

Deed, DE, Sussex, MARGARET STEPHENSON to ARTHUR HAZZARD, 1776

ARTHUR HAZZARD from MARGARET STEPHENSON

THIS INDENTURE made the 9th day of March in the sixteenth year of the reign of our Sovereign Lord George the third by the grace of God of Great Britain, France and Ireland King defender of the faith and so forth and in the year of Our Lord one thousand seven hundred and seventy six.

BETWEEN **MARGARET STEPHENSON** of the county of Sussex on Delaware administratrix of all and singular the goods and chattels, rights and credits which were of **LEMUEL COLLESON PAYNTER**, late of the said County, Yeoman, deceased of the one part and **ARTHUR HAZZARD** of the same county, Yeoman, of the other part.

WITNESSETH that ye said **MARGARET STEPHENSON** after having fully administered the estate of the said **LEMUEL COLLESON PAYNTER** preferred a petition to a court of Orphans setting at Lewes for the county of Sussex aforesaid the 6th day of December in the year of Our Lord 1775 before **WRIXAM LEWIS**, Esquire and his Associate Justices of the said Court praying in order for the sale of so much of the land or real estate of the said deceased as would be sufficient to pay and discharged the remainder of his just debts. Whereupon the premises was considered by the court and it appearing that ye personal estate of the said **LEMUEL COLLESON PAYNTER** was not sufficient to pay and discharged his just debts, whereupon the court did cause in order to be made authorizing and empowering the said administratrix to sell and convey 130 acres of land part of the real estate of the said deceased agreeable to an act of general assembly of the government in such case made and provided as by the records of the orphans Court reference being there into had maybe more fully and at large appear.

AND WHEREAS the said **LEMUEL COLLESON PAYNTER** died seized of a certain tract or parcel of land situated, lying and being in Lewes and Rehoboth hundred being part of a larger tract of land called and known by the name of Peach Blossom originally granted by patent bearing date the 25th day of March in the year of Our Lord 1676 a certain John King and by several more conveniences and descents in law vested in and became the right and property of the aforesaid **LEMUEL COLLESON PAYNTER** whereupon the said **MARGARET STEPHENSON**, administratrix, was in pursuance of the said order of Court made pursuant to the act of the assembly aforesaid did exposed to sell the said 130 acres of land after having given public notice of the day of sale thereof pursuant to the direction of the act of the assembly and thereupon the said lands were purchased by the said **ARTHUR HAZZARD**, party to these presents, he being the highest bidder for the sum of £295.15 which said piece or parcel of land being a part of the above-mentioned land is butted and bounded as followeth.

Beginning at a corner post by the run of the branch of **WARREN's** Creek about 10 perches below the house lately occupied by **ELIJAH NECK** and running from thence S 67 degrees 58 minutes easterly 141½ perches to a post by ye roadside dividing said land from lands of the heirs of **RICHARD PAYNTER**, deceased; then with said road N by W 37 perches; N 1 degree E 34 perches; N 16 degrees E 52 perches; N 24 degrees E 16 perches; N 4 degrees W 24 perches; N 15½ degrees E 48 perches; N 9 degrees E 29 perches to the line claimed by and in possession of the heirs of **STEPHEN GREEN**, deceased; then with said line S 87 degrees 11 minutes W 103 perches to a corner Red Oak at the valley of the aforesaid **WARREN's** Creek; then down the side valley on the several courses in the middle thereof and binding therewith home to the first post.

Containing 130 acres of land.

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NOW THIS INDENTURE WITNESSETH that the said **MARGARET STEPHENSON** for and in consideration of the sum of £295.15 lawful money of the government of the counties of New Castle, Kent and Sussex on Delaware to her in hand paid by the said **ARTHUR HAZZARD** the receipt whereof she, the said **MARGARET STEPHENSON**, does hereby acknowledge and herself therewith fully satisfied, contented and paid and thereof of every part and parcel thereof does exonerate, acquit and forever discharge the said **ARTHUR HAZZARD**, his heirs, executors and administrators have given, granted, bargain, sold, alienated, conveyed and confirmed and by these presents to freely, fully, and absolutely give, grant, bargain, sell, alien, convey and confirm under the said **ARTHUR HAZZARD**, his heirs and assigns forever, all that above-described piece or parcel of land together with all and singular the houses, orchards, gardens, pastures, waters, water courses, woods, under woods, profits, commodities, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and all the estate, right, title, interest, claim and demand whatsoever of, in, or to the hereby granted land and premises and every or any part or parcel thereof and the reversion and reversions, remainder and remainders, rents, issues, profits thereof and of every part and parcel thereof, together with all and singular the deeds, evidences and writings touching and concerning the same.

TO HAVE AND TO HOLD the hereby granted land with all and singular the premises herein before mentioned or intended to be hereby granted, bargained, sold and every part and parcel thereof with their, and every of their, appurtenances unto the said **ARTHUR HAZZARD** his heirs and assigns to the only proper use and behoof of them, the said **ARTHUR HAZZARD** and his heirs and assigns, forever in as full, free, and ample a manner as the said **LEMUEL COLLESON PAYNTER** and his lifetime ever held and enjoyed the same.

In Witness whereof ye said **MARGARET STEPHENSON** have hereunto set her hand and a fixed her seal the day and year first above written.

MARGARET STEPHENSON {seal}

Sealed and delivered in our presence

DAVID TRAIN
ISAAC BRADLEY

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Sussex County on Delaware

Be it remembered that out of court of common pleas held agreeable to adjournment at Lewes the 27th day of April in the year of Our Lord 1776 the within deed was acknowledge to do form of law by and unto the parties there in named.

In testimony whereof I have urine to set my hand and seal of office the 29th day of April aforesaid

DAVID TRAIN, Deputy prothonotary

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