

Recorded 19 April 1785

This Indenture made the twenty seventh Day of May in the Year of Our Lord One thousand seven hundred & Eighty two, Between <sup>Deed</sup> Henry Huber of Bidminster Township, County of Bucks & State of Pennsylvania <sup>Huber & wife</sup> and Susanna his Wife of the one part & Philip Nee of Upper Merion Township <sup>Nee</sup> County of Philadelphia & State of Pennsylvania, of the other part, Whereas the Honorable Thomas Penn & Richard Penn Esquires true & absolute Proprietaries & Governors in chief of the Province of Pennsylvania by their Letters Patent bearing Date the seventh Day of June, in the Year one thousand seven hundred & Sixty, under the great Seal of the said Province, did give, grant, release & Confirm unto George M<sup>r</sup> Fawcett his Heirs & assigns Two Certain Tracts of Land situate in the said Township of Bidminster bounded & described as follows, vizt, the one of them beginning at a long Hickory Tree marked, thence by Vacant land North West two hundred & twelve Poles to a Post & North East one hundred & twenty Poles to a Post in a line of a tract of Land laid out to Robert Smith, thence by the same and Vacant Land, South East two hundred & twelve Poles to a Post ~~in a line of~~ South East one hundred & twenty Poles to a Post ~~in a line of~~ in a line of William Allen Land, thence by the same South West one hundred & twenty Poles to the place of Beginning containing one hundred & fifty Acres of Land & the usual allowance of Six Acres of Land for Roads & high Ways, the other of them beginning at a marked Black Oak, thence by Vacant Land North East one hundred & thirty eight Poles to a marked Black Oak, South East forty Poles & a half to a small marked Hickory & South thirteen Degrees East thirty two Poles & a half to another small marked Hickory a Corner of Robert Smiths Land, thence by the same South East four Poles to a Post a Corner of said M<sup>r</sup> Fawcetts Land thence by the same South West one hundred & twenty Poles to a Post in a line of Anthony Maines Land, thence by the same North West seventy two Poles to the Place of Beginning fifty seven Acres of Land with the like allowance for Roads & high Ways as aforesaid as by the said Patent recorded at Philadelphia in Patent Book A. Vol. 19. Page 635 Reference thereto being had more fully appears & Whereas the said Proprietaries Thomas Penn & Richard Penn Esq<sup>rs</sup> by Patent bearing Date the fourth Day of May

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May in the Year one thousand seven hundred & fifty nine under the great seal of the said Province, likewise give grant Release & Confirm unto the said George M. Jackson his Heirs & assigns another Tract of Land Situate in the said Township of Westminster, bounded & described as follows Beginning at a marked White Oak in a line of George M. Jacksons other Land thence by the same South forty seven Degrees & one third of a Degree East Eighty seven Poles to a stone in a line of Land belonging to William Allen Esq. thence by the same North forty three Degrees & one third of a Degree East Ninety three Poles & one Quarter of a Pole to a marked Hickory & North fifty Degrees thirty Minutes West Eighty Poles to a marked Spanish Oak thence by Land of Robert Smith South forty eight Degrees twenty Minutes West Eighty nine Poles & two tenths of a Pole to the Place of Beginning Containing Forty four Acres & Ninety six Poles of Land and the usual Allowance of six Acres per Cent for Roads & high Ways as by the said Patent recorded at Philadelphia in Patent Book Vol. 20. page 263. Reference thereto being likewise had more fully & at large appears, & Whereas the said George M. Jackson with Sarah his Wife by two certain Indentures each of them dated on the twenty fourth Day of May in the Year of Our Lord one thousand seven hundred & sixty two did give Grant Release & Confirm unto the said William Hart his Heirs & assigns the above Described three Tracts of Land as in & by the said Recited two Indentures severally at large appears, and whereas the said William Hart with Ann his Wife by a certain Indenture dated the first Day of January in the Year of Our Lord one thousand seven hundred & seventy two did give grant Release & Confirm unto the said Henry Huber his Heirs & assigns the above described three Tracts of Land as in & by the said Recited Indenture at large appears now this Indenture witnesseth that the said Henry Huber & Susanah his Wife for & in Consideration of the Sum of sixteen hundred Pounds lawful Gold & Silver coined Money to them in hand well and truly paid by the said Philip Nise, the Receipt whereof they do here by in full acknowledge & therefore acquit & for here discharge the said Philip Nise his Heirs & assigns by these Presents have given, granted, bargained, sold, Alien'd, conveyed, conveyed & confirmed, & by these presents doth Give, grant bargain sell Alien convey & Confirm unto the said Philip Nise his Heirs and assigns all the above described three Tracts of Land, situate, lying, Bounded & Being as above described & containing in the whole Two hundred & fifty one Acres & Ninety six Poles of Land & the usual Allowance of six Acres of Land for Roads & high Ways & together also with all & singular the Building Improvements, Woods, Ways Waters, Courses, Lanes, Marshes, Pastures, Meadows Rights Liberties & Privileges, Advantages, Hereditaments & Appurtenances whatsoever unto the said described Tracts of Land belonging or in any wise appertaining & the Reversions & Remainders, Remainders & Reversions, Rents, Issues & Profits thereof, & all the Estate Right Title Interest Property Possession, Claim and Demand whatsoever of them the said Henry Huber & Susanah his Wife of in & to the said hereby granted Premises & described three Tracts of Land or any part or Parcel thereof and all the Deeds Evidence & writings for & only concerning the same & true Copies of all other writing that in part concerns the same to be had & taken at the proper Cost & Charges of the said Philip Nise his Heirs & assigns to have and to hold the said Two hundred & fifty one Acres & Ninety six Poles

