

F 158

.68

.P8 A1

Abstract of Title

TO

THE PORT ROYAL FARM,

IN OXFORD TOWNSHIP,

PHILADELPHIA COUNTY,

AND

STATE OF PENNSYLVANIA.



PHILADELPHIA:

JOHN C. CLARK, PRINTER, 68 DOCK STREET.

1853.

4
3292

Abstract of Title.

Deed=poll.—Thomas Loyd and wife to Mordecai Loyd, in fee, for a certain messuage, tenement or plantation, called Enhaker, situate near Frankford, in the county of Philadelphia, with the land thereto belonging, bounded north-east with a piece of land formerly belonging to Richard Whitefield, and lately to John Tizaek, but now in the possession of Samuel Finney; westward with small Taconey creek; southward, south-westerly and easterly with Quessinami creek, and contains 250 acres, be it more or less, together with the lots lying between the lands of Olle Neal, upon the Delaware, and the lots called Erick's lots, upon the said creek, containing about 30 acres.

1693.
4 Mo. 24.
Recited in
the Patent
to Samuel
Finney.

Duly executed and acknowledged in Court.

The said Mordecai Loyd died so seised of the said premises, with their appurtenances, and the same, after his decease, descended and came to Thomas Loyd, brother and heir of the said Mordecai.

Recited
in said
Patent.

Letter of Attorney, under the hand and seal of Thomas Loyd, as follows: "Before me, Thomas Lawrence, Notary and Tabellion Public, by royal authority admitted and sworn, dwelling in London, and in the presence of the witnesses after named, personally appeared Thomas Loyd, of London, merchant, son and heir of Thomas Loyd, late of Pennsylvania, in America, gentleman, deceased, which appear or hath made, ordained, and, in his stead and place, put and constituted, and, by these presents, doth make, ordain, and, in his stead and place, put and

1701.
Oct. 6.
Viewed
Record.

“ constitute his loving brother-in-law, Richard Hill, of London,
 “ merchant, now bound for Pennsylvania aforesaid, to be his true
 “ and lawful attorney for, in the name and to the use of him, con-
 “ stituent, to enter into and upon, and take possession of all and
 “ every such messuages, lands, tenements and hereditaments in
 “ Pennsylvania, aforesaid, or elsewhere, in America, as the said
 “ constituent’s father, the said late Thomas Loyd was seised of at
 “ the time of his death; and which, by and after his death, are
 “ descended, and to me to the said constituent, his son and heir,
 “ either by force or virtue of the last will and testament of the
 “ said constituent’s late brother, Mordecai Loyd, or otherwise
 “ howsoever; and the said messuages, lands, tenements and here-
 “ ditaments to let, set, sell, manage, employ, or otherwise dispose
 “ of, as his said attorney shall think fit, for the benefit and advan-
 “ tage of the said constituent; and, for that purpose, to make, pass
 “ and execute such act or acts, deed or deeds of sale, assignment,
 “ conveyance or re-conveyance as shall be requisite in that behalf,
 “ according to the use or custom of the country wherein the pre-
 “ mises are situated; and, in the mean time, to collect, gather, re-
 “ ceive and take all and singular such rents, arrearages of rents and
 “ other profits whatsoever, as now are or hereafter shall grow due
 “ and payable for, out of or concerning any such messuages,
 “ lands, tenements or hereditaments as aforesaid; also, for and in
 “ the name and to the use of the said constituent, to ask, demand,
 “ sue for, levy, recover and receive of and from all and every per-
 “ son and persons whatsoever, in Pennsylvania aforesaid, or
 “ elsewhere in America, whom it doth or may concern, all and
 “ singular such debts, dues, duties, sum and sums of money,
 “ goods, chattels and effects whatsoever, which now are or here-
 “ after shall be found and appear to be due, owing, belonging or
 “ appertaining unto the said constituent by any ways or means
 “ howsoever, nothing excepted nor reserved, together with all costs,
 “ damages and interests, likewise for and touching the premises or
 “ any part or parcel thereof, to compound and agree, by arbitra-
 “ tion or otherwise, if and as occasion shall require of the recove-
 “ ries and receipts, compositions and agreements, acquittances or
 “ other sufficient discharges for and in the name of the said con-
 “ stituent, to make, subscribe, seal and deliver, and, if occasion
 “ be, to appear in all Courts and before all lords, judges and jus-
 “ tices, there to answer, defend and reply to all matters and causes
 “ touching the premises, and to pursue, implead, seize, sequester,
 “ arrest, attach, imprison, and to condemn, and out of prison again,

