

This Indenture made the seventeenth Day of April in the year of our Lord one thousand seven hundred & seventy three Between Mary Wynkoop Phoebe Vining and Benjamin Wynkoop Surviving Executors of the Testament & last will of Abraham Wynkoop late of Sussex County Esq. of y^e one Part and Miers Fisher of y^e City of Philadelphia Attorney at Law of the other Part Whereas the said Abraham Wynkoop in his lifetime was & is seized in his Demise as of fee simple certain Tract of land situate in Cedar Creek Hundred in the said County of Sussex commonly called *Rehoboth & Cyprus Hall* & so thereof being seized the said Abraham Wynkoop made his Testament and last Will in Writing bearing date the fifteenth day of November in the year of our Lord one thousand seven hundred & fifty wherein & whereby he did order and Direct that his Ex^{rs} therein named should well & convey the residue of his Real Estate not therein disposed of in order to raise money to pay his Just Debts & the Legacies by him in the said will Bequeathed as by y^e said will duly proved and remaining of Record in the County of Sussex afo^r more fully appears And afterward the said Abraham Wynkoop so being seized died after whose Death y^e said Mary Wynkoop Phoebe Vining & certain Thomas Wynkoop who is since deceased and Benjamin Wynkoop the Ex^{rs} in y^e said will named proved the same will & took upon themselves the Burthen of the Execution thereof **Now this Indenture Witnesseth** that y^e said Mary Wynkoop Phoebe Vining and Benjamin Wynkoop by Virtue of the Power in the said will to them given Give Pursuance of the Directions thereof for and in consideration of the sum of Ninety eight Pounds lawfull money of Pennsylvania to them in hand paid by the said Miers Fisher the receipt whereof they do hereby acknowledge have bargained sold aliene infeoff released and confirmed to y^e said Miers Fisher his heirs & Assigns forever a certain Part of the afo^r Tract of land **Beginning** at a Post being the south East Corner of the said Tract standing in the line of another Tract of Land called *Farmers Delight* and running from thence South fifty one Degrees & a half west two hundred and forty Three Perches and one Tenth to a post being the south west corner of the said greater tract Thence thence North forty seven Degrees west sixty Perches to a post standing in the Line of Benjamin Truitts Land Thence by y^e said Truitts Land and land lately sold by the said Mary Wynkoop &c to George Cowen North forty nine Degrees East Two hundred and forty five Perches and a half to a post thence South forty four Degrees East seventy Perches to the Place of Beginning containing Ninety eight acres & one hundred perches be the same More or less Together with all and singular y^e woods ways water water courses rights Priviledges Hereditaments & appurtenances whatsoever thereunto Belonging & the Reversions and remainders rents Issues & Profits thereof and all y^e Estate Right Title Interest Claim & Demand whatsoever which y^e said Abraham Wynkoop at the time of his Death had of in to & out of the Premises **To have and to hold** the said hereby bargained premises with y^e appurtenances to y^e said Miers Fisher his heirs & Assigns forever to him & his own proper use benefit and behoof In Witness whereof the said Parties have to these Presents Interchangeably set their hands & seals the day and year first above Written

Sealed & Delivered in the presence of us
Finch Tilghman John Lyon m.c.
 Received April 1773 of Miers Fisher Ninety eight Pounds being the full Consideration Money above mentioned
Benjamin Wynkoop

Witness Finch Tilghman John Lyon m.c.
 All the above named Mary Wynkoop Phoebe Vining and Benjamin Wynkoop do hereby authorize and Impower Daniel Nancey and Jacob Moore Esq. and each of them jointly and severally our and each of our Attorneys for us & in our Names to appear in y^e County court of Common Pleas or any other Court having Jurisdiction herein & then & there in Due form of Law to acknowledge the foregoing Indenture to be our & each of our act & Deed in order that the same may be Recorded in the proper Office of y^e County Witness our hands & seals of 17th April 1773
 Sealed and Delivered in the presence of us
Finch Tilghman John Lyon m.c.
Mary Wynkoop
Phoebe Vining
Benjⁿ Wynkoop

In force on Delaware
 At a Court of common Pleas held at Sussex for the County of Sussex afo^r the fourth day of May in the year of our Lord one thousand seven hundred & seventy three the within Deed of Sale was acknowledged in due form of Law by Daniel Nancey Esq. one of the Attorneys of y^e within named grantors and by y^e within named grantors & was being put in record by y^e Rev^d John Lyon one of the subscribing Witnesses thereof
Attest
Wm. Hubel Esq. Prothon