

Deed, DE, Sussex, JOHN BLACK to BENJAMIN BLACK 1781

Deed **BENJAMIN BLACK** from **JOHN BLACK JR.**

TO ALL CHRISTIAN PEOPLE to whom these presents shall come, I, **JOHN BLACK JR.**, of the county of Sussex on Delaware, tailor, send a greeting.

WHEREAS there is two certain pieces or parcels of land the one containing 106 acres being part of a larger tract or parcel of land containing 475 acres, situate, lying, and being in Cedar Creek hundred in the county aforesaid, granted by proprietaries warrant to a certain **ROBERT HUDSON** the other piece or parcel of land and marsh containing 30 Acres being part of a larger tract of land and marsh originally granted by patent on to a certain **ROBERT HART** situated and lying and being in the hundred and county aforesaid on the bay known by the name of LONG Acre, the first above mentioned 106 acres of land **JAMES BLACK**, father of the above named **JOHN BLACK**, purchased of the heirs of **CHARLES COULTER**, deceased, the other 30 acres of land and marsh he, the said **JAMES BLACK**, purchased of his brother, **JOHN BLACK**, and was a part of the intestate lands of his father, **GEORGE BLACK** deceased.

AND the said **JAMES BLACK**, being so seized and possessed of the said two parcels of land and marsh afterward died intestate leaving **ELIZABETH [BLACK]**, his widow, and issue five children, to quit: **JOHN** his eldest son, party to these presents, **MARY [BLACK]**, **ELIZABETH [BLACK]**, **DELILA [DELILAH BLACK]**, and **JOSEPH [BLACK]** to whom the said lands descended and came as his next of kin and heirs under the Act Of The Assembly For The Better Settling Intestate Estate in the manner and form following, that is to say, the one third part, thereof, to **ELIZABETH**, his widow, before and during her natural life, 2 1/6th parts thereof to the above named **JOHN**, his eldest son, and 1/6th part thereof to each of his other children.

AND WHEREAS **GEORGE BLACK**, guardian of the said **JOHN BLACK** had an Orphan's Court held at Lewes, for the county aforesaid, on the 10th day of February 1777 obtained an order of the said court for the division of the said lands whereby Messrs. **DONOVAN SPENCER, WILLIAM BELL, JOHN CHANCE, WILLIAM DRAPER, THOMAS EVANS** were appointed to enter on the said lands and make partition there of agreeable to the Act Of Assembly, aforesaid, which said five freeholders, in pursuance of the said order of the Court, did enter on the said lands and, with the assistance of skillful surveyor, caused to be laid off by metes and bounds unto **ELIZABETH**, the widow of the said **JAMES BLACK**, the quantity of 35 acres and 29 perches of land in full of her third or dower of the first above mentioned 106 acres of land together with the old part of the dwelling house, one kitchen and corn crib, and also 10 acres of marsh on the bay-side, and reported that the remainder and residue of the said two parcels of land and marsh would not admit of division among the heirs aforesaid without marring or spoiling the whole as by their return, recourse being thereunto had, may more fully and at-large appear.

NOW KNOW YE that I, the said **JOHN BLACK**, eldest son of the said **JAMES BLACK** for and in consideration of the sum of £25 lawful money. to him in hand paid by **BENJAMIN BLACK** of the county of Sussex aforesaid, yeoman, the receipt whereof he, the said **JOHN BLACK**, does hereby acknowledge and himself there with fully satisfied, contented, and paid as also for divers other good causes and consideration him thereunto moving have remised, released, and by these presents he, the said **JOHN BLACK**, doth remise, release and forever quitclaim unto the said **BENJAMIN BLACK** his heirs and assigns and to his and their Peaceable possession, season and being all the estate, right, title, interest, possession, reversion, claim and demand whatsoever which I, the said **JOHN BLACK**, now have, may, might, or ought to have or which at any time or times hereafter shall, or may have, might, or ought to have, or claim if these presence had never been made either in law or equity or otherwise

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whatsoever of, in, or two all and singular the above mentioned and described two pieces or parcels of land, as well as that part laid off and allotted to **ELIZABETH**, the widow of the said **JAMES BLACK**, for her third dower of and in the land and premises aforesaid as otherwise, with the appurtenances thereunto belonging. To have and to hold all my right, title, and interest of and in the said lands and premises unto the said **BENJAMIN BLACK**, his heirs and assigns to the only proper use and behoove of the said **BENJAMIN BLACK**, his heirs and assigns forever so that neither I, the said **JOHN BLACK**, nor my heirs or any other person or persons for me or in any name, right, or stead shall or will buy anyways or means have here after any claim, challenge, or demand any estate, right, title, or interest of, in, or to the said lands and premises, as well as the reversion and reversions of that part of the said land laid off and allotted to the widow as aforesaid for her third or dower, after her deceased as otherwise, with the appurtenances thereunto belonging or in any wise appertaining but from all and every estate, right, title and interest shall be utterly excluded and forever barred by these presents.

In testimony where of the said **JOHN BLACK** have hereunto set his hand and affixed his seal this 8th day of February in the year of Our Lord 1781.

JOHN BLACK {seal}

Sealed and delivered in the presence of us

JOSEPH HALL
PHIL RUSSELL

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Sussex County

At a court of common pleas held at Lewes for the county of four said the 8th day of February in the year of Our Lord 1781 the within deed was acknowledged in due form of law by and unto the parties there in named.

Test **JOSEPH HALL**, deputy prothonotary

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