“when need shall be, to deliver; likewise, one attorney or more, with like or limited power, under his said attorney, to make and substitute, and the same at pleasure to revoke, and generally in and concerning the premises and the dependances thereof, to do, say, transact and accomplish all and whatsoever the said constituent himself might or could do if personally present, although the matter required more special authority than herein is comprised, the said constituent promising to have, hold and ratify as good and valid for ever all and whatsoever his said attorney or his substitutes shall lawfully do or cause to be done in or about the premises by virtue of these presents.”

“*Philadelphia, the 30th 4th Mo. 1702.*

“Mary Jones [the said Mary Jones being one of the subscribing witnesses] on her solemn attestation did declare, that she did see Thomas Loyd sign, seal and deliver the within instrument, as his act and deed, before me.”

“NATHAN STANBURY.”

Recorded the 1st 5th Mo. 1702, in Letter of Attorney Book D 2, Vol. 5, page 20, and in exemplification of same book, deposited at Philadelphia, “Exemplification Record, No. 6,” page 239.

Deed.—Richard Hill, by virtue of the said letter of attorney, and of the power thereby granted, in consideration of £100 sterling money of England, to be paid Thomas Loyd or order, in London, and of £215 current silver money of Pennsylvania, paid to the said Richard Hill, granting and conveying unto Samuel Finney, in fee, the said messuage or tenement and plantation, called Enhaker, together with the lots aforesaid.

Acknowledged in Court at Philadelphia.

1702.
June 23.
Recited
in the
Patent and
in the
Deed next
thereafter
mentioned

Patent.—William Penn, true and absolute Proprietary and Governor in Chief of the Province of Pennsylvania and territories thereunto belonging, reciting the aforesaid Deed-poll to Mordecai Loyd, the decease of the said Mordecai Loyd, the letter of attorney aforesaid, to Richard Hill, and the said deed to Samuel Finney. And further reciting, that in pursuance of a warrant

1702.
Dec. 8.
Viewed
Record.

under the hands of his Commissioners or Proprietary Deputies, and lesser seal of the said province, bearing date the 16th day of November last past, the plantation and all other the lands aforesaid, were resurveyed unto the said Samuel Finney, and are returned to be situate in the said county of Philadelphia, bounded as follows, to wit: Beginning at a black oak sapling, standing by a small branch of Taconiek creek, at the corner of other land of the said Samuel Finney; from thence by the several courses of the said branch 268 perches, to the main creek; from thence by the several courses thereof 78 perches, to the marsh belonging to the said land; from thence by the several courses, dividing between the said marsh and the fast land 281 perches; from thence by the said creek 130 perches, to a stake; from thence, by the said Samuel Finney's other land, north-north-west 194 perches, to the place of beginning, containing 267 acres. Now (at the special instance and request of the said Samuel, that he (the said William Penn) would confirm to him the premises under his great seal of the said province), in consideration of the quit-rent and services herein reserved to be paid, done, and performed, for him (the said William Penn) his heirs and successors, granting and confirming unto the said Samuel Finney, his heirs and assigns forever, all that, the said 267 acres of land, as the same is now set forth, bounded and limited in and by the resurvey aforesaid. Together, also, with the meadows, marshes, swamps, cripples, savannas and pastures that lie as well within the lines of the said 267 acres of land, as between the said lines and the river and creek aforesaid, and all other the appurtenances to the said 267 acres, or to any part or parcel thereof belonging, or in any wise appertaining or therewith used, occupied, held and enjoyed, as member or parcel thereof.

Memorandum, endorsed, under the hand of James Logan, Receiver General of the Province of Pennsylvania and Counties annexed, dated the day and year last within written (8 Dec. 1702), that the within mentioned meadows, marshes, swamps, cripples, savannas, &c., lying between the lines of survey of the within granted tract, and the creek and river, are granted, as well in consideration of £10 current money of Pennsylvania, paid by the within grantee, Samuel Finney, to the use of the within grantor, the Proprietary and Governor, as for other good causes and considerations thereunto moving.

