

doth grant bargain and sell All that the above mentioned recited and described Tract Piece or Parcel of Land called Sprittlefield contained within the limits and bounds aforesaid in Manner and form following to wit to say Two Fifth parts thereof unto George Truitt Only son of the said John Truitt deceased his heirs and assigns the remain- ing three fifth parts thereof unto Esther Sarah and Leah Truitt Daughters of the said John Truitt their heirs and assigns and Tenants in Common Subject nevertheless to the third or Dower of Margaret the widow of the intestate for and during the Term of her Natural life Together with all and singular the houses Edifices Buildings Improvements woods, underwoods, Timber, Trees, ways, waters, watercourses, Rights, members, Privileges, Advantages, Hereditaments and Appurtenances whatsoever to the same belonging or in any wise appertain- ing and the Reversions, Remainders, Rents Issues, and Profits thereof and also, all the Estate Right Title Interest, use, Possession, Profit, Property Claim and demand whatsoever which he the aforesaid Benjamin Truitt or his heirs had or might or could or Ought to have had either in Law or equity or otherwise how- soever of in and to the Lands and Premises aforesaid with the Appurtenances To have and to hold the hereby granted and above described Land and Premises with all and singular the Appurtenances hereby granted or mentioned or in anywise intended so to be unto the said George, Esther, Sarah and Leah Truitt minors and heirs of the said John Truitt deceased their heirs and assigns forever in Manner and form aforesaid To the Only proper use Benefit and behoof of them the said George, Esther, Sarah, and Leah Truitt their heirs and assigns forever in such parts Dividends Shares and Proportions as herein before mentioned Subject nevertheless to the third or Dower of Margaret the widow of the intestate for and during the Term of her natural life in as full, entire, Quiet, peaceable, ample, Absolute, and unlimited a manner as the aforesaid Benjamin Truitt ever held or as he or his heirs might or could have held, Occupied possessed, or enjoyed the same, to all and every intent use, or purpose whatsoever In Witness whereof the said Cord Hazard hath hereto set his hand and affixed his Seal this Fifth day of May in the year of Our Lord One thousand Seven hundred and eighty Five

Cord Hazard Sheriff

Sealed and Delivered in the presence of us
Edw. Tilghman & William Bone

I the within named Peter Robinson late high Sheriff of Sussex County do hereby Acknowledge that the consideration money for the within mentioned Lands and Premises is Satisfied and paid to the Rev: Sydenham Thorne and Thomas Laws legal Representatives of the within mentioned Levin Capper Esquire as appears to me by their several Receipts to John Truitt the purchaser in Witness whereof I have hereunto set my hand the Fifth day of May 1785.

Peter Robinson

Witness present at signing



Sussex County viz: I do hereby Certify that on the Fifth day of May in the year of Our Lord One thousand Seven hundred & eighty five the within Deed of sale was Acknowledged in Open Court in due form of Law by & unto the Parties therein named In Testimony whereof I have hereunto set my hand & affixed the Public Seal of my Office this twelfth day of May in the year above Written

D. Hall Pottery

Deed Joseph Sims from Wynkoops Exors -

This Indenture made the Eighth day of March in the year of Our Lord One thousand Seven hundred and Eighty five Between Phoebe Vining of Wilmington in the County of Newcastle in Delaware widow and Benjamin Wynkoop of the City of Philadelphia Gentleman Surviving Executors of the Last will and Testament of Abraham Wynkoop late of Sussex County in the state of Delaware Esquire deceased of the One part and Joseph Sims of the City of Philadelphia Gentleman of the other part Whereas the said Abraham Wynkoop by his last will and Testament in writing bearing date the fifteenth day of November in the year Seven hundred and Sixty three did Order and direct his Executors therein named to sell and convey the residue of his Real Estate not therein disposed of in Order to raise Money to pay his Legacies in the said Will Bequeathed and of his said Will did Appoint the said Mary Wynkoop Phoebe Vining Benjamin Wynkoop and Thomas Wynkoop his Executors (which said Mary Wynkoop and Thomas Wynkoop are since deceased) as in and by the said will duly perused and remaining of Record in the Registers Office of Lower Town more fully appears And whereas the said Mary Wynkoop, Phoebe Vining and Benjamin Wynkoop by Indenture bearing date the Tenth day of February One thousand Seven hundred and seventy five (after reciting and for the consideration therein mentioned) did Convey One equal moiety or undivided half part of the Tract of Land and Premises hereafter Conveyed to Joshua Fisher of the City of Philadelphia Merchant in fee And whereas in Pursuance and by the Directions of the will of the said Abraham

