humphrey St. John Mildmay, departed this life, leaving issue two children, viz: Humphrey Francis Mildmay, and Henry Bingham Mildmay.

1846
February 23
Recited.

Will of the said ALEXANDER, LORD ASHBURTON, wherein and whereby, after making divers specific devises and bequests, in nowise affecting the residuary estate, devised by the said William Bingham, deceased, as above mentioned, he gave and devised all the rest and residue of his real estate unto the said William Bingham, Lord Ashburton, his eldest son, his heirs and assigns forever.

Duly proved in the Prerogative Court
of the Archbishop of Canterbury.

1848
November 13
Examined
Record.

Deed. LOUISA EMILY BARING, and LYDIA EMILY BARING, granting unto the said WILLIAM BINGHAM, LORD ASHBURTON, his heirs and assigns, all their undivided part and share of and in the said undivided moiety or half part of the said three-fifth parts of said estate, late of the said William Bingham, deceased, or which they were entitled to, in any manner whatsoever.

Acknowledged same day. Recorded
December 22, 1848, in Deed Book
G. W. C., No. 7, page 27, etc.

1848

December 5

The said Anne, Lady Ashburton, daughter of the said William Bingham, deceased, and wife of the said Alexander, Lord Ashburton, deceased, departed this life.

1851

December 17

Produced and

Examined.

Deed. FRANCIS BARING and HORTENSE EUGENIE CAIRE his wife, Humphrey Francis Mildmay, Henry Bingham Mildmay, Harriet Marchioness of Bath, widow, Frederick Baring and Fredericca Mary Catharine his wife, Louisa Emily Baring, and Lydia Emily Baring, to William Bingham Baring (Lord Ashburton), in fee for all the estate, right, title and interest use possession benefit property claims and demand whatsoever and all possibility of right, title, interest, share, and property of the said part and each and every of them of in and to, one-half of the said three-fifths of the estate & effects which were of the said William Bingham, deceased, in his lifetime, or had been acquired by the Trustees of his estate since his decease wheresoever situate, and whether acquired by virtue of the will of the said William Bingham or otherwise.

Duly Acknowledged. Recorded Oct.
21, 1853, in Deed Book T. II.,
No. 111, page 287.

Recited.

By virtue of the several matters or things hereinbefore recited, one full, equal, undivided moiety, or half part of said three-fifth parts of the said real estate devised by the said William Bingham, deceased, for the use of his daughter, the said Anne Baring, afterwards Lady Ashburton, for life, and at her death to her children equally in fee, became vested, or was intended so to have been, in the said William Bingham Baring, Lord Ashburton, in fee.

There was issue of the said Maria Matilda Baring, five children, viz.: Henry Bingham Baring, Frances Emily Baring, afterwards the wife of Henry Bridgeman Simpson, James Drummond Baring, Anna Maria Baring, and William Frederick Baring.

1830
August 18
Recited.

Deed made between HENRY BRIDGEMAN SIMPSON of the first part, Henry Baring of the second part, Frances Emily Simpson (then Frances Emily Baring under the age of twenty-one years) of the third part, and Charles Anderson, Lord Yarborough, John Evelyn Denison, Sir John Stuart Hippisley and Francis Baring, of the fourth part. Being a settlement executed previous to, and in contemplation of the marriage since solemnized between the said Henry Bridgeman Simpson, and Frances Emily Baring; it was thereby agreed and declared, and particularly, the said Frances Emily Baring, and the said Henry Baring, as her guardian, did consent and agree that the said Henry Bridgeman Simpson, and Frances Emily, would immediately, upon or after her attaining the age of twenty-one years, make and execute all such acts, deeds, &c., as should be necessary for vesting the expectant share or interest of said Frances Emily, of and in the real estate theretofore, of the said William Bingham, deceased, in the said parties of the fourth part thereto, or the Trustees for the time being; in trust that they, the said Trustees, or the survivors or survivor of them, should, with the consent of the said Henry Bridgeman Simpson, and Frances Emily his wife, or the survivor of them, to be testified by some writings under their hands at any time, either in the lifetime, or after the decease of the mother of the said Frances Emily, sell and dispose of the share of said Frances Emily, of, and in the said real estate, and to execute the necessary deeds, &c., for carrying such sales into complete effect.

The said FRANCES EMILY SIMPSON afterwards attained the age of twenty-one years, but no conveyance or other disposition was executed by the said Henry Bridgeman Simpson, and Frances Emily, his wife, in pursuance of the last-mentioned deed.

The said CHARLES ANDERSON, Lord Yarborough, afterwards departed this life.

The said ANNA MARIA BARING intermarried with WILLIAM GORDON COESVELT, and departed this life, leaving Anna Maria Helena Coesvelt (afterwards intermarried with Antonio, Count de Noailles), her only child and heiress at law.

1833
September 13
Recited.

Deed. JAMES DRUMMOND BARING granting to the said HENRY BARING, his heirs and assigns, all his part and share of and in the real estate late of the said William Bingham, deceased.

1846
July 17
Recited.

Will of HENRY BARING, wherein and whereby, after several specific devises and bequests not affecting his share and interest in the said real estate devised by the will of the said William Bingham, deceased, he gave and devised all the rest, residue and remainder of his estate, real and personal, unto his son, the said Henry Bingham Baring, in fee.

Duly proved in the Prerogative Court
of the Archbishop of Canterbury.
Exemplification of same, re-
corded in Deed Book T. II., No.
106, page 533.

1849
March 9

The said MARIA MATILDA, daughter of the said WILLIAM BINGHAM, deceased, and wife of the said Henry Baring, deceased, and afterwards the wife of Auguste Marquis de Blaisel, departed this life.

1849
June 21
Examined
Record.

Deed. JAMES DRUMMOND BARING, after reciting the Deed of September 13, 1833, and the will of the said HENRY BARING, and for the purpose of confirming the sale previously made by him, as aforesaid, granting and confirming to the said Henry Bingham Baring, his heirs and assigns, all the part and share of him the said James Drummond Baring, of and in the real estate devised by the will of the said William Bingham, deceased.