Recorded the 16th 10th, 1702, in Patent Book A. Vol. 2, page 413, and in exemplification of same book, deposited at Philadelphia, "Exemplification Record, No. 1," page 449.

Indenture of Release.—Samuel Finney, Esq. and wife and Charles Finney, one of the sons of the said Samuel Finney, reciting the aforesaid deed of 1702, June 23, to the said Samuel Finney, for the said messuage or tenement and plantation, called Enhaker, together with the lots aforesaid. And that the said Samuel Finney afterwards, for the love and affection which he bore towards his said son Charles, did give (but not effectually convey) the said plantation, lands, hereditaments and premises (except one small parcel thereof, late in the possession of Jacob Hall) unto the said Charles Finney, who bargained and sold the same unto Joseph Finney, another of the sons of the said Samuel Finney. For the effectual assurance and confirmation of the said messuage, plantation, lands and premises unto the said Joseph Finney and his heirs, they, the said Samuel Finney and Elizabeth his wife, and Charles Finney, as well for the considerations aforesaid, as also for the love and affection which they have and bear towards the said Joseph Finney, and for divers other good causes and considerations them moving, for themselves and their heirs, granting and confirming unto the said Joseph Finney all and singular the said messuage or tenement and plantation called Enhaker, with the said land and lots thereunto belonging (excepting only out of these presents the aforesaid small parcel of land, part of the premises, late in the possession of Jacob Hall). To hold the same (except before excepted), with their appurtenances, to the said Joseph Finney, his heirs and assigns, for ever.

1710.
May 25.
Viewed
Record.

Duly executed and proved by Joshua Lawrence, one of the subscribing witnesses, 1 June, 1739. Recorded 12 June, 1739, in Deed Book F. No. 10, page 405.

Deed or Indenture of Release.—Joseph Finney and wife, in consideration of £340. lawful money of America, to Jonathan Dickinson, in fee, for all the aforesaid messuage or tenement, with several parcels of land thereunto belonging, situate, lying and being in the said County of Philadelphia, beginning at

1712.
Jan. 14.
Viewed
Record.

a corner stone by a branch of Taconey creek, at a corner of John Worrell's land, being part of the aforesaid tracts lately sold by the said Joseph Finney to the said John; thence down the several courses of the said branch 68 perches, to the mouth of the said branch; thence down the main branch 100 perches, to the marsh belonging to the said land; then by the several courses, dividing between the said marsh and the said fast land 360 perches, to a corner stone of Charles Finney's land; then by the same north-north-west 67 perches, to another corner stone; thence by the said Worrell's land, west 2 degrees southerly 230 perches, to a stone; thence north-west by west 14 perches, to the place of beginning, containing 200 acres (be it more or less), together with all the swamps, marshes and cripples lying between the said land and the said creek, being in several pieces or parcels, containing 48 acres (more or less), which said land, marsh and cripple is part of the 250 acres and thirty acres aforesaid.

Duly executed and acknowledged, 15 January, 1712. Recorded 17 January, 1712, in Deed Book E. 7, Vol. 9, page 48.

1722.
May 8.
Viewed
Original
on Record.

Will of Jonathan Dickinson, devising in the words following, to wit: "Item—I give and bequeath to my son Jonathan and his wife Hannah, all that plantation whereon they now live, with all my lands and marsh, lying near Frankford, on both sides of the creek, to them and their heirs forever, with all the stock thereupon, and all the household goods and utensils of what kind soever, upon or belonging to the same. Together with the negroes Matthew, Jack, Toney, Cajoe, and Jammy, the coachman, with my coach and horses, and furniture thereof belonging, and his mother's mare that is at the vineyard."

Duly proved and registered at Philadelphia, 21 June, 1722, among Wills of 1722. Also recorded in Book of Wills D. page 317.

Recited.

Jonathan Dickinson, the son of the said testator, afterwards departed this life, whereupon the premises solely vested in the said Hannah Dickinson, his wife, by the right of survivorship.

And the said Hannah Dickinson afterwards intermarried with Samuel Holme.

