

Deed, William Brown to Frances Bowater, 1708, Chester County, Pennsylvania

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The document is written in a script called "Secretary Hand." This transcription adheres to the spelling, punctuation, and lineation of the original, with these exceptions: superscripts have been lowered, insertions incorporated into the text, and in several minor cases, bracketed words added in place of confusing abbreviations.

Terms used in the deed include:

enfeoff, in English law, to give freehold property or land in exchange for a pledge of service;
hereditaments, in law, any property that can be inherited, whether corporeal (physical or tangible) or incorporeal (as a rent or right of way);
messuage, a dwelling house with the adjacent buildings, courtyards, and other adjoining lands used in connection with the household;
perch, a unit of measurement equal to 5½ yards, based on the length of a surveyor's pole, also called a rod or perch;
quitrent, a small annual fee paid by a landowner to the proprietor who had conferred the holding; and
scituate, an archaic version of situate (situated).

Transcribed by Lynn Dunlap, July 2019 and finalized by Julie Kelts, February 2020

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William Brown } **Be it Remembered** that the ~
 } To
Frances } Boweter } Twenty Eighth day of the third month called ~
May In the year of our Lord One thousand seven hundred and eight
Caleb Pusey & Phillip Roman two of the Justices of the peace
Of the County of Chester Certifieth & recordeth here that the Sixth
day of the third month Called May In the seventh year of the
of the Reign of our Sovereign Lady Ann Queen of Great Brit
tain France & Ireland &c and In the year of our Lord one thousand
seven hundred & Eight Before them the sd Justices came Henry
Worley & William Pusey Both of Chester (John Simcock [Deputy]
Recorder of Deeds for the sd County of Chester being present)
and upon their solemn affirmations did declare & say that they
the sd Henry Worly & William pusey were personally p'sent
and Saw William Brown signe seal & And As his act and ~
deed deliver the writeing herein were After entred of Record ~
and that their names Subscribed thereunto as witnesses were of
their proper writteing **Whereupon** the sd. Justices haveing
Certified the sd. proof made the day & year aforesd. under their
hands & seals according to an act of Assembly of this province

Lately made & provided did deliver the sd. writting to me to be entred of record and the same Is Recorded in these words vizt.

§ To all people To Whom these presents Shall come:

William Brown of Chichester in the County of Chester and province of Pensillvania Weaver sends Greeting **where**

:as William Penn proprietary & Governor of the sd. ~

province By his Grant or patent under his hand & great Seal bear:

ing Date the Twentieth day of the twelfth month Anno Domi ~

1683 for the Consideration therein mentioned Did grant and

Confirm unto James Brown his heirs & assignes forever a

certain tract of Land in the sd County of Chester called Podington

scituate on the west Side of Delaware River & on the west Side

of the main Branch of Chichester Creek. Beginning at a [corner]

marked maple Standing by the sd. Branch being a corner marked

tree of Jeremiah Collets Land & from thence by the sd Collets Line

of marked trees West South West ninety Seven perches to a [corner]

marked white oak of the sd. Collets Land from thence Due north by

a Line of marked trees two hundred & ten perches to a corner ~

marked red oak & from thence East North East by a Line of

marked

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Marked trees one hundred & Eight perches to a corner marked

white oak Standing by the side of one of the Branches of:

Chichester Creek thence Down the sd Creek & allso the ~

main Branch on severall courses Two hundred twenty Nine

perches to the first menčoned maple Containing one Hundrd.

and Fifteen [*blotted out*] acres of Land paying to the sd proprietary

and his heirs of the Town of Chester one English Sillver ~

Shilling or vallue thereof in Coyn Curant on the First day

of the First month yearly Forever As in & by the Same ~

patent may at Large appear **And** Likewise the sd. James

Brown by a certain Deed under his hand & Seale Bearing ~

Date the one & twentieth Day of the month Called June Anno

Domini 1705 For the Consideration therein menčoned did ~

Grant & confirm unto the sd. William Brown & his heirs &c

all the aforesd Tract of Land called Podington with the plant:

:ačon thereon As may more at Large Appear in & by the sd Deed

Now Know Ye that the sd William Brown of

Chichester aforesd. for & in consideration of the some Of one ~

hundred pounds Curant mony of Pensilvania to him paid

By Frances Bowater of Middle Town in the County of Chester

aforesd. widdow the Recept whereof he the sd. William Doth:

hereby acknowledge and thereof Doth acquit & forever Dis~

:charge the Sd. Frances Bowater her heirs & Assignes forever

and by these presents Hath Granted Bargained Sold Aliened

Enfeoffed & Confirmed & Doth by these presents grant [Bargain]

Sell Alien Enfeoff & confirm unto the sd. Frances Bowater All & Singular
the sd. one hundred & fifteen acres of Land Scituate Bounded
and Being As is herein above Sett Forth & Described Together
with all that Messuage or Tenement & plantation thereon
and all the out houses Barns Stables Buildings Orchards ~
gardens Fences Woods Ways waters Meadows watercourses:
Fishings Fowlings huntings Rights Liberties priviledges ~
Improvemts Hereditaments & appurtnances whatsoever ~
there unto Belonging or in any wise appertaining and the
Reversions & remainders Rents Issues & proffits thereof and
all Deed Evedences & Writeings concerning the same **To** ~
Have And to Hold the sd. Messuage or Tenemt
Plantation & One hundred & Fifteen acres of Land & all other
the hereditaments & premisses hereby granted with the ~
appurtenances unto the sd. Frances Bowater & her heirs
To the only Proper use of her the sd. Frances Bowater and
her heirs & assigns Forever **under** the Quitrent accruing
For the Same to the Lord of the Fee thereof **And** the sd.
William Brown & his heirs the sd. Messuage plantaçon &
one hundred & Fifteen acres of Land & all other the heredit
aments & premisses hereby granted with the appurtenances ~
Unto

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Unto the sd. Frances Bowater her heirs & Assignes Against
him the sd. William Brown & his heirs & Against all other
persons whatsoever Lawfully Claiming or to Claim by From
or under him them or any of them Shall & will Warrant
and Forever Defend by these p'sents **And** the sd. William
Brown For himself his heirs Executors & Administrators
Doth Covenant promise & Grant to & with the Sd. Frances
Bowater her heirs & Assignes by these presents that he ~
the sd. William Brown & his heirs & all & Every other p'sons
whatsoever Claiming or to Claim the sd. Messuage ~
plantaçon Lands Hereditaments & premisses hereby~
granted or any part thereof by From or under him Shall
& Will att any time hereafter Upon the Reasonable~
Request Cost & Charges in Law of the sd. Frances Bowater
her heirs & Assignes make Execute & acknowledge or cause
so to be All & Every such Act & Acts Deed or Deeds Device or
Devices in Law For the Further & Better Assureance and
Confirmation of the sd. Messuage plantaçon Lands ~
Hereditaments & Appurtnances Hereby granted menčoned
unto the sd. Frances Bowater her heirs & Assignes As by her
or them or her or their Councill Learned in the Law Shall
be reasonably Devised Advised or Required **And** the Sd.

William Brown **In Witness** to these presents hath
here Set my hand & Seal Dated the Twenty First day
of the month Called February in the Year of our Lord one
Thousand Seven hundred & seven Eight ~ William Brown
Sealed & Deliverd in the Presents of ~ Caleb Pusey Henry
Worley William Pusey ~~~~~

