

1703 Oct 5 John Vanlaer and Sarah Sanders to Andrew Robeson (Jr.)

Key Deeds Partially Transcribed from original deed; key parts about Land boundaries, Mills & Appurtenances.

05 Oct 1703

Transcription notes: Some paragraph breaks and commas have been added to ease reading; original punctuation followed unless hinders reading (some words left capitalized that in modern form would be lowercase). Names are spelled as written, and some keywords or phrases are emboldened.

Area and boundary description: the sentences are split-up by shifts in boundary direction to enable plotting of the three parcels of land that are related and go back to the 1702 Writ of Partition.



Recorded the 12th day of January 1749/50 – See original Deed last two pages.

Deