

**Deed, William Rawson to James Brown, 1685**

Source: Chester County, Pennsylvania Deed Book A, page 158  
FamilySearch film no. 20852, image 213 of 505

This document records the sale of 117 acres of land in Chichester by Wolla (William) Rawson to James Brown. The land comprises four parcels, each described in detail. Red highlights are added below and the numbers [1] to [4] inserted for ease of reading.

A map is provided on the free-space page [https://www.wikitree.com/wiki/Space:James\\_Brown%27s\\_Property\\_Holdings](https://www.wikitree.com/wiki/Space:James_Brown%27s_Property_Holdings) that shows the location of each parcel.

This transcription adheres to the spelling, punctuation, and lineation of the original and includes intralinear insertions.

Terms used in this deed include *als*, *allis* for alias; *socage*, or socage, a feudal practice of granting tenure of land in exchange for payment of rent or other nonmilitary service to a superior; *mede*, or meet, an adjective meaning suitable or appropriate; and *lett* or *let*, archaic, meaning hindrance or obstruction. The date is Old Style, often shown as 1685/6.

A perch is a unit of measurement equal to 5½ yards, based on the length of a surveyor's pole, also called a rod or perch. One acre, of which there are 640 in a square mile, is equal to 160 square perches. Parcel 1 is 36 perches by 380 perches; a calculation yields 13,680 square perches or 85.5 acres; it is listed as 87 acres in the document. Parcel 2 is 23 x 115 x 26 x 130 perches. A rough estimate yields a calculated 3,013 square perches or 19 acres, listed as 15 acres in the document. Parcel 3 is an irregular parcel with 10 different edges, the longest of which is its southern border along the Delaware River of 44 perches. It is also bordered by Chichester Creek. The parcel is 7 acres in the document and described as marsh land, as is Parcel 4. Parcel 4 measures 40 x 28 x 30 x 50 perches, which yields 8.5 acres with a rough calculation and is listed as 8 acres in the document.

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Grant **William Rawson** }

**James<sup>to</sup> Brown** }

This Indenture Made the first Day of the

first Month called March in the second year of the reign of King James the Second and the fifth of William Penns Government: **1685**. Between Wolla als William Rawson of Chichester in the County of Chester in the Province of Pensilvania of the one part & James Browne of the township County and Province aforesaid of the other parte Witnesseth that the said Wolla als William Rawson for a consideration of the sum of thirty two Pounds ten Shillings Currant money of Pensilvania to him in hand paid by the said James Brown the receipt whereof is hereby acknowledged and the Said James Brown of the same and of every part and parcel thereof wholly acquitted and discharged Hath aliened Granted bargained Sold released and Confirmed and by these presents doth for him Self his heirs Executors and Administrators allien Grant Bargain Sell release and Confirm unto the said James Brown his heirs and Assigns **One hundred and seventeen acres** of land lying in the Township of **Chichester** aforesaid and now in the tenure & occupation of the said James Brown or

his Assigns according to the bounds and limits herein and hereafter expressed viz [1] one part and parcel thereof Beginning at a corner marked post Standing by the river Side being a corner of William Claytons Seniors land thence up by Delewer River Side thirty Six perches to another Corner post being a corner of Henry Raynolds land thence by a line which divides this from Henry Raynolds land North North west three hundred and eighty perches to a corner Stake thence by a line South west thirty Six perches to a corner marked red oak thence by a line which divides this from William Clayton Juniors land South South three hundred Eighty eight perches to the first mentioned Corner post Containing **Eighty Seven acres** of land [2] One other parcel of the said land Beginning at a corner marked red oak of John Bezers land thence by a line North west twenty three perches to a corner Stake Standing near the King road thence by a line of marked trees which dividis this from Henry Reynolds land North East one hundred and fifteen perches to a corner marked Spanish Oak Standing by the side of Chichester Creek then down by the said Creek Side South East twenty six perches to a corner black oak standing one a stone thence by a line which dividis this from John Bezers land South west One hundred and thirty perches to the first mentioned oak Containing **fiveteen acres** of land [3] one other parcell of Marsh land being on the west Side of Delaware River and on the South side of Chichester Creek begining at a corner Stake Standing on the side of the said Marsh near Henry Reynolds fence thence by a line which dividis this from John Bezers Marsh North East forty four perches to the Mouth of Chichester Creek then up by the said Creek Side North Six Degrees Easterly Sixteen perches South Sixty eight degrees westerly twenty Six perches north Seventy five degrees westerly ten perches North nineteen Degrees westerly Six perches North Sixteen degrees Easterly four perches to the mouth of a Small run which dividis this from Woolla allis William Rawsons Marsh thence up by the side of the said run South eighty six Degrees westerly Sixteen perches South thirty eight Degrees Easterly

