

True Act and deed and desired the same might be recorded as such  
Recorded March 23 1835

Abraham Keeling

# This Indenture

Made the twenty third day of March in the year of our Lord one thousand eight hundred and thirty five Between Edward Hunter of the Township of New Kenton in the State of Pennsylvania, His wife of the one part and Samuel G. Hoopes of the Township of Millstown in the County and State aforesaid of the other part Whereas Edward Hunter, Father of the before named Edward Hunter by virtue of sundry good conveyances or assurances in the law duly had and executed, became in his life time and by his devise or will, amongst other lands, of and in three contiguous tracts or parcels of land with their appurtenances situate lying and being in the Township of Newtown in the County of Delaware the first whereof being a certain tract of land held by the said Edward Hunter in fee, which said part is bounded and described as follows to wit: A post at a corner now or late of Edward Woodyard's land thence South fifty four degrees west, one hundred and thirty three perches to a post, thence by lands of William Hunter South thirty degree East seventy three perches and three tenths to a line of lands of Robert Mendenhall, dec'd. thence North fifty four degrees East — perches by lands of Robert Mendenhall, dec'd. to a post, thence North twenty four degrees East eighty perches to the place of beginning (containing one acre more or less) The second whereof being the same land, which William Hunter gave by Indenture under their hands and seals bearing date the twenty first day of September A.D. 1790 for the consideration therein mentioned did grant and confirm unto their son Edward Hunter father of the said Edward Hunter the said tract, and bounded and described as follows to wit: Beginning according to an old survey at a post on a Black Oak tree in the line of the said William Hunter's land thence North fifty four degrees East by the said land seventy six perches to a post in the line of John Sawber's land thence South twenty five degrees East by the said land and the land late of Jacob Jones, ninety three perches to a Black Oak thence South fifty four degrees East by the land of Joshua Pennell sixty three perches to a Hickory Sapling thence North twenty four degrees East by the land of the said Robert Hoopes seventy six perches to a White Oak Sapling thence North sixty degrees East by the land of the said Robert Hoopes land twenty one perches to the place of beginning (containing thirty seven acres and a quarter or there abouts more or less) The third and last whereof being the same tract or parcel of land which William Hunter by Indenture under his hands and seals, bearing date the fifteenth day of April A.D. 1811 for the consideration therein mentioned did grant and confirm unto Edward Hunter aforesaid and bounded and described as follows Beginning at a stake in the Chester road thence by lands of Robert Mendenhall deceased, about North twenty nine degrees East twenty three perches and a half to a Hickory tree thence by land of Edward Hunter North twenty nine degrees and a half West sixty eight perches to a White oak thence North seventy degrees East ten perches and three fourths of a perch to the aforesaid road thence along the middle of the same following courses and distances viz: South eight degrees and a half East seventeen perches and six tenths to a post and South twenty eight degrees East twelve perches and half of a perch to the place of beginning (containing five acres) and ninety eight perches of land. Which said several contiguous tracts of land contain and aggregate ninety five acres, be the same more or less (and the said Edward Hunter being at the time of his last will & testament in writing bearing date the nineteenth day of the seventh month A.D. 1814 did devise and whereby (amongst other things) he did give and devise as follows, as in and by the said will since his decease duly proved and remaining on the Register Office at Chester, recourse being thereunto appears, to wit I give devise and bequeath to my son Edward Hunter the rest and residue of my plantation being the same and situate in the Township of Newtown joining lands of the said Joseph Hoopes and the Township line Road & others, and the lots of ground I lately purchased of William Beaumont, the same being given to him his heirs & assigns forever. The said plantation & lots of land being the same lands premises in the three above mentioned & described contiguous tracts of land

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I Keoper, at and before the sealing and delivery hereof, the receipt whereof they as hereby acknowledged and show acquit and forever discharge the said Samuel G Keoper, his heirs Executors and administrators, by these presents have granted bargained sold aliened conveyed released and confirmed and these presents do grant bargain sell alien convey release and confirm unto the said Samuel G Keoper and to his heirs and assigns, all that mepage plantation tract of land, with the hereditaments thereto appertaining situate in the Township of Newtown in the County of Delaware bounded by lands of William Hunter, Alice Purkes and others, containing about ninety five acres be the same more or less, being above mentioned bounded and described three several and contiguous tracts or parcels of land with appurtenances together with all and singular other, the houses, out houses buildings barns stables woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereto belonging or in any wise appertaining (excepting and reserving a right of way to a lane of Road twenty feet wide, extending along the south East side of the house described premises and land of Robert Mendenhall, deceased, as by a certain lease bearing date the twentieth day of June here A.D. 1833 will appear), and the reversions and remainders, rents issues and profits thereof also all the Estate, right title interest property claim and demands whatsoever of them the said Edward Hunter and Ann his wife, in law equity or otherwise howsoever of in to or out of the same, so that to hold the said mepage plantation and tract of ninety five acres of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances (excepting and reserving the of way as aforesaid) unto the said Samuel G Keoper his heirs and assigns, to the only proper use and behoof of the said Samuel G Keoper his heirs and assigns forever And the said Edward Hunter for himself, his heirs Executors and Administrators doth covenant promise grant and agree to and with the said Samuel G Keoper his heirs and assigns, by these presents that he the said Edward Hunter and his heirs all and singular the premises hereby granted with the appurtenances unto the said Samuel G Keoper his heirs and assigns against them the said Edward Hunter and Ann his wife and their heirs and against all and every other person and persons whomsoever lawfully claiming to claim by from or under him her, them or any of them shall and will covenant and forever do by these presents In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals Dated the day and year first above written