Acknowledged same day. Recorded
September 15, 1849, in Deed
Book G. W. C., No. 28, page 11, &c.

Record.

Whereupon the remaining one full equal moiety or half part of the said three-fifth of the said real estate devised by the said William Bingham for the use of his said daughter, Maria Matilda Baring became legally vested in the said Henry Bingham Baring, Henry Bridgeman Simpson and Frances Emily his wife, Antonio Count de Noailles and Anna Maria Helena his wife, and William Frederick Baring.

1853
July 18
Examined
Record.

Deed. Between THE RIGHT HONORABLE WILLIAM BINGHAM BARING, BARON ASHBURTON (eldest son of the late Lord Ashburton, formerly Alexander Baring, by Anne his wife, who was one of the daughters of William Bingham, deceased,) and Harriet Mary Lady Ashburton his wife; Henry Bingham Baring and the Honorable Augusta Baring his wife; John Evelyn Denison, Sir John Stuart Hippisley and The Honorable Francis Baring, Trustees under a certain Indenture dated the eighteenth day of August, A. D. 1830, made in contemplation of the marriage (since solemnized), between Henry Bridgeman Simpson and Frances Emily his wife. The said Henry Bridgeman Simpson and Frances

Emily his wife (formerly Frances Emily Baring), Antonio Count de Noailles and Anna Maria Helena Countess de Noailles his wife (formerly Anna Maria Helena Coesvelt), and William Frederick Baring and Emily his wife of the first part, and Joseph Reed Ingersoll and John Craig Miller of the second part.

Wherein the said parties of the first part for the purpose of settling and assuring the said real and personal estates into such uses and upon such trusts as are hereinafter declared, and in consideration of the sum of \$1, did grant, bargain, sell, release and confirm, assign, transfer and set over to the said Joseph Reed Ingersoll and John Craig Miller, in fee, *inter alia*, all and singular the messuages, tenements, lots of ground, ground-rents, farms, plantations, lands and hereditaments, and parts and parcels of messuages, tenements, lots of ground, ground-rents, farms, plantations, lands and hereditaments, and generally all the estate and estates, real and personal, whatsoever and wheresoever set in the State of Pennsylvania, etc., to which the said parties of the first part were entitled, or in which they had respectively any estate or in interest in possession, reversion, or remainder vested or contingent, and whether derived under the will of the said William Bingham, deceased, or otherwise, to hold the same unto them and the survivors of them, and the heirs, administrators and assigns of such survivors in trust as herein mentioned, with, *inter alia*, the following provisions: “ *Provided*, always, nevertheless, that it shall and may be lawful to and for the said Joseph Reed Ingersoll, and John Craig Miller, and the survivor of them, and the successor and successors in the trust of such survivor at any time hereafter during the continuance of this trust to grant, bargain, sell, exchange and absolutely dispose of in fee simple, or for life or lives or for years or for any other estate at and for such price or prices, and upon such terms and conditions as they or he shall think proper, as well all or any part or parcel of the real estate being granted or conveyed as any real estate which shall or may be hereafter vested in Trustees for the time being upon the trusts of

this Indenture, and upon the receipt of the purchase-money or securities for such sales as aforesaid, to make and execute in due form of law all such deeds, releases, conveyances and assurances in the law as shall be necessary and proper to carry into effect any such sale or exchange as aforesaid." * * "But no purchaser nor any person taking by exchange as aforesaid, shall be liable to see to the application of the purchase-money in any event whatever, and every such purchaser and person taking by exchange shall take and hold such real estate free, clear and discharged of and from all and every the trusts created by this Indenture." * * "And it is hereby agreed, declared and directed, in case of the death of the said Joseph Reed Ingersoll, and John Craig Miller, or of any future Trustee during the continuance or this trust or any part hereof, that the surviving Trustee shall forthwith nominate and appoint one other Trustee in the place of each one so dying, whereupon such conveyances and assignment shall forthwith be made by the surviving Trustee for the time being as shall vest the premises in himself, and such new Trustee upon the trusts herein declared with the same powers and authorities, rights and privileges to all interests and purposes as if originally named and acting as a party or parties to these presents."

Recorded October 22, 1853, in Deed-
Book T. H., 114, page 146.

The above deed was not executed or acknowledged by The Honorable Augusta Baring wife of Henry Bingham Baring, and Antonio Count de Noailles, they having departed this life.

The said JOHN CRAIG MILLER afterwards departed this life.

Deed. JOSEPH REED INGERSOLL, the other surviving Trustee as aforesaid, approving of William Bingham Clymer to be Trustee in the place of said John Craig Miller, deceased and thereby granting all the said trust estate unto Henry

1867
December 12.
Examined
Record.

Cramond, in trust, forthwith to convey the same to the said Trustees upon the same trust as are mentioned and declared in said original Deed of Trust.

Acknowledged same day. Recorded
December 14, 1867, in Deed
Book J. T. O., No. 104, page 432.

Deed. HENRY CRAMOND, Trustee as aforesaid, to the said JOSEPH REED INGERSOLL and WILLIAM BINGHAM CLYMER, Trustees as aforesaid, their heirs and assigns, for the said trust estate. In Trust for the same uses and purposes as are mentioned and declared in and by said original Deed of Trust.

Acknowledged same day. Recorded
December 14, 1867, in Deed
Book J. T. O., No. 104, page 422.

The said JOSEPH REED INGERSOLL, afterwards departed this life.

Deed. WILLIAM BINGHAM CLYMER, Trustee as aforesaid, appointing CHARLES WILLING Trustee in the place of said Joseph Reed Ingersoll, deceased, and thereby granting all the said trust estate unto Henry Cramond, in trust, forthwith to convey the same to the said Trustee upon the same trusts as are mentioned and declared in and by the said original Deed of Trust.

Acknowledged same day. Recorded
Duly stamped. same day, in Deed Book J. T. O.,
No. 134, page 427.