Deed.—Samuel Holme and Hannah his wife (who was the wife of Jonathan Dickinson, lately deceased, the son of Jonathan Dickinson, late of the city of Philadelphia, merchant, also deceased), in consideration of £1700 lawful money of Pennsylvania, to Joseph Lynn, Joseph Oldman, James Parrock and Jeremiah Elfreth, in fee, for (inter alia) the aforesaid messuage or tenement and parcel or tract of land, containing 200 acres, more or less, together with all the swamps, marshes and cripples, lying between the said land and the said creek, being in several pieces or parcels, containing 48 acres, more or less. To hold three full, equal and undivided tenth parts thereof, the whole into ten equal parts to be divided, unto the said Joseph Lynn; three other like equal and undivided tenth parts thereof unto the said Joseph Oldman; two like equal and undivided tenth parts thereof unto the said James Parrock; and two like equal and undivided tenth parts thereof unto the said Jeremiah Elfreth.

1740.
April 30.
Viewed
Record.

Duly executed and acknowledged 22 July, 1740. Proved by Isaac Brown and Robert Hopkins, the two subscribing witnesses thereto. Recorded 12 August, 1740, in Deed Book G. No. 2, page 274.

Deed.—Joseph Lynn and wife, Joseph Oldman and wife, James Parrock and wife, and Jeremiah Elfreth and wife, in consideration of £650 lawful money of Pennsylvania, to Griffith Jones, in fee, for all that the said messuage or tenement, plantation and tract of land, and the several parcels of swamp, marsh and cripple, lying between the said land and the creek.

1740.
July 24.
Viewed
Record.

Duly executed and acknowledged 22* July, 1740. Recorded 21 August, 1740, in Deed Book G. No. 2, page 287.

* Which is
previous to
the date of
the deed.

Deed.—Griffith Jones to Joseph Levis, in fee, for same last mentioned premises.

1745.
May 21.
Recited.

Deed.—Joseph Levis and wife, in consideration of £1800, lawful money of Pennsylvania, to Robert Waln, in fee, for same last mentioned premises.

1750.
Nov. 5.
Viewed
Record.

Duly executed and acknowledged same day. Recorded March 17, 1792, in Deed Book D. No. 33, page 237.

1754.
March 23.
Viewed
Record.
Also Pro-
duced and
Examined.

Deed.—Robert Waln and wife, as well for and in consideration of £550, lawful money of Pennsylvania, as of the payment of one full moiety or half part of £900, mortgage moneys, which Richard Waln, junior, hath undertaken to pay to the said Richard Waln, junior, in fee, for the one full, equal and undivided moiety or half part of and in the said last mentioned premises. Under and subject to the payment of the one full moiety or half part of the said mortgage moneys, and interest on the said moiety.

1750.
Nov. 6.
Mortgage
of said pre-
mises to
secure the
payment
of £900,
X. No. 1,

Duly executed and acknowledged, 5 August, 1761. Recorded November 5, 1761, in Deed Book H. No. 12, page 441.

with interest. Robert Waln to Robert Moore.—Recorded in Mortgage Book X. No. 1, page 315.—1761, Oct. 6. Satisfaction of said Mortgage entered of Record.

1761.
Aug. 6.
Viewed
Record.
Also Pro-
duced and
Examined.

Deed.—Robert Waln and Richard Waln to Edward Stiles, reciting (inter alia), the last mentioned deed to the said Richard Waln, by the name of Richard Waln, jr., and that the said Robert Waln and Richard Waln did make a parol or verbal partition and division between them of the premises, whereby the messuage or tenement tract of upland and meadow ground herein mentioned and described, and intended to be hereby granted and conveyed, were agreed to be allotted, assigned, released and confirmed unto the said Richard Waln, his heirs and assigns forever, in severalty, as his and their full part, purpart, share and dividend of and in all and singular the premises; and that the said Richard hath bargained and sold, and agreed to convey the same messuage, tract of upland and meadow ground, allotted for his purpart aforesaid, with the appurtenances and the fee simple and inheritance thereof, unto the above named Edward Stiles, his heirs and assigns, forever, for the sum of £1400, lawful money of Pennsylvania. The said Robert Waln, for rendering the partition aforesaid firm and effectual in law, and in consideration of 5s. And the said Richard Waln, for and in consideration of the aforesaid sum of £1400, granting and confirming unto the said Edward Stiles, in fee, all that messuage or tenement, plantation and tract or parcel of upland and meadow, situate, lying and being in Oxford township, in