150 Wynkoop the Moiety or other half Part of the Tract and Premises hereinafter conveyed and particularly mentioned was by the said Phebe Vining and Benjamin Wynkoop in consequence of advertisements in the Public Newspapers and others put up to sale at public vendue at the Old Coffee house in the City of Philadelphia on Saturday the Eighth day of January last, when the said Premises were struck off to the said Joseph Sims at the Price or Sum of One pound Seventeen Shillings and Six pence per Acre he being the best and highest bidder for the same. Now this Indenture witnesseth that the said Phebe Vining and Benjamin Wynkoop for and in Consideration of the Sum of Six hundred and fifteen pounds three Shillings and nine pence Lawful money of Pennsylvania (being the Amount of the Purchase money for the Premises hereafter conveyed at the rate of the Sum of One pound Seventeen Shillings and Six pence per Acre as aforesaid) to them in hand paid by the said Joseph Sims at or before the time of the Execution of these Presents the receipt whereof is hereby acknowledged and each of them hath given granted bargained sold Aliened enfeoffed released and Confirmed and by these Presents do and each of them doth give grant bargain sell Alien enfeoff release and Confirm unto the said Joseph Sims his heirs and Assigns forever All that One Equal undivided Moiety or half part the whole into two equal parts to be divided of and in all that certain Tract of Land situate in Cedar Creek hundred in the County of Susqueanna commonly called Farmers Delight which said Tract of Land upon a late Resurvey is found to be Contained within the following Metes and Bounds to wit Beginning at a corner marked Gum Tree standing on the South East side of Fleming branch of Muspelion Creek being a corner of John Crappens Land, thence North Forty One degrees and a half East One hundred and Eighty Seven Perches to a Red Oak and Hickory another corner of the said John Crappens Land and returning thence South forty One degrees and a half East One hundred and forty Eight Perches and a half to a post standing by the County Road being another corner of said John Crappens Land thence South Forty Nine degrees and three Quarters East three hundred and fifteen Perches to a cedar post being a corner of Daniel Dingus and John Drapers Land, thence South fifty degrees and a half West One hundred and Eighteen Perches to a post a corner of said John Drapers Land, thence South forty Eight degrees East Twenty Perches and a half to a post corner of Thomas Carey Juniors Land and thence South fifty two degrees West One hundred and Sixty Perches to a post another corner of said Thomas Carey Land, thence Along a Line of Trees being the Line of other Lands late of the said Abraham Wynkoop North forty four degrees West five hundred and thirty four Perches and a half to a post standing by the said Fleming Branch, thence down the several Water Courses of the said Branch about One hundred and Sixty four Perches to the place of Beginning Containing within those Bounds Six hundred and fifty Seven Acres More or less Together with all and singular the ways Waters watercourses Right Members Priviledges and Appurtenances whatsoever to the hereby granted Premises belonging or in any wise Appertaining and the Reversions and Remainders Rents Issues and Profits thereof and of every part thereof and also all the Estate Right Title Interest use Trust property Possession Claim and Demand whatsoever either at Law or in Equity of them the said Phebe Vining and Benjamin Wynkoop or either of them either as Executors of the said Abraham Wynkoop deceased or otherwise howsoever of in to or Out of the hereby granted Premises or any Part thereof with the Appurtenances To have and To hold all and singular the said Moiety or undivided half part and Premises hereby granted and every part and parcel thereof with the Appurtenances unto the said Joseph Sims his heirs and Assigns to his and their Own proper use and behoof forever Subject to the Payment of the Just Rents if any due thereon And the said Phebe Vining and Benjamin Wynkoop do and each and either of them doth Authorize empower depuete and Appoint Richard Bassell and George Ward Esquires and each of them jointly and severally to appear for them in a Court of Common Pleas to be holden at Sever Town for the said County of Susqueanna and there for them and in their names and as their Act and Deed to Acknowledge this Indenture in due form of Law in Order that the same may be Recorded In witness whereof the said Parties have to these Presents set their hands and Seals the day and year first above Written.

Sealed and Delivered by Benjamin Wynkoop in the presence of

Samuel R. Fisher Dyre Kearney

By Phebe Vining in the presence of

Guerris Bedford Junr John Vining

Susqueanna County viz I do hereby testify that on the fifth day of May in the year of Our Lord One thousand Seven hundred

Eighty four the Execution of the within Deed by Phebe Vining and the grantors therein named was provided by the Oath of Guerris Bedford Esquire and the same was acknowledged in Open Court in due form of Law by Richard Bassell

We do hereby Acknowledge the having received the full Consideration Money above Mentioned. - Benjamin Wynkoop
Guerris Bedford Junr John Vining
Richard Bassell and George Ward Esquires

Phebe Vining - (Seal)

Benjamin Wynkoop (Seal)

Benjamin Wynkoop

Phebe Vining

whereof I have received