Deed. HENRY CRAMOND, Trustee as aforesaid to the said WILLIAM BINGHAM CLYMER and CHARLES WILLING, Trustee as aforesaid, their heirs and assigns, for the said trust and estate. In Trust for the same uses and purposes as are mentioned and declared in and by said original Deed of Trust.

Acknowledged same day. Recorded.
Duly stamped. same day in Deed Book J. T. O.,
No. 134, page 415.

The said WILLIAM BINGHAM CLYMER afterwards departed this life.

1867
December 12.
Examined
Record.

1868
April 22
Examined
Record.

1868
April 22
Examined
Record.

1873
August 11
Examined
Record.

Deed. CHARLES WILLING, Trustee as aforesaid, appointing CHAPMAN BIDDLE, Trustee, in the place of said William Bingham Clymer, deceased, and thereby granting all the said trust estate unto George W. Morris in trust forthwith, to convey the same to the said Trustee upon the same trusts as are mentioned and declared in and by the said original deed of trust.

Acknowledged same day. Recorded same day in Deed Book F. I. W., No. 60, page 506.

1873
August 11
Examined
Record.

Deed. GEORGE W. MORRIS, Trustee, as aforesaid, to the said CHARLES WILLING and CHAPMAN BIDDLE, Trustees, as aforesaid, their heirs and assigns, for the said trust estate. In Trust for the same uses and purposes as are mentioned and declared in and by said original Deed of Trust.

Acknowledged same day. Recorded same day in Deed Book F. T. W., No. 60, page 510.

1880
May 26
Produced and
Examined.

Deed. CHARLES WILLING and CHAPMAN BIDDLE, Trustees as aforesaid, to GEORGE LAYCOCK, in fee, for all that certain tract of land, situate in the 27th Ward aforesaid, bounded and described according to a recent survey made thereof, as follows: *Beginning* at a corner of other lands of the said George Laycock, thence along the same and land of Mary A. Bonnaffon north 38 degrees 23' east 318 feet to a stone: thence along the said land of Mary A. Bonnaffon the four following courses and distances, viz: north 38 degrees 23' east 897 feet to a point, north 51 degrees 19' west 132 feet to a point, south 51 degrees 26' west 355 feet 8 inches to a point, and south 56 degrees 2' west 633 feet 2 inches to a stone, a corner of other land of the said George Laycock: thence along the same the three following courses and distances, viz: south 32 degrees 58' west 453 feet 9 inches to a point, south 51 degrees 4' east 196 feet 11 inches to a point, and south 47 degrees 22' east 165 feet to the place of beginning, *Containing* 9.65 acres.

Marked "S"
on Plan No. 4.

Together with the right of passage from the said premises by the shortest distance possible through a lot of ground the adjoining, in the tenure of the said George Laycock, to the Island Road referred to in a Deed dated the Seventh day of May, 1822, between Isaac N. Coxe, of the one part, and Benjamin Serrill of the other part, recorded in Deed Book T. H., No. 3, page 239, to the intent that the same may merge and become extinguished.

See Page 31.

Acknowledged May 26, 1880. Recorded May 27, 1880, in Deed Book L. W., No. 98, page 362.

1885
April 28

Charter of Incorporation granted and Letters Patent issued from "The Commonwealth of Pennsylvania to The Elmwood Mutual Land and Improvement Company" under Act of Assembly approved April 29, 1874.

Recorded May 8, 1885, in Recorder's office at Philadelphia, in Charter Book No. 10, page 239.

1885
July 21
Produced and
Examined.

Deed. GEORGE LAYCOCK and RACHEL B., his wife, to THE ELMWOOD MUTUAL LAND AND IMPROVEMENT COMPANY, in fee, for all that certain tract of land with the buildings and improvements thereon erected, situate in the Twenty-seventh Ward aforesaid, bounded and described according to a recent survey made thereof (a copy of which is thereto annexed) as follows: *Beginning* at a point in the middle of the Tiniem Island Road at an angle in said road, a corner of land belonging to Mary A. Bonnaffon: thence along the middle of said road the two following courses and distances: South 25 degrees 40', west 2047 feet and south 23 degrees 43', west 884 feet to the middle of Hog Island Road or lane; thence along the middle of said road or lane, south 62 degrees 58', east 1572 feet to the middle of a ditch; thence along the middle of said ditch the four following courses and distances, viz.: North 28 degrees 26', east 175 feet, south 71 degrees 47', east 500 feet, north 57 degrees 17', east 274 feet, and south 62 degrees 28', east 389 feet 8 inches to the

middle of Church Creek; thence along the middle of said creek the following twenty-courses and distances: North 8 degrees 5', west 104 feet 9 inches, north 6 degrees 17', west 96 feet, north 3 degrees 53', west 149 feet 7 inches, north 12 degrees 50', west 40 feet, north 20 degrees 39', west 168 feet 6 inches, north 18 degrees 33', west 105 feet, north 19 degrees 55', west 28 feet 6 inches, north 14 degrees 51', west 40 feet 6 inches, north 7 degrees 30', west 74 feet, north 3 degrees 30', west 120 feet, north 3 degrees 36', east 117 feet 6 inches, north 7 degrees 29', east 58 feet, north 15 degrees 39', east 54 feet, north 27 degrees, 42', east 118 feet, north 11 degrees 25', east 100 feet, north 42' east 21 feet, north 4 degrees 36', west 94 feet 6 inches, north 31 degrees 17', east 176 feet 6 inches, north 68 degrees 23', east 146 feet 9 inches, north 55 degrees 27', east 83 feet 6 inches, north 47 degrees 10', east 92 feet 5 inches, and north 39 degrees 23', east 69 feet 3 inches to the line of said land of Mary A. Bonhoffan; thence along said line of said land the three following courses and distances, viz.: north 48 degrees 27', west 1124 feet 6 inches, north 38 degrees 23', east 320 feet, and north 58 degrees 58', west 1145 feet to the place of beginning. *Containing* 128 $\frac{58}{100}$ acres more or less.

See Plan No. 5.

