

Deed, DE, Sussex, Wynkoop executors to Joseph Sims 1785

Deed **JOSEPH SIMS** from **WYNKOOP**'s Executors

THIS INDENTURE made the 8th day of March in the year of Our Lord 1785.

BETWEEN **PHEBE VINING** of Wilmington in the county of New Castle in Delaware, widow, and **BENJAMIN WYNKOOP** of the city of Philadelphia, gentlemen, surviving executor of the last will and testament of **ABRAHAM WYNKOOP**, late of Sussex County and the state of Delaware, Esquire, deceased, of the one part and **JOSEPH SIMS** of the city of Philadelphia, Gentlemen, of the other part.

WHEREAS the said **ABRAHAM WYNKOOP** in his last will and testament, in writing, bearing the date the 15th day of November 1763 did order and direct his executors therein named to sell and convey the residue of his real estate not therein disposed of in order to raise money to pay his legacies in the said will bequeathed, and of his said will did appoint the said **MARY WYNKOOP**, **PHEBE VINING**, **BENJAMIN WYNKOOP**, and **THOMAS WYNKOOP** his executors, (which said **MARY WYNKOOP** and **THOMAS WYNKOOP** are since deceased) as in and by the said will duly proved, made remaining of record in the registrar's office at Lewes Town more fully appears.

WHEREAS the said **MARY WYNKOOP**, **PHEBE VINING**, and **BENJAMIN WYNKOOP** by indenture bearing date the 10th Day in February 1775 (after reciting and for the consideration there in mentioned) did convey one equal moiety, or undivided half part, of the tract of land and premise hereafter conveyed to **JOSHUA FISHER** of the city of Philadelphia, merchant, in fee.

AND WHEREAS in pursuance, and by the direction of the will of the said **ABRAHAM WYNKOOP**, the moiety or other half part of the tract and premises hereinafter conveyed and particularly mentioned was by the said **PHEBE VINING** and **BENJAMIN WYNKOOP** in consequence of advertisements in the public newspapers and others put up to sale at public vendue at the old coffee house in the city of Philadelphia on Saturday the 8th day of January last, when the said premises were struck off to the said **JOSEPH SIMS** at the price or sum of £1.17.06 per acre, he being the best and highest bidder for the same.

NOW THIS INDENTURE WITNESSETH that the said **PHEBE VINING** and **BENJAMIN WYNKOOP**, for and in consideration of the sum of £615.03.09 lawful money of Pennsylvania (being the amount of the perches money for the premises Hereafter conveyed at the rate of the sum of £1.17.06 per acre as aforesaid) to them in hand paid by the said **JOSEPH SIMS** at or before the time of the execution of these presents, the receipt whereof is hereby acknowledged.

HAVE AND EACH OF THEM has given, granted, bargained, sold, aliened, enfeoffed, released, and confirmed and by these presents do and each of them give, grant, bargain, sell, alien, enfeoff, release, and confirm on to the said **JOSEPH SIMS** his heirs and assigns forever, that equal undivided loyalty or half part of the whole into two equal parts to be divided of and in all that certain tract of land situated in Cedar Creek hundred in the county of Sussex aforesaid, commonly called Farmer's Delight, which said tract of land upon a late resurvey is found to be contained within the following metes and bounds to wit:

Beginning at a corner marked gum tree standing on the Southeast side of the Herring branch of Mispillion Creek being a corner of **JOHN CRAPPER**'s land; thence North 41½ degrees east 187 perches to a red oak and Hickory another corner of the said **JOHN CRAPPER** land; and running thence South 41 degrees and a half East 148½ perches to a post standing by the county

Deed, DE, Sussex, Wynkoop executors to Joseph Sims 1785

road being another corner of said **JOHN CRAPPER's** land; thence South 49¼ degrees East 315 perches to a cedar post being a corner of **DANIEL DINGUS** and **JOHN DRAPER's** land; thence South 50½ degrees west 118 perches to a post, a corner of said **JOHN DRAPER's** land; thence South 48 degrees east 20½ perches to a post corner of **THOMAS CAREY JR.'s** land; thence South 52 degrees west 160 perches to a post, another corner of said **THOMAS CAREY's** land; thence along the line of trees being the line of the other lands late of the said **ABRAHAM WYNKOOP** North 44 degrees west 534½ perches to a post standing by the said Herring Branch; thence down the several watercourses of the said Branch about 164 perches to the place of beginning.

Containing Within These bounds 657 Acres more or less.

TOGETHER WITH all and singular the ways, waters, water courses, rights, members, privileges, and appurtenances whatsoever to the hereby granted premises belonging or in any wise at pertaining and the reversions and remainders, rents, issues, prophets thereof and every part thereof and also all the estate, right, title, interest, use, trust, property, possession, claim, and demand whatsoever either in law or in equity of them the said **PHEBE VINING** and **BENJAMIN WYNKOOP** or either of them, either as executors of the said **ABRAHAM WYNKOOP**, deceased, or otherwise whomsoever of, in, too or out of the hereby granted premises or any part thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the said moiety or undivided half part and premises hereby granted and every part and parcel thereof with the appurtenances unto the said **JOSEPH SIMS** is heirs and assigns to his and their own proper use and behoof forever subject to the payment of the quit rents if any do there on.

AND THE SAID **PHEBE VINING** and **BENJAMIN WYNKOOP** do and each and either of them. authorized, empower, depute, and appoint **RICHARD BASSELL** and **GEORGE WARD** Esquires and each of them jointly and severally to appear for them in a court of common pleas to be holding at lose Lewes town for the said County of Sussex and there for them and in their name and as their act and deed to acknowledge this indenture in due form of Law & Order that the same may be recorded.

In witness whereof the said parties have to these presents set their hands and seal in the day and year first above written.

PHEBE VINING {seal}
BENJAMIN WYNKOOP {seal}

Sealed and delivered by **BENJAMIN WYNKOOP** in the presence of

SAMUEL R. FISHER
DYRE KEARNY

Deed, DE, Sussex, Wynkoop executors to Joseph Sims 1785

By **PHEBE VINING** in the presence of

GUNN J. BEDFORD JR.
JOHN VINING

We do hereby acknowledged to have received the full consideration money above mentioned

Witness

SAMUEL R. FISHER
DYRE KEARNY
GUNN J. BEDFORD JR.
JOHN VINING

Sussex County

Viz. I do hereby certify that on the fifth day of May in the year of our Lord one thousand seven hundred & eighty five the execution of the within deed by **PHEBE VINING**, one of the executors therein named was prove by the oaths of **GUNNING BEDFORD JR.** Esquire and acknowledged in open court in due form of law by **RICHARD BASSELL** attorney for that purpose appointed [...]

In testimony whereof I have hereunto [...]

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