

Deed, DE, New Castle, Peter Coudrat to Andrew Bryan 1727

THIS INDENTURE made the 10th day of August in the 14th year of the reign of our Sovereign King George over Great Britain & etc. in the year of Our Lord 1727.

BETWEEN **PETER CORDRETT** of Kent County upon Delaware, Yeoman, and **FRANCINA** his wife of the one part and **ANDREW BRYAN** of St. George's hundred in the county of New Castle upon Delaware, Turner, of the other part. Whereas **SAMUEL GRIFFING**, late of Duck Creek in the said County of New Castle, Yeoman, and **MARY [GRIFFING]** his wife and **JOHN TAYLOR**, late of the county of Newcastle aforesaid, yeoman, and **ANNIE [TAYLOR]** his wife and other others in and by a certain indenture or instrument of writing, under their hands and seals duly executed, reciting as therein is recited for the consideration there in mentioned did grant and convey unto the said **PETER CORDRETT** and his heirs and assigns a certain tract or parcel of land situate, lying and being in the county of New Castle aforesaid on the north side of a small run commonly called Miln run containing by metes and Bounds in the recited indenture mentioned 227 Acres.

TO HOLD to the said **PETER CORDRETT** his heirs and assigns forever, under certain rents or differentiation XXX in the said recited indenture mentioned as by the same indenture dated the 28th day of August in the year of Our Lord 1721 recorded in the rolls rolls office at Newcastle in the county of Newcastle above said in page 221 as XXX XXX being there on to add may appear.

NOW THIS INDENTURE witnesseth that the said **PETER CORDRETT** and **FRANCINA** his wife, for and in consideration of the sum of £130 to them in hand paid by the said **ANDREW BRYAN**, aforesaid, or before the ensealing and delivery of these presents, the receipt whereof they the said **PETER CORDRETT** and **FRANCINA** his wife do hereby acknowledge thereof, and of and from every part and parcel of the said land do clearly acquit, exonerate, and discharge the said **ANDREW BRYAN** his heirs and executors and administrators and assigns and every of them for each by these presents they the said **PETER CORDRETT** and **FRANCINA** his wife have granted, bargained, sold, enfeoffed, aliened, conformed and by these presents doth fully, freely, clearly and absolutely grant, bargain, sell, alien, enfeoff and confirm unto the said **ANDREW BRYAN** his heirs and assigns forever a certain part or parcel of the above recited 227 Acres house land situate and being as above said.

Beginning for the part or parcel at a Spanish Oak standing upon Miln Creek and running N 3 degrees W 48 perches to a stake in the field; then by the Old Line N NW 100 perches to a Corner Black Oak; then by **CARDIN's** late line NE 100 perches to a corner hickory; and from thence E NE 66 perches to a corner White Oak by a branch of Miln Creek being a corner of **WILLIAM CARDIN's** late land also then up that Branch N 24 perches N 23 degrees E 26 perches, N 22 degrees W 40 perches, N 53 degrees W 38 perches, N 76 degrees W 30 perches to a corner White Oak of the land late of Dr. **PATRICK REILLY**; thence by a line of marked trees S 33 degrees W 100 perches to an old Corner Black Oak; 158 perches to a double Maple standing in Miln Creek; thence down that Creek 50 degrees E 38 perches; S 71 degrees E 30 perches; S 42 degrees 44 perches; N 72 degrees E 32 perches; N 40 degrees E 24 perches; N 86 degrees E 32 perches; N 75 degrees E 34 perches; S 37 degrees E 40 perches; S 47 degrees E 37 perches; S 20 degrees E to perches; S to the first mentioned corner Spanish Oak and place of beginning.

CONTAINING BY ESTIMATION 195 Acres together with all houses, out houses, buildings, gardens, orchards, fields, fences, woods, underwoods, timber, trees, meadows, marshes, swamps, cripples, savannahs, ???, huntings, hawkins, fishings, fowlings,

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ways, waters, water courses, improvements, rights, liberties, privileges, hereditary, members, appurtenances, whatsoever to the said and here by above granted or mentioned to be granted or any part thereof the longing or in any wise after tanning or there with used, occupied, possessed, enjoyed, accepted, recited, ???, as part parcel or member of the said granted premises or appurtenances thereunto and the reversion or reversions, remainder or remainders, rents, issues, profits, commodities of all and singular the aforesaid granted premises all the estate, right, title, interest, use, possession, trust, property, claim or demand of the said **PETER CORDRETT** and **FRANCINA** his wife or either of them there or either of their errors of, in, or to the same or any part thereof.

Together with all deeds, writings, leases had or to be had or obtained by the said **PETER CORDRETT** and **FRANCINA** his wife or either of them concerning the same premises mentioned to be here by granted as aforesaid or any part thereof.