Together with the free use, right, liberty and privilege of Eighty-seventh Street as shown on the plan thereto annexed, extending from the said Tinicum Island Road northwardly through other land of the said George Laycock, to the line of the Philadelphia, Wilmington and Baltimore Railroad, in common with the said George Laycock, his heirs and assigns, owners, tenants and occupiers of said ground bounding thereon.

Under and subject to the payment of a certain mortgage debt or sum of \$12,500, with interest, given and executed by the said George Laycock to The Fidelity Insurance Trust and Safe Deposit Company, Trustees, etc., dated the Twenty-fifth day of July, A. D. 1882, and recorded at Philadelphia in Mortgage Book J. O. D., No. 31, page 509.

Acknowledged July 23, 1885. Recorded July 23, 1885, in Deed G. G. P., No. 54, page 279.

The said The Elmwood Mutual Land and Improvement Company subdivided said tract of land into a number of lots, a plan or plot of which is recorded in the Recorder of Deeds' office in Deed Book G. G. P., No. 54, page 560. For copy of said plan see head of this brief.

Extracted from the Records and Papers produced, by

CHAS. BENJ. WILKINSON,

September, 1885.

Searches.

United States,
Eastern District of Pennsylvania. } *ss.*

I, Samuel Bell, Clerk of the Circuit Court of the United States, in and for the Eastern District of Pennsylvania, do hereby certify that there are no unsatisfied judgments remaining on record in my office, obtained within the last five years, against George Laycock.

JOHN B. BEAVER,
Pro Clerk, Circuit Court.

[SEAL.]

Philadelphia, this Twenty-first
day of July, A. D. 1885.

None to July 25, 1885.

JOHN B. BEAVER,
Pro Clerk.

United States,
Eastern District of Pennsylvania, } *ss.*

I, Charles I. Lincoln, Clerk of the District Court of the United States for the Eastern District of Pennsylvania, certify that there are no unsatisfied judgments remaining on record in my office, obtained within the last five years, against George Laycock.

JOHN B. BEAVER,
Pro Clerk District Court.

[SEAL.]

Philadelphia, this twenty-first
day of July, A. D. 1885.

None to July 25, 1885.

J. B. BEAVER,
Pro Clerk.

No. 11082.

The Real Estate Title Insurance and Trust Company of Philadelphia, hereby certify that the Lists of Judgments in the United States Circuit Court of Pittsburgh, Erie and Williamsport, and the United States District Court at Pittsburgh, Pennsylvania, certified to them by the Clerks of said Courts, do not show any judgments against George Laycock, from July 20th, 1880, to July 20th, 1885, inclusive.

Witness the seal of the said corporation, the 23d day of July, A. D. 1885.

JAMES B. P. HUSTON,

[SEAL]

For Secretary.

None to July 24, '85, inclusive.

J. B. HENKELS,

Clerk.

N. B.—Judgments in the District Courts at Erie and Williamsport are docketed in the Clerk's office at Pittsburgh.

On Examination of the Judgment Index of the Court of Common Pleas for the county of Philadelphia, from July 19th, A. D. one thousand eight hundred and eighty (1880), to the twentieth day of July, one thousand eight hundred and eighty-five (1885), I find no unsatisfied Judgments entered therein within that period against George Laycock.

Certified by

[SEAL]

S. B. HOPPIN,

Pro. Prothy.

None to July 25, 1885.

S. B. HOPPIN,

Pro. Prothy.

Court of Quarter Sessions of the Peace for the City and County of Philadelphia. I certify that I have examined the Records of the aforesaid Court for five years past, and do not find any unsatisfied judgments against George Laycock.

WILLIAM L. FORMAN,

[SEAL]

Pro. Clerk.

August 31st, 1885.

All that certain tract of land with the building and improvements thereon erected, situate in the twenty-seventh ward of the said City of Philadelphia. Bounded and described according to a recent survey made thereof as follows. *Beginning* at a point in the middle of the Tinicum Island Road at an angle in said road a corner of land belonging to Mary A. Bonnaffon; thence along the middle of said road the two following courses and distances south twenty-five degrees forty minutes, west two thousand and forty seven feet, and south twenty-three degrees forty-three minutes, west eight hundred and eighty-four feet to the middle of Hog Island Road or Lane; thence along the middle of said road or lane south sixty two degrees fifty-eight minutes, east fifteen hundred and seventy-two feet to the middle of a ditch; thence along the middle of said ditch the four following courses and distances, viz: north twenty-eight degrees twenty six minutes, east one hundred and seventy-five feet, south seventy-one degrees forty-seven minutes, east five hundred feet, north fifty-seven degrees seventeen minutes, east two hundred and seventy-four feet, and south sixty-two degrees twenty-eight minutes, east three hundred and eighty-nine feet eight inches to the middle of Church Creek; thence along the middle of said creek the following twenty-two courses and distances, viz: north eight degrees five minutes, west one hundred and four feet nine inches, north six degrees seventeen minutes, west ninety-six feet, north three degrees fifty-three minutes, west one hundred and forty-nine feet seven inches, north twelve degrees fifty minutes, west forty feet, north twenty degrees thirty-nine minutes, west one hundred and sixty-eight feet six inches, north eighteen degrees thirty-three minutes, west one hundred and five feet, north nineteen degrees fifty-five minutes, west twenty-eight feet six inches, north fourteen degrees fifty-one minutes, west forty feet six inches, north seven degrees thirty minutes, west seventy-four feet, north three degrees thirty minutes, west one hundred and twenty feet, north three degrees thirty six minutes, east one hundred and seventeen feet six inches, north seven degrees twenty-nine

minutes, east fifty-eight feet, north fifteen degrees thirty-nine minutes, east fifty four feet, north twenty-seven degrees forty-two minutes, east one hundred and eighteen feet, north eleven degrees twenty-five minutes, east one hundred feet, north forty-two minutes, east twenty-one feet, north four degrees thirty-six minutes, west ninety-four feet six inches, north thirty-one degrees seventeen minutes, east one hundred and seventy-six feet six inches, north sixty-eight degrees twenty-three minutes, east one hundred and forty-six feet nine inches, north fifty-five degrees twenty-seven minutes, east eighty-three feet six inches, north forty-seven degrees ten minutes, east ninety two feet five inches, north thirty-nine degrees twenty-three minutes, east sixty-nine feet three inches, to the line of said land of Mary A. Boumaffon; thence along said line of said land the three following courses and distances: north forty-eight degrees twenty-seven minutes, west eleven hundred and twenty-four feet six inches, north thirty-eight degrees twenty-three minutes, east three hundred and twenty-feet, and north fifty-eight degrees fifty-eight minutes, west eleven hundred and forty-five feet to the place of beginning. *Containing* one hundred and twenty-eight acres and thirty-six perches more or less.