Signed sealed & delivered in the presence of  
The words "Robert Mendenhall dec'd in the witness and the words eight  
perches in the same line was written before signing and the date of the  
year in the thirty eighth line was written before signing  
Ann Caspin Luke Caspin John Caspin

Edw. Hunter  
Ann Hunter

Signed in the presence of Ann Caspin Luke Caspin John Caspin }  
Delaware County D. De. it remembered that on the twentieth day of March A.D. 1835

Edw. Hunter

the subscriber one of the justices of the peace in and for the County of Delaware aforesaid personally came to  
Hunter and Ann his wife, the grantors above named and severally acknowledged the above written  
deed to be their act and deed and desired the same might be recorded as such according to law  
the said Ann being of full age and by me duly examined separately and apart from her said husband  
the contents thereof being first fully made known to her, declared, on said separate examination that she  
voluntarily and of her own free will and accord did, and as her act and deed deliver the said deed  
without any coercion or compulsion of her said husband In testimony whereof I have hereunto set my  
hand and seal the day and year aforesaid

Recorded March 25 1835

John Collins

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made the twenty third day of March in the year of our  
eight hundred and thirty five Between Edward Hunter of the Township of New Marlborough in the  
State of Pennsylvania, John his wife of the one part and Samuel S. Cooper of the Township of Helltown  
State of said of the other part Whereas Edward Hunter, Father of the before named Edward Hunter,  
by virtue of sundry good Conveyances or assurances in the law duly had and executed, became in his life time  
his devise real of fee, amongst other lands, of and in three contiguous tracts or parcels of land with the  
situate lying and being in the Township of Newtown in the County of Delaware, the first whereof, being part  
of land, held by the said Edward Hunter in fee, which said part is bounded and described as follows to  
wit: a post, a corner now or late of Edward Howard's land, thence South fifty four degrees west, one hundred & 1/2  
feet to a post, thence by land of William Hunter South thirty degree East seventy three perches and three tenths  
of a line of land of Robert Mendenhall, dec'd. thence North fifty four degree East \_\_\_\_\_ perches by land of  
Robert Mendenhall, dec'd. to a post, thence North twenty four degree West, eighty perches to the place of beginning (containing  
\_\_\_\_\_ acres, more or less, The second whereof being the same land, which William Hunter, wife by  
\_\_\_\_\_ under their hands and seal bearing date, the twenty first day of September A.D. 1790 for the consi-  
deration therein mentioned did grant and confirm unto their son Edward Hunter father of the said Edward Hunter  
the said part, and bounded and described as follows to wit: Beginning according to an old survey at a post  
black Oak tree, on the line of the said William Hunter's land, thence North fifty four degree East by  
\_\_\_\_\_ land seventy six perches to a post on the line of John Hawke's land, thence South twenty five degree East by  
\_\_\_\_\_ land and the land late of Jacob Jones, ninety three perches, to a Black Oak, thence South fifty four degree  
East by the land of Joshua Pennell sixty three perches to a Hickory Sapling, thence North twenty five degree West  
by the land of the said Robert Sipping seventy six perches to a white oak Sapling, thence North sixty degree West by the  
land of the said Robert Sipping land twenty one perches to the place of beginning (containing thirty seven acres and a quarter of  
the same, more or less) - The third and last whereof, being the same tract or parcel of land, which William  
Hunter by Indenture, under his hand and seal, bearing date the fifteenth day of April A.D. 1811 for the consi-  
deration therein mentioned did grant and confirm unto Edward Hunter aforesaid, and bounded and described  
as follows: Beginning at a stake in the Chester road, thence by land of Robert Mendenhall, deceased, South  
thirty five degree East twenty three perches and a half to a hickory tree, thence by land of Edward Hunter aforesaid  
North twenty nine degrees and a half West, sixty eight perches to a white oak, thence North seventy two  
degrees West ten perches and three fourths of a perch to the aforesaid road, thence along the middle of the same the  
following courses and distances: viz: South eight degree and a half East, seventeen perches and six tenths  
of a perch and South twenty eight degree East twelve perches and half of a perch to the place of beginning (con-  
taining five acres and ninety eight perches of land) Which said several contiguous tracts of land contain  
the aggregate ninety five acres, be the same more or less, (and the said Edward Hunter being at the time of his  
decease his last will & testament in writing bearing date the nineteenth day of the seventh month A.D. 1817  
wherein and whereby (amongst other things) he did give and devise as follows, as in and by the said will  
shall since his decease duly proved and remaining in the Registers Office at Chester, recense being thereunto  
appears, to wit: I give, devise and bequeath to my son, Edward Hunter the rest and residue of my  
plantation, being the same I now live on, situate in the Township of Newtown joining lands of the said John  
Hunter, Joseph Wood, and the Township line Road & other, and the lot of ground I lately purchased of  
William Beaumont, the same being given to him his heirs & assigns forever. The said plantation is situate  
between the same lands & premises in the three above mentioned & described contiguous tract  
of land. Now this Indenture witnesseth that the said Edward Hunter and John his wife for

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