the county of Philadelphia, butted, bounded and described as follows, viz. beginning at a stake on the side of the road leading from Charles Willing's plantation to Frankford; and at a corner of the said Robert Waln's land, being other part of the great tract aforesaid; thence by the said Robert Waln's land, the six next following courses and distances, to wit: south 31 degrees east, 93 perches and four-tenth parts of a perch, by the lane or avenue leading to the house south 58 degrees, west 16 perches and four-tenth parts of a perch, south 31 degrees east 24 perches and eight-tenth parts of a perch, south 36 degrees west 2 perches and two-tenth parts of a perch, to a stone, south 49 degrees and an half west 45 perches and three-tenth parts of a perch to another stone, and south 39 degrees and an half east 17 perches and five-tenth parts of a perch, to Frankford or Tacony creek aforesaid; thence down the same creek, according to the several courses thereof, to a stone at the corner of Charles Willing's land; thence by the said Willing's land north 26 degrees west 63 perches, to a post on the side of the aforesaid road; and thence along the same road south 85 degrees west 174 perches, to the place of beginning: containing, in the whole, 113 acres and 20 perches, viz. 74 acres 3 roods and 14 perches of upland, and 38 acres 1 rood and 6 perches of meadow ground (being the land and meadow ground allotted for the purpart of the said Richard Waln).

Duly executed and acknowledged 8 August, 1761. Recorded 28 October, 1761, in Deed Book H. No. 15, page 7.

Will of Edward Stiles, devising in the words following, to wit: "Item—I give and bequeath unto my beloved son, James Stiles, my mansion-house or country-seat, &c., two contiguous tracts of land thereto belonging, situate on the southerly side of Tacony road, in Oxford township, in the county of Philadelphia, together with the respective appurtenances, to hold to him, my said son, James Stiles, for and during all the term of his natural life; and from and immediately after the decease of him, my said son, James, I do give and devise all and singular the aforesaid messuages, tenements, lots, lands, rent charge and premises, with the appurtenances, unto all the children of my said son, James, which shall be living at the time of his decease, and the lawful issue of such of them as shall be then deceased, their several and respective heirs and assigns forever, in equal parts, as tenants in common, so, nevertheless, that such lawful issue take

1793.
Sept. 16.
Viewed
Original
on Record.

“and receive such part and share only which his, her or their deceased parent might have had and taken if then living.”

Duly proved 27 and 29 February, 1804, and registered at Philadelphia, among Wills of 1804, No. 24. Also recorded in Book of Wills, No. 1, page 182.

Recited. The said James Stiles departed this life before his father, the said Edward Stiles, leaving issue three children, namely, Edward James Stiles, Benjamin Stiles and Margaret Love Stiles, to and in whom the said premises, with the appurtenances, vested in equal shares as tenants in common, in fee, according to the said last will and testament of their grandfather, the said Edward Stiles.

The said Margaret Love Stiles afterwards intermarried with Stephen Duncan.

Viewed
Record. *In the District Court for the City and County of Philadelphia,*
December Term, 1811. No. 632.

RAWLE, jr.	Edward J. Stiles	Sums. partition.
	vs.	
RAWLE.	Benjamin Stiles, Stephen Duncan and Margaret L. Duncan, late Margaret L. Stiles, his wife.	Appears endorsed on writ, December 4, 1811. Judgment confessed quod partitio fiat.
	Narr. Nov. 27, 1811.	W. RAWLE, for Defendants. Dec. 23, 1811.

Breve de partitione facienda, M. 1812. No. 23.

Tested 7 December, 1811. Returnable 1 Monday March, 1812.

1812.
—day of—
Viewed
Original
on Record. Return of Partition under the hands and seals of Francis Johnston, Esq., High Sheriff of and for the City and County of Philadelphia, and inquest, whereby (inter alia) all that messuage, plantation and tract of upland and meadow, called “Port Royal Farm,” situate in Oxford Township and County of Philadelphia, (described according to the courses and distances in the last mentioned deed), containing 113 acres and 20 perches, but which, on a late resurvey thereof, made by Samuel Hains, is found to contain 113 acres 1 rood and 22 perches, within bank, and is supposed to

contain in the whole, to low water mark, in the said creek, 121 acres 1 rood and 22 perches, was assigned and delivered unto Benjamin Stiles, to be held in severalty by him, the said Benjamin Stiles, his heirs and assigns, forever.