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twenty two perches South ten Degrees westerly eleven perches South nineteen Degrees Easterly eleven perches to the first mentioned Stake Containing **Seven acres** of Marsh [4] One other parcel of Marsh on the South east Side of the widdow Johnsons Marsh next to Delaware River Beginning at the Mouth of a Small branch Called Middle neck Run which dividis this from the widdow Johnsons Marsh thence up by the said run Side north Sixty five Degrees westerly forty perches to a Stake Standing by the Runs Side thence by a line which dividis from the widdow Johnsons South fivety One Degrees westerly twenty eight perches to another Small run which boundeth this from this from [sic] the widdow Johnsons ~~South~~ Marsh then down by the said runs Side South twenty eight Degrees Easterly thirty perches to the mouth of the said run by the river Side then up by the rivers Side North fivety Seven Degrees Easterly fivety perches to the mouth of the first mentioned run called middle neck run containing **Eight acres** of Marsh And also all the Estate right Title and Interest of him the said Woolla als William Rawson of in and the said One hundred and seventeen acres as it is before bounded and limited To have and to hold the said one hundred and seventeen Acres and every part and parcel of the same to him the said James Browne his heirs and Assigns forever to the use of him the said James Brown his heirs and assigns to be hold on in free and Common Soc-ety of William Pen Proprietary and Governor of Pensilvania his heirs and Successors as of their manor of Spring towne in the County aforesaid Yielding and paying therefore Yearly and every year unto the Said William Penn his heirs and Successors the rent after the rate of one Bushel of winter Wheat for one hundred acres to such person or persons as Shall be Ordered and appointed to receive the same and the said

Woolla als William Rawson doth for himself his heirs Executors and Administra-  
-tors hereby Covenant grant and agree to and with the said James Brown his heirs  
and Assigns to clear acquit and discharge the said one hundred and seven  
teen acres of land of and from all and all manner of Titles Claims & demands  
whatsomever of any person or persons whatsoever Claiming or to claim by or under  
him them or any or other of them or by any of them or either of their means assent Con  
sent or procurement and further that he the Said James Brown his heirs &  
assigns Shall and may for ever quietly and peaceably have hold and enjoy the  
said One hundred and Seventeen acres of land and every part and parcell thereof  
According to the true intent and meaning of these presents without the lett dis  
-turbances interruption or denial of him the said Woolla als William Rawson his heirs Executors  
Administrators And lastly the said Woolla Rawson doth for himself of his heirs Executors and Ad  
ministrators Covenant promise grant and agree to and with the Said James Brown his heirs &  
Assigns that he the said Woolla als William Rawson his heirs Executors & Administrators  
Shall and will from time to time make do and Execute all Such further act and acts thing  
and things Conveyances and assurances whatsoever as He the said James Brown his  
heirs and Assigns or his or their Attorney learned in the Law Shall think mede and  
Right to be done for the better and Sure making the said one hundred and Seven acres to him  
the said James Brown his heirs and Assigns to use of him and his heirs forever In witness  
whereof the parties to these presents Indentures have Interchangeably set to their hands  
and Seals the Day and year first above written Woolla his mark [mark] Rawson Signed Sealed  
and delivered in the presents of John Hickman George Strouder

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*Transcribed by Lynn Dunlap and proofread and finalized by Julie Kelts July 2019.*

*To find Chester County deeds:*

- Go to <https://www.chesco.org/1402/Deeds-1688-1865> to find the book and page number of the deed.
- Go to [FamilySearch.org](http://FamilySearch.org) for films of the deed books.