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of Land with the allowance aforesaid, the said tenements & Premises hereby granted or mentioned to be granted with their & every of their appurtenances & every part & parcel thereof unto the said Philip Nise his Heirs & assigns to the only proper use & behoof of him the said Philip Nise his Heirs & assigns for ever, under the yearly Quitrents hereafter to become due for the hereby granted Premises to the chief Lord of the fee thereof, and the said Henry Hooper doth Covenant for him & his Heirs that he & his Heirs the said two hundred & fifty one Acres & ninety six Perches of Land, the said tenements & Premises hereby granted or mentioned to be granted with the appurtenances & every part & parcel thereof unto the said Philip Nise his Heirs & assigns against him the said Henry Hooper & his Heirs and against all & every other Person or Persons whomsoever Claiming or to Claim by form or under him them or any of them shall & will Warrant & for ever defend by these presents, and the said Henry Hooper for himself his Heirs Executors & Administrators doth Covenant Promise and Grant to & with the said Philip Nise in manner following that is to say that he the said Henry Hooper & his Heirs & all & every other Person or Persons whomsoever having or lawfully Claiming or that shall or may at any time or times hereafter have or Claim any Estate Right Title or Interest of in or to the said two hundred & fifty one Acres & ninety six Perches of land and allowance as aforesaid the said tenements and Premises hereby granted or mentioned to be granted or any part or parcel thereof shall & will at any time or times hereafter upon the reasonable Request & Cost & Charges in the Law of the said Philip Nise his Heirs & assigns make, Execute and Acknowledge or cause so to be done all & every such other & further reasonable Act & Acts, Deed & Deeds, Writ & Writs in the Law whatsoever for the further and better Assurances & Confirmation of all & singular the said three Tracts of Land containing two hundred & fifty one Acres & ninety six Perches of land with the allowance aforesaid the said tenements & Premises hereby granted or mentioned to be granted with the appurtenances & every part & parcel thereof unto the said Philip Nise his Heirs & assigns for ever as by him or them or by his or their Council Learned in the Law shall be reasonably devised advised or required, In witness whereof the said Parties to these presents have interchangeably set their Hands & Seals hereunto dated the Day & Year first above written —

Signed Sealed & delivered in the presence of us  
 Wm. M. Henry — Wm. M. Henry —

Henry Hooper —  
 Wm. M. Henry —  
 Wm. M. Henry —

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Superior Subar  
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