April 1, 1812. Judgment that Partition remain firm and stable forever.

Deed.—Benjamin Stiles and wife, in consideration of \$30,000, to Stephen Duncan, of the City of Philadelphia, in the State of Pennsylvania, gentleman, in fee, for same last mentioned premises. 1816.
April 19.
Viewed
Record.
Also
Produced
and
Examined.

Duly executed and acknowledged 20 April, 1816. Recorded 26 April, 1816, in Deed Book M. R. No. 9, page 67.

Deed.—Stephen Duncan, of the County of Philadelphia, in the State of Pennsylvania, Esq. and wife, in consideration of \$5000, to Stephen Duncan, of the city of Natchez, in the State of Mississippi, Esq., in fee, for said last mentioned premises, under and subject to the payment of a certain mortgage debt, or principal sum of \$12,000, with interest, secured on said premises, by an indenture of mortgage, dated the 28th day of June, A. D. 1820. Recorded in Mortgage Book I. W. No. 2, page 616, &c., given and executed by Stephen Duncan, the grantor herein, to Hannah Chancellor. 1833.
Sept. 16.
Viewed
Record.
Also
Produced
and
Examined.

Duly executed and acknowledged 19 September, 1833. Recorded September 27, 1833, in Deed Book A. M. No. 42, page 282. Satisfaction of said Mortgage, entered of record on 28 Feb. 1843.

Power of Attorney, under the hands and seals of Stephen Duncan, of the City of Natchez, in the State of Mississippi, planter, and Catharine A. Duncan his wife, constituting and appointing M. B. Mahony, of the City of Philadelphia, in the State of Pennsylvania, their true and lawful attorney, and authorizing him in the words following, to wit: "for us and in our name, place "and stead, to grant, bargain, sell and convey, in fee simple," said last described premises "as a whole, or in parts, with the appurtenances, and all our right, title and interest in and to the same, 1852.
Nov. 29.
Viewed
Record.
Also
Produced
and
Examined.

“to such person or persons, and for such price or prices, and in
 “such terms as to our said attorney may seem proper, and to sign,
 “seal, execute, and as and for our act and deed, deliver and ac-
 “knowledge a deed or deeds, in our name, to the purchaser or
 “purchasers of said premises, or any part or parts thereof, in fee
 “simple, and to receive, and, in our name, to give a receipt or re-
 “ceipts for the purchase money, to the purchaser or purchasers
 “of said premises, or any part thereof. And we hereby authorize
 “and empower our said attorney, for us and in our name, place
 “and stead, to do all other lawful acts, matters and things which
 “may be necessary for the absolute granting, assuring and con-
 “veying of the said premises, and any and every part thereof, to
 “the purchaser or purchasers of the same, in fee simple, as fully,
 “and, in every respect, as we ourselves might or could now do if
 “personally present. Hereby ratifying, allowing and confirming
 “all and whatsoever our said attorney shall, in our name, lawfully
 “do or cause to be done in the premises by virtue hereof.”

Duly executed and acknowledged same day. Recorded 3 Jan.
 1853, in Letter of Attorney Book G. W. C. No. 2, page 695.

1852.
 Dec. 11.
 Viewed
 Record.
 Also
 Produced
 and
 Examined.

Deed.—The said Stephen Duncan and wife, acting herein by
 their attorney, in fact, Michael B. Mahony, duly constituted and
 appointed, as aforesaid, in consideration of \$30,000, to Benjamin
 Stiles, in fee, for same last mentioned premises.

Duly executed and acknowledged same day. Recorded 3 Jan.
 1853, in Deed Book T. H. No. 50, page 416.

From the records and papers produced.

Abstracted by

J. GUILD MILLETTE and
 A. G. STOUT.

Philadelphia, February, 1853.

