

Deed, DE, Kent, **BENJAMIN BLACK** to **JEHU TURNER** 1794

This indenture made this 19th day of February in the year of Our Lord 1794.

Between **BENJAMIN BLACK** of Mispillion hundred Kent County in the state of Delaware, Yeoman, and **ELIZABETH [BLACK]** his wife of the one part, and **JEHU TURNER** of the same place, Yeoman, of the other part.

WHEREAS **JAMES MCKNITT**, a former resident of the county and state aforesaid, deceased in his lifetime was seized and possessed of a certain tract of land situated in the hundred, County and state aforesaid and being so seized died intestate leaving sundry issue, viz: **ELIZABETH** the wife of the above named **BENJAMIN BLACK**, **JAMES MCKNITT**, **JOHN MCKNITT**, **ROBERT MCKNITT**, and **WILLIAM MCKNITT** to whom the said tract of land descended and by virtue of an order of the orphans Court for said County the same was divided the widows thirds being first laid off and then the several other allotments and to **ELIZABETH** the above name named was laid off a certain part on the north side of the whole premises and draught of which is above exhibited by the letters A B C D E F G H & etc and after the decease of the widow, **MAGDALIN MCKNITT** in pursuance of another order of said Court the dower was also divided, and a certain part thereof laid off to the said **ELIZABETH BLACK** which she, the said **ELIZABETH BLACK**, with her husband **BENJAMIN BLACK**, for and in consideration of 29% acres of land which is represented on the above Draught by the letters A, H, I, K, conveyed unto the above named **JOHN MCKNITT** which will at large appear by a deed of sale to the said **MCKNITT**, reference there to being had & c.

NOW THIS INDENTURE witnesseth that the said **BENJAMIN BLACK** and **ELIZABETH BLACK** his wife for and in consideration of the sum of £301.04.09 lawful money of this state, 56 lb being already paid a receipt for which the said **BENJAMIN BLACK** and **ELIZABETH** his wife do hereby acknowledged, and the remainder secured to be paid half granted, bargain, sold, aliened, remise de, released, enfeoffed, conveyed and confirmed and by these presents the said **BENJAMIN BLACK** and **ELIZABETH** his wife do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said **JEHU TURNER** his heirs and assigns forever all the lands which they, the said **BENJAMIN BLACK** and **ELIZABETH** his wife, do now possess which whereof the said James **MCKNITT**, deceased, at the time of his death and all claims in, and to such land as the metes and bounds of the part there by conveyed are as follows, viz:

Beginning at a marked White Oak and extending from thence S 12 degrees and 15 minutes E 60 to perches to a stake by a marked Red Oak a corner of **WILLIAM MCKNITT**'s land; thence with **MCKNITT**'s line S 63 degrees E 146½ perches to a Spanish Oak, a corner of **ROBERT** and **WILLIAM MCKNITT**'s land; thence with said **ROBERT**'s line N 40¾ degrees E 129 perches and 2/10 of a perch to a stake in the white Savannah; thence with the line of **ROBERT FLEMING**, N 51 degrees W 32 perches to a corner Sweetgum; thence S 56¾ degrees W 62½ perches to a dead White Oak on the SW side of the white Savannah; thence N 41½ degrees W 35 perches to a post; thence N 68th W 19 perches and two tenths of a perch to a White Oak, a corner of John **STUART**'s land; thence N 79 W 38 perches to a marked gum bush; thence N 89½ degrees W 76 perches home to the place of beginning.

Containing 100 acres and 66 square perches of land, be the same more or less.

TOGETHER WITH all and singular the houses, buildings, and improvements with all the appurtenances and privileges thereunto belonging and the reversion and remainders, issues and profits thereof and all the estate, right, title and possession.

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TO HAVE AND TO HOLD the said hereby granted premises with all the appurtenances unto the said **JEHU TURNER** his heirs and assigns to the only proper use, benefit, and behoof of the said **JEHU TURNER**, his heirs and assigns forever.

AND the said **BENJAMIN BLACK**, and **ELIZABETH** his wife, for themselves, their heirs, executors, and administrators does here by covenant, promise, grant and agree to end with the said **JEHU TURNER**, his heirs and assigns, by these presents that they the said **BENJAMIN BLACK** and **ELIZABETH** his wife, their heirs, executors, and administrators the said hereby granted premise with the appurtenances unto the said **JEHU TURNER**, his heirs and assigns forever, against the future claim of them, the said **BENJAMIN BLACK** and **ELIZABETH** his wife, their heirs and against the claim or claims of all and every person or persons whomsoever claiming or to claim by, from, or under them the said **BENJAMIN BLACK** and **ELIZABETH** his wife their heirs or any of them shall and will warrant and forever defend by these presents.

In witness whereof the said **BENJAMIN BLACK** and **ELIZABETH** his wife have hereunto set their hands and seals the day and date first above written.

**BENJAMIN BLACK**  
**BETSY [ELIZABETH MCKNITT] BLACK**

Sussex County  
In the state of Delaware

Be it remembered that on the 12th day of September 1794 personally appeared before me one of the judges of the Court of Common Pleas of the state aforesaid, **BETSY BLACK** the wife of the within named **BENJAMIN BLACK** party to this indenture and she being of full age and examined by me separate and apart from her husband did declare that she became a party to see with indeed & the same without being induced thereto by menaces, threats or persuasion of her said husband or any other person. **BENJAMIN BLACK** the grantor also appeared in personally before me and did acknowledge that within deed with the lands and premises there in specified the right of the grantee **JEHU TURNER**.

In testimony whereof I have hereunto set my hand

**DANIEL RODNEY**

A true copy, test **SIMON WILMER WILSON** recorder

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