TO HAVE, HOLD AND RETAIN the said 195 acres of land and all and singular other the premises mentioned or intended to be here by above granted unto the **ANDREW BRYAN** his heirs and assigns to the only proper use and behoof of the said **ANDREW BRYAN** his heirs and assigns forever. And the yearly quit rents here after to become due to the chief Lord or Lords of the fee thereof and the **PETER CORDRETT** for himself the said **FRANCINA** his wife his heirs, executors, administrators doth covenant promise, grant to and with the said **ANDREW BRYAN** his heirs and executors and administrators to and with every of them by these presents that he the said **PETER CORDRETT** and **FRANCINA** his wife the said **PETERS** heirs, executors and administrators and every of them the said piece and parcel of land as above describe situate butted and bounded with all and singular the premises appurtenances above mentioned or intended to be granted against them and each of them and against all other person or persons, whomsoever, lawfully having or claiming or hereafter lawfully to have or claim any right, estate, title, or interest of, in, or to the same land premises or any part or parcel thereof shall and will warrant forever defend by these presents.

And at the said **PETER CORDRETT** and **FRANCINA** his wife now are or one of them now is and Standish lawfully rightfully and independently seized of the land all and singular or other the premises here by above granted or mentioned to be granted of a good sure and perfect and absolute and indefensible indefeasible estate of inheritance in fee simple without any manner or condition. contingent trust, or proviso by mutation of use or uses or other restraint matter or thing to alter, change, charge, determine or make void the same and shall and will continue to be seized until an estate thereof in fees simple be vested and ??? in the said **ANDREW BRYAN** his heirs and assigns and that the same land and premises now are and be and from hereafter and forever hereafter shall remain, continue and be unto the said **ANDREW BRYAN** his heirs and assigns freely, clearly and absolutely acquitted and discharged or else from time to time and upon request of him the said **ANDREW BRYAN** his heirs or assigns well and sufficiently saved and kept harmless and indemnified by the said **PETER CORDRETT**, and **FRANCINA** his wife, his heirs executors and administrators or some or one of them and from all and all manner of former and other bargains, grants, gifts, sales, leases, indentures, dowers, uses, wills, judgments, executions, seizures, forfeitures, rents, arrearages of rents, fines, issues, americiament, all other charges, titles, troubles, incumberances whatsoever the rents and services due and payable and to become due and payable to the chief lord of the fees are of only accepted and foreprized.

And that he just said **ANDREW BRYAN** his heirs and assigns and every of them shall and may from here forth and forever hereafter peaceably and quietly, have, hold,

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use, occupy, possess, and enjoy the said land, improvements and premises above-mentioned or intended to be granted and all and every the rents, issues, profits, and commodities their of arising and growing or hereafter to arise or give, have and take without the lawful let, suit, troubles, interruption, expulsion, hindrances, molestation, or denials of the said **PETER CORDRETT** and **FRANCINA** his wife or either of them or any other person or persons whomsoever the ???.

And that the said **PETER CORDRETT** and **FRANCINA** his wife and his heirs and all and every other person and persons there errors anything having or causing or claiming or that shall or may have or claim any right, title, interest, of, in or, to the said land, improvements, and premises above granted or mentioned to be granted by, from, or under the said **PETER CORDRETT** and **FRANCINA** is wife or either of them shall and will at any time hereafter within the space of seven years not ensuing the date of these presents at the reasonable request charge in the law of the said **ANDREW BRYAN** his heirs and assigns make, levy, execute, acknowledge, suffer and causes and prosecutions be made and obeyed and executed and acknowledged and suffered and every such lawful and reasonable act or acts and devises and conveyances and assurances in the law whatsoever for the further better more perfect assurance sure making, having and enjoying of the sudden land and all in singular the other premises above mentioned or intended to be granted unto the said **ANDREW BRYAN** his heirs or assigns as by the said **ANDREW BRYAN** his heirs or assigns or his or there or either of their counsel learned it in the law shall reasonably devised, advised or required.

So as for the making or executing such further or other convinces the parties that shall be or to execute the same be not for doing their of compelled or comparable to travel further or elsewhere than to New Castle in the county of New Castle.

Hereunto in the day and year first above written hereby empowering **DAVID FRENCH** of New Castle to appear there in open court in our stead to acknowledge the above written deed according to due form of law.

PETER CORDRETT
FRANCES CORDRETT

Sealed and delivered

ROBERT GORDON
DAVID FRENCH

Witness to the power of attorney

WALTER ??? {his M mark}

Acknowledged in open Court of Common Pleas held at New Castle for the county of New Castle upon Delaware in the year of Our Lord 1727 and the first year of his ???

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