All that messuage, plantation and tract of upland and meadow, called "Port Royal Farm," situate in Oxford township, in the county of Philadelphia, butted, bounded and described as follows, viz. Beginning at a stake on the side of the road leading from Charles Willing's plantation to Frankford, and at a corner of Robert Wahn's land; thence by the said Robert Wahn's land, the six next following courses and distances, to wit: south 31 degrees east 93 perches and four-tenth parts of a perch, by the lane or avenue leading to the house south 58 degrees west 16 perches and four-tenth parts of a perch, south 31 degrees east 24 perches and eight-tenth parts of a perch, south 36 degrees west 2 perches and two-tenth parts of a perch to a stone, south 49 degrees and an half west 45 perches and three-tenth parts of a perch, to another stone, and south 39 degrees and a half east 17 perches and five-tenth parts of a perch, to Frankford or Tacony creek; thence down the said creek, according to the several courses thereof, to a stone at a corner of Charles Willing's land; thence by the said Willing's land north 26 degrees west 63 perches, to a post on the side of the aforesaid road; and thence along the same road south 85 degrees west 174 perches, to the place of beginning. Containing 113 acres 20 perches; but which, on a late resurvey thereof, made by Samuel Hains, is found to contain 113 acres 1 rood 22 perches within bank, and is supposed to contain, in the whole, to low water mark in the said creek, 121 acres 1 rood 22 perches.

Please search for mortgages made of the same, or any part or parcel thereof, by

Samuel Finney, from 1 June, 1702, to 1 July, 1739.

Charles Finney, from 1 June, 1702, to 1 July, 1739.

Joseph Finney, from 1 May, 1710, to 1 February, 1712.

Jonathan Dickinson, from 1 January, 1712, to 1 July, 1740.

Hannah Dickinson, from 1 May, 1722, to 1 September, 1740.

Samuel Holme and Hannah Holme, his wife, from 1 May, 1722, to 1 September, 1740.

Joseph Lynn, Joseph Oldman, James Parrock, Jeremiah El-freth, from 1 April, 1740, to 1 September, 1740.

Griffith Jones, from 1 July, 1740, to 1 April, 1792.

Joseph Levis, from 1 May, 1745, to 1 April, 1792.

Robert Wahn, from 1 November, 1750, to 1 November, 1761.

Richard Wahn, from 1 March, 1754, to 1 November, 1761.

Edward Stiles, from 1 August, 1761, to 1 March, 1805.

Edward James Stiles, from 1 September, 1793, to 1 May, 1812.

Benjamin Stiles, from 1 September, 1793, to 1 May, 1816.

Margaret Love Stiles, from 1 September, 1793, to 1 Jan. 1812.

Stephen Duncan and Margaret L. Duncan, his wife, from 1 September, 1793, to 1 May, 1812.

Stephen Duncan and Stephen B. Duncan, from 1 April, 1816, to 1 February, 1853.

Benjamin Stiles, from 1 December, 1852, to the day you certify.

MILLETTE & STOUT.

To THOS. HELM, Esq.

Recorder of Deeds, &c.

On searching the Index of Mortgages for the City and County of Philadelphia, I do not find any unsatisfied Mortgages of the premises by either of the twenty-four persons above named within the periods specified.

Witness my hand and seal of office, this ninth day of March, A. D. 1853.

[SEAL.]

C. D. COLLADAY,

\$18.00.

Pro Recorder.

Message, plantation, tract of upland and meadow, called "Port Royal Farm," situate in Oxford township and county of Philadelphia, on the road leading from Charles Willing's plantation to Frankford, adjoining Robert Waln's land, Frankford or Taconey creek, and Charles Willing's land, containing 113 acres and 20 perches; but which, on a late resurvey thereof, made by Samuel Hains, is found to contain 113 acres 1 rood and 22 perches within bank, and is supposed to contain in the whole, to low water mark, in the said creek, 121 acres 1 rood and 22 perches.

Stephen Duncan.

Please search for taxes registered against the above premises, or any part thereof, since 1824.

MILLETTE & STOUT.

To THE COUNTY COMMISSIONERS.

The Registry of Unpaid Taxes on Real Estate for the City and County of Philadelphia has been searched from 1824 to 1851, inclusive, and I do not find any taxes registered against the above described premises, or the accompanying name, as owner thereof, in Oxford township.

GEO. P. M^rREDING, *Registrar.*

March 11, 1853.

Deacidified using the Bookkeeper process.
Neutralizing Agent: Magnesium Oxide
Treatment Date:



BOOKKEEPER

PRESERVATION TECHNOLOGIES, L.P.

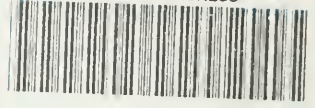
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Cranberry Township, PA 16066

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