On examining the Locality Indices of the Court of Common Pleas, I find nothing against the above described premises since July 20, 1880.

Note C. P. 3, m 81, 199.

Note C. P. 3, m 83, 70.

[SEAL.]

S. B. VANDUSEN,

Pro. Prothy.

July 20, 1885.

None to July 25, '85.

S. B. VANDUSEN,

Pro. Prothy.

Neither of the above noted claims are on the premises in question.

C. B. WILKINSON.

On searching the Indices of Claims in the City Solicitor's office, I find nothing against the premises as above described.

JOS. HOPSON,

July 21, 1885.

On examining the the Register of unpaid taxes for the City of Philadelphia, for the years 1880 to 1884 inclusive. I find nothing against the above described premises.

W. N. MEISSER,

Chief Search Clerk.

[SEAL]

Philadelphia, July 22, 1885.

All that certain plantation, piece or parcel or tract of upland and meadow land, with the mansion-house, barn and other out-buildings thereon erected, situate, lying and being in formerly the township of Kingessing, now the Twenty-seventh Ward, of the City of Philadelphia. Bounded, limited and described according to survey thereof. *Beginning* at a stone in the middle of the Island Road, it being a corner of Thomas Bradley's land, also a corner of land late of John Wonderly, now of Mary A. Bonnaffon; thence down the middle of said road south twenty-eight degrees, west one hundred and twenty-four perches to a point; thence still down the middle of said road south twenty-six degrees, west fifty-three perches and fifty-six hundredths of a perch to a stake a corner of meadow land formerly of John M. Justis, now of Peter Holsten; thence down the middle of a lane now called Hog Island Lane, it being the line of said Holstein's land south sixty degrees forty-five minutes, east ninety-five perches and twenty hundredths of a perch to the corner of meadow land formerly of John Adams Gauls, now of Hamilton Farrell; thence by said Farrell's land along the middle of a ditch or drain the four following courses and distances, to wit: North thirty-one degrees, east ten perches and thirty-two hundredths of a perch, south sixty-nine degrees forty-five minutes, east thirty perches and twelve hundredths of a perch, north fifty-nine degrees fifteen minutes,

east sixteen perches and forty-eight hundredths of a perch, and south sixty degrees forty-five minutes, east twenty-three perches and twenty hundredths of a perch to the middle of Church Creek (now reduced to a drain or ditch): thence up the middle of said creek it being the line of James Knowle's meadow land, measuring on the side thereof the several courses one hundred and twenty-three perches and sixteen hundredths of a perch to the line of land formerly of John Wonderly, now of the said Mary A. Bonnaffon; thence by said land north forty-six degrees fifteen minutes, west sixty-eight perches and eight hundredths of a perch to the line of land belonging to the heirs of the late William Bingham, deceased: thence by said land the four following courses and distances, to wit: South forty degrees fifteen minutes, west eleven perches and twenty-four hundredths of a perch, north forty-five degrees thirty minutes, west seventeen perches and twelve hundredths of a perch, north fifty-one degrees thirty minutes, west four perches and eighty-eight hundredths of a perch, north thirty-five degrees, east twenty-six perches and seventy-two hundredths of a perch to a post a corner of said land of Mary A. Bonnaffon; thence by said land north fifty-six degrees forty-five minutes, west forty-four perches and fifty-six hundredths of a perch to the middle of the said Island Road and place of beginning. *Containing* one hundred and twenty-three acres two roods and thirty-eight perches of land, be the same more or less.

Please certify all unsatisfied mortgages of the premises above described or any part thereof given or executed by

Andrew Coxe, Cox, or Coek, from 1749, to February 15, 1817.

John Trapnal, from May 1, 1768, to August 1, 1768.

| | |
|-------------------------------|-----------------------|
| Isaac Coek, or Cox, or Coxe, | } from April 1, 1770, |
| Mary Coek, or Cox, or Coxe, | |
| Hannah Coek, or Cox, or Coxe, | |
| John Buie, | |
| Mary Buie, | |
| | to November 1, |
| | 1798. |

- James Bartram, Jr., from October 1, 1798, to December 1, 1802.
- John Dunlap, from March 1, 1780, to September 1, 1798.
- Joseph Galloway, } from 1749, to March 1, 1797.
John Rouse, }
- William Horne, } from May 1, 1768, to April 30, 1797.
John Horne, }
Edward Horne, }
- John Justice, } from 1749, to April 1, 1807.
Christian Justice, }
John Robinson, }
Jacob Robinson, }
William Robinson, }
James Trueland, }
Sarah Trueland, }
- Eliza Collins, from September 1, 1809, to April 1, 1810.
- William Cox, from January 1, 1816, to May 1, 1821.
- James Castilloe, from March 1, 1791, to December 1, 1793.
- Redmond Byrne, } from November 1, 1793, to August
James Carroll, } 1, 1808.
Trustees, }
- Isaac Justice, } from July 1, 1800, to August
Elizabeth Jackson, } 1, 1808.
William Trueland, }
Rebecca Trueland, }
- George Weed, from July 1, 1808, to April 1, 1815.
- William Wonderly, from March 2, 1815, to August 1, 1818.
- Isaac N. Cox, from April 1, 1818, to January 1, 1822.
- Henry Serrill, from May 1, 1821, to November 1, 1830.
- Thomas Serrill, } from January 1, 1825, to May 30,
George Serrill, } 1844.
Administrators, }
- Benjamin Serrill, from May 1, 1822, to May 1, 1856.
- Clemens Erwig, from April 1, 1856, to May 1, 1866.
- Francis A. Erwig, from April 1, 1856, to January 1, 1867.
- Francis Erwig, since January 1, 1866.

