

**Deed, DE, Kent, William Mulnix to James Johnson 1795**

THIS INDENTURE made the 13th day of April in the year of Our Lord 1795, between **WILLIAM MULNIX** of Cedar Creek hundred, Sussex County, in the state of Delaware, Yeoman, and **UNICY [JOHNSON MULNIX]** his wife of the one part and **JAMES JOHNSON**, son of **SAMUEL JOHNSON**, of Mispillion hundred, Kent County in the state of Delaware, Yeoman, of the other part.

WHEREAS the aforesaid **WILLIAM MULNIX**, and **UNICY** his wife, by a certain bond or obligation made in writing, bearing date November the 14th 1776 did contract with **SAMUEL JOHNSON**, father to the above named **JAMES JOHNSON**, for the conveyance of all their right, title, properties and claims of a certain tract of land situated, lying and being in Mispillion hundred, Kent County, in the state of Delaware aforesaid and in the upper Forks of Nanticoke Branch, the same being a tract of land sold to **JOHN JOHNSON**, grandfather to the aforesaid **UNICY MULNIX**, by a certain **THOMAS PARKER**, as well their part or right in any other tract or parcel of land adjoining to the former which was taken up by **JAMES JOHNSON**, father to the aforesaid **UNICY MULNIX**, by virtue of a proprietaries warrant bearing date April 8th 1756. And the said **SAMUEL JOHNSON** having since departed this life too wet on the 30th day of September in the year of Our Lord 1792, having first made his last will and testament in writing by which he devised to his son **JAMES JOHNSON** apart hereto all his home, plantation to which belonged the part or right of the lands before mentioned which were of the aforesaid **WILLIAM MULNIX** and **UNICY**, his wife, who never executed any deed of conveyance to the said **SAMUEL JOHNSON** in his lifetime, but now, being willing to comply with and fulfill their previous contracts and for and in consideration of the sum of 5 shillings to them in hand paid, together with what was paid by the said **SAMUEL JOHNSON** the receipt of which is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents the said **WILLIAM MULNIX**, and **UNICY** his wife, do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said **JAMES JOHNSON** his heirs and assigns forever, all their part, right, title, claim and demand of, in, and to the lands that war of **JAMES JOHNSON** which has been before mentioned, the said **JAMES JOHNSON** being the father of the aforesaid **UNICY MULNIX**.

TOGETHER with all and singular the improvements, tenements, privileges, hereditaments, and appurtenances, and all things thereunto appertaining or in any wise belonging with all the estate, right, title and estate with the reversion, remainder, and profits thereof and all things belonging thereto.

TO HAVE AND TO HOLD the said hereby granted premises with the appurtenances, unto the said **JAMES JOHNSON**, his heirs and assigns to the only proper use, benefit and behoof of him the said **JAMES JOHNSON** his heirs and assigns forever. And the said **WILLIAM MULNIX** and **UNICY** his wife for themselves, their heirs, executors, and administrators do covenant, promise, grant and agree to and with the said **JAMES JOHNSON** is heirs and assigns by these presents that he the said **WILLIAM MULNIX** and **UNICY** his wife and their and each of their heirs, executors, and administrators that hereby granted premises described as half been set forth with all the appurtenances unto the said **JAMES JOHNSON** his heirs and assigns forever against the future lawful claim them the said **WILLIAM MULNIX** and **UNICY** his wife, and their and each of their heirs Executives and administrators and against the claim or claims of all and every person or persons whatsoever lawfully claiming or to claim the same by, from, or under him, her, them or any of them shall and will warrant and forever defend by these presents.

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And the said **WILLIAM MULNIX** and **UNICY** his wife do hereby authorize and empower **NICHOLAS REDGELY, ROBERT CLARK, THOMAS TAYLOR,** and **JACOB FURBAY** all of the county of Kent aforesaid or either of them their lawful attorney or attorneys for them under their names to acknowledge and deliver this present in denture in open court of Common Pleas to be held at Dover in the county of for said or elsewhere as there act and deed to the intent the same may be recorded as such according to law.

In witness whereof the said **WILLIAM MULNIX** and **UNICY** his wife have hereunto set their hands and seals the day and year first above written.

**WILLIAM MULNIX** {seal}  
**UNICY MULNIX** {seal, her mark}

Sealed and delivered in the presence of us

**JOHN COLLINGS**  
**NATHAN JOHNSON**

Kent County

Be it remembered that on the 14th day of April in the year of Our Lord 1795, before me **WILLIAM KILLEN**, chancellor of the state of Delaware came **WILLIAM MULNIX** and **UNICY**, his wife, and then at Dover in the county of four said did acknowledge the with indeed of bargain and sale to **JAMES JOHNSON** within named with the land and premises their invention to be his right and property according to the report affect true intent and meaning of the said deed.

And at the same time the said **UNICY MULNIX**, out of the presents and hearing of the said **WILLIAM MULNIX**, her husband, being by me examined to declare and say that she, the said **UNICY**, became and is a party to the with indeed of her own free will and accord without being thereunto induced or compelled by any force, fear, threat or compulsion of, from or by the said **WILLIAM MULNIX**, her husband.

Examined by me, **WILLIAM KILLEN**

A true copy test

**SIMON WILMER WILSON**, recorder

NOTES:

Two JAMES JOHNSONS MENTIONED

UNICY JOHNSON MULNIX > JAMES JOHNSON > JOHN JOHNSON  
JAMES JOHNSON > SAMUEL JOHNSON

Search: **MULNIX, MULLINAX, MULLINEX, MULLINEAUX**

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