Louisa M. Erwig, }
 Mary A. Erwig, } since April 1, 1856.
 Mary A. Bonnaffon, }
 Albert L. Bonnaffon, }
 Sarah Justice, from 1749, to April 1, 1807.

No. 3388.

The Real Estate Title Insurance Company of Philadelphia, hereby certifies that there is no unsatisfied mortgage on record, of the above described premises or any part thereof, given by either of the forty-five (45) persons above named and recorded within the periods above specified, except three (3) as per schedule below.

Witness the seal of the said company, the nineteenth day of February, A. D. 1880.

LEWIS S. RENSHAW,

[SEAL]

Clerk.

1. Meh. 27, '29, Benjamin Serrill, to Dorothy W. Francis, \$6,000, Rec. Meh. 28, '29, G. W. R. 13, p. 291.

2. July 9, '62, Clemens Erwig, *et ux.*, to the contributors of the Penna. Hospital, \$4,000, Rec. July 19, '62, A. C. H. 30, p. 450.

3. Feb'y, 29, '72, Louisa Erwig, to Catharine Erwig, \$2,500, Rec. Meh. 5, '72, J. A. H. 204, p. 339. *And possibly the one following may affect the premises: A. C. H. 34, p. 87.

Search has also been made from 1749, to date, in the the company's locality indexes of the unsatisfied mortgages which have been located and no other mortgages affecting the premises as described, have been found therein.

LEWIS S. RENSHAW.

Clerk.

No other to Feb'y 25, '80, inclusive.

J. B. HENKELS.

Clerk.

Satisfied
Sept. 2, 1882.

Satisfied
Sept. 2, 1882.

Satisfied
Feb'y 21, 1880.
*Satisfied
May 10, 1880.

No. 2796.

The Real Estate Title Insurance Company of Philadelphia, hereby certify that there have been no Sheriff's sale of the above described premises since Dec. 1, 1843.

Witness the seal of the said corporation the nineteenth day of February, A. D. 1880.

[SEAL.] LEWIS S. RENSHAW,
Clerk.

None to Feb'y 25, '80, inclusive.

J. B. HENKELS,
Clerk.

There are no Deeds of the above described premises or any part thereof made by Marshalls of the United States for the Eastern District of Pennsylvania, and recorded between December 1st, 1843, and February 18, 1880, in the Clerk's Office of the United States District Court at Philadelphia.

LEWIS S. RENSHAW,
Clerk.

None to Feb'y 25, '80, inclusive.

J. B. HENKELS,
Clerk.

All that certain tract of land situate in the Twenty-seventh Ward of the City of Philadelphia, bounded and described according to a recent survey made thereof, as follows, to wit: *Beginning* at a corner of land of George Laycock, thence along the same and land of Mary A. Bonnaffon, north thirty-eight degrees twenty-three minutes, east five hundred and eighteen feet to a stone; thence along the said land of the said Mary A. Bonnaffon, the four following courses and distances, viz.: North, thirty-eight degrees twenty-three minutes, east eight hundred and ninety-seven feet to a point; north fifty-one degrees nineteen minutes, west one hundred and thirty-two feet to a point, south fifty-one degrees twenty-six minutes; west three hundred and fifty-five feet eight

inches to a point, and south fifty-six degrees two minutes, west six hundred and thirty-three feet two inches to a stone, a corner of land of the said George Laycock: thence along the three following courses and distances, viz.: South thirty-two degrees fifty-eight minutes, west four hundred and fifty-three feet nine inches to a point, south fifty-one degrees four minutes, east one hundred and ninety-six feet eleven inches, and south forty-seven degrees twenty-two minutes, east one hundred and sixty-five feet to the place of beginning, the last two courses being in what was formerly a private road leading to Cox's estate. *Containing*

Please certify all unsatisfied mortgages of the premises within described, or any part thereof, given or executed by William Bingham, from January 1, 1790, to September 30, 1805.

Alexander Baring,
Henry Baring,
Robert Gilmore,
Thomas Mayne Willing,
Charles Willing Hare,
John Richards,
Joseph Reed Ingersoll,
William Miller,
Trustees,

} from January 1, 1804, to
January 1, 1850.

Richard Willing from July 1, 1823, to November 1, 1823.

William Bingham Baring
(Lord Ashburton),
Francis Baring,
Frederick Baring,
Anne Eugenia Bingham
Baring,
Humphrey St. John Mild-
may,
Anne Eugenia Bingham
Mildmay,
Humphreys Francis Mild-
may,
Henry Bingham Mildmay,
Harriett Barring,
Harriet Bath,

} from January 1, 1804, to
October 30, 1853.

Henry Thyme, afterwards
 Marquis of Bath,
 Louise Emily Baring,
 Louisa C. Baring,
 Lydia Emily Baring,
 Henry Bingham Baring,
 Frances Emily Baring,
 Henry Bridgeman Simpson,
 James Drummond Baring,
 Frances Emily Simpson,
 Anna Maria Baring,
 William Gordon Coesvelt,
 Anna Maria Coesvelt,
 Anna Maria Helena Coes-
 velt,
 William Frederick Baring,
 Count de Noailles,
 Anna Maria Helena de
 Noailles,

John Evelyn Dennison,
 Sir John Stuart Hippisley,
 Francis Baring,

} Trustees.

from January 1, 1804, to
 October 30, 1853.

Joseph Reed Ingersoll, Trustee, from July 1, 1853, to
 April 23, 1868.

John Craig Miller, Trustee, from July 1, 1853, to
 December 13, 1867.

William Bingham Clymer, Trustee, from December 1,
 1867, to May 30, 1873.

Charles Willing, Trustee, since April 1, 1868.

Chapman Biddle, Trustee, since August 1, 1873.

No. 4747.

The Real Estate Title Insurance Company of Philadel-
 phia hereby certifies that there is no Unsatisfied Mortgage on
 record of the above-described premises, or any part thereof,
 given by either of the forty-five (45) persons above-named and

recorded within the periods above specified, except possibly
 the * one (1) following, which may affect the premises: M.
 R., 6, page 332.

Witness the seal of the said company the twenty-fifth
 day of May, A. D. 1880.

[SEAL]

CHAS. S. KING,
Clerk.

None to May 28, '80, incl.

J. B. HENKELS,
Clerk.

Search has also been made from 1749 to date in the
 Company's Locality Indexes of the Unsatisfied Mortgages
 which have been located, and no mortgage affecting the
 premises as described, have been found therein.

LEWIS S. RENSRAW,
Clerk.

None to May 28, '80, incl.

J. B. HENKELS,
Clerk.

No. 3608.

The Real Estate Title Insurance Company of Philadel-
 phia hereby certify that there has been no Sheriff's sale of
 the above described premises since December 1, 1843.

Witness the seal of the said corporation the twenty-fifth
 day of May, A. D. 1880.

[SEAL]

CHAS. S. KING,
Clerk.

None to May 28, '80, incl.

J. B. HENKELS,
Clerk.

There are no deeds of the above-described premises, or any part thereof made by Marshals of the United States for the Eastern District of Pennsylvania, and recorded between December 1st, 1843, and May 22d, 1880, in the Clerk's Office of the United States District Court at Philadelphia.

CHAS. S. KING,
Clerk.

None to May 28, '80, incl.

J. B. HENKELS,
Clerk.

All that certain tract of land with the building and improvements thereon erected, situate in the Twenty-seventh Ward of the said City of Philadelphia, bounded and described according to a recent survey made thereof, as follows: *Beginning* at a point in the middle of the Tinicum Island Road at an angle in said road, a corner of land belonging to Mary Bonnaffon, thence along the middle of said road the two following courses and distances, south twenty-five degrees forty minutes, west two thousand and forty-seven feet, and south twenty-three degrees forty-three minutes, west eight hundred and eighty-four feet to the middle of Hog Island Road or Lane; thence along the middle of said road or lane south sixty-two degrees fifty-eight minutes, east fifteen hundred and seventy-two feet to the middle of a ditch; thence along the middle of said ditch the four following courses and distances, viz.: North twenty-eight degrees twenty-six minutes east one hundred and seventy-five feet, south seventy-one degrees forty-seven minutes east five hundred feet, north fifty-seven degrees seventeen minutes east two hundred and seventy-four feet, and south sixty-two degrees twenty-eight minutes east three hundred and eighty-nine feet eight inches to the middle of Church Creek; thence along the middle of

said creek the following twenty-two courses and distances, viz: North eight degrees five minues west one hundred and four feet and nine inches, north six degrees seventeen minutes west ninety-six feet, north three degrees fifty-three minutes west one hundred and forty-nine feet seven inches, north twelve degrees fifty minutes west forty feet, north twenty degrees thirty-nine minutes west one hundred and sixty-eight feet six inches, north eighteen degrees thirty-three minutes west one hundred and five feet, north nineteen degrees fifty-five minutes west twenty-eight feet six inches, north fourteen degrees fifty-one minutes west forty feet six inches, north seven degrees thirty minutes west seventy-four feet, north three degrees thirty minutes west one hundred and twenty feet, north three degrees thirty-six minutes east one hundred and seventeen feet six inches, north seven degrees twenty-nine minutes east fifty-eight feet, north fifteen degrees thirty-nine minutes east fifty-four feet north twenty-seven degrees forty-two minutes east one hundred and eighteen feet, north eleven degrees twenty-five minutes east one hundred feet, north forty-two minutes twenty-one feet, north four degrees thirty-six minutes west ninety, four six inches, north thirty-one degrees seventeen minutes east one hundred seventy-six feet six inches, north sixty-eight degrees twenty-three minutes east one hundred and forty-six feet nine inches, north fifty-five degrees twenty-seven minutes east eighty-three feet six inches, north forty-seven degrees ten minutes east ninety-two feet five inches, north thirty-nine degrees twenty-three minutes east sixty-nine feet three inches, to the line of the said land of Mary A. Bonmaffon; thence along said line of said land the three following courses and distances, north forty-eight degrees twenty-seven minutes west eleven hundred and twenty-four feet six inches, north thirty-eight degrees twenty-three minutes east three hundred and twenty feet, and north fifty-eight degrees fifty eight minutes west eleven hundred and forty-five feet, to the place of beginning. *Containing* one hundred and twenty-eight acres and thirty-six perches more or less.

The Real Estate Title, &c. Company.

Please certify all Sheriff's sales of the above-described premises, also all conveyances and mortgages of the same, or any part thereof, given by George Laycock since February 1, 1880.

No. 44,914.

The Real Estate Title, Insurance and Trust Company of Philadelphia hereby certifies that there is no Unsatisfied Mortgage on record of the above-described premises, or any part thereof, given by the one (1) person above-named, and recorded within the periods above specified, except one (1), as below.

Witness the seal of the said company the eighteenth day of July, A, D. 1885.

J. B. HENKELS,

Clerk.

July 25, '82. George Laycock to Fidelity Insurance, Trust and Safe Deposit Company. Trust, \$12,500. Recorded 11, 28, '82, J. O. D., 31, 509.

No other to August 29, '85, incl.

J. B. HENKELS,

Clerk.

Search has also been made from 1749 to July 17, '85, in the Company's Locality Indexes of the Unsatisfied Mortgages which have been located, and no other mortgages affecting the premises as described have been found therein.

JOHN B. HENKELS,

Clerk.

No. 35,803.

The Real Estate Title, Insurance and Trust Company of Philadelphia hereby certify that there have been no Sheriff's sales of the above-described premises since December 1, 1843.

Witness the seal of the said corporation the eighteenth day of July, A. D. 1885.

JOHN B. HENKELS,

[SEAL]

Clerk.

None to August 29, 85, incl.

J. B. HENKELS,

Clerk.

There are no deeds of the above-described premises, or any part thereof, made by Marshalls of the United States for the Eastern District of Pennsylvania, and recorded between December 1st, 1843, and July 18, 1885, in the Clerk's offices of the United States District and Circuit Courts at Philadelphia.

JOHN B. HENKELS,

Clerk.

None to August 29, 85, incl.

J. B. H.

No. 16,742.

The Real Estate Title Insurance and Trust Company of Philadelphia hereby certifies that there is no conveyance of the above described premises, or any part thereof, made by the one (1) person above-named, and recorded in Philadelphia within the periods above specified.

Note.—The two (2) below may affect.

Witness the seal of the said company the eighteenth day of July, A. D. 1885.

JOHN B. HENKELS,

[SEAL]

Clerk.

Do not af-
fect premises in
question. { L. W., 98, 402.
J. O. D., 44, 366.

No other to August 29, 85, inclusive, except one.

July 21, '85. George Laycock, *et ux.*, to Elmwood
Mutual L. and I. Co., rec. July 23, '85.

The two following may affect.

Do not af-
fect premises in
question.

R. Mtge. 11, pages 355 and 419.

J. B. HENKELS,

Clerk.

[SEAL]

Search has also been made from May 3, 1879, to July
11, '85, in the Company's Locality Indexes of Conveyances,
which have been located, and no conveyances affecting the
premises as described have been found therein, except two
(2), as below.

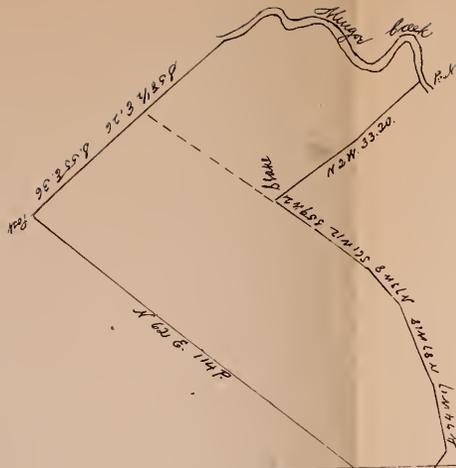
In claim of
Title. Feb. 13, '80. Louisa M. Erwig *et al.* to Geo. Laycock.
Rec. Feb. 24, '80, L. W. 82, 129.

In claim of
Title. Feb. 13, 80. Wm. Regli, Exr., *et al.* to release of
dower. Rec. Mar. 4, '80.

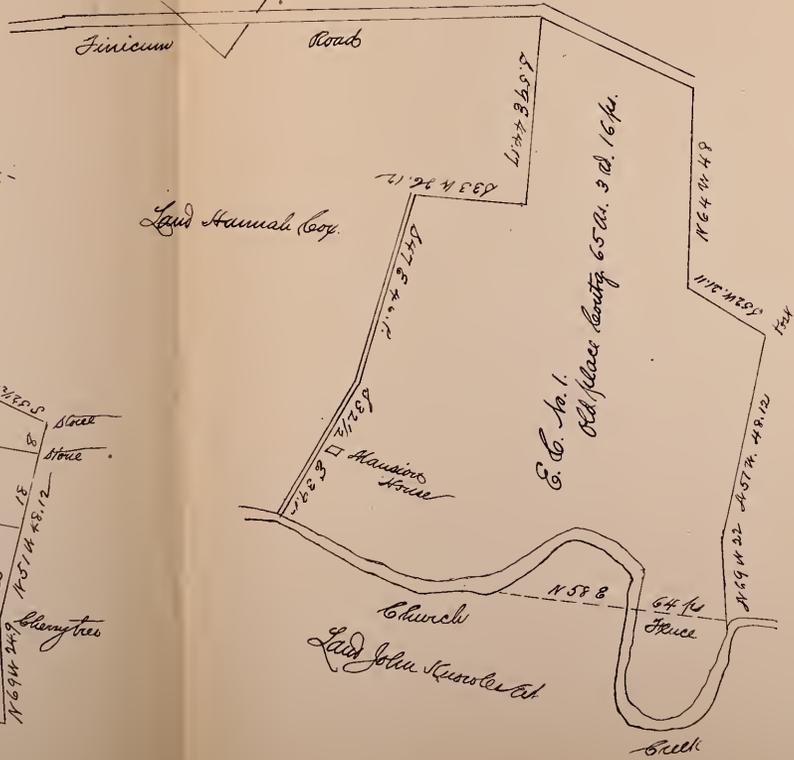
JOHN. B. HENKELS,

Clerk.

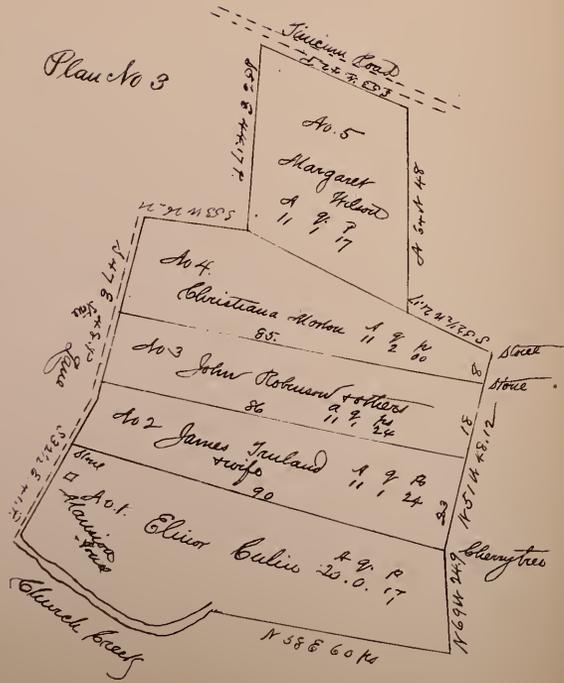
X



Plan No 2



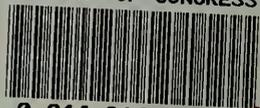
Plan No 3



Land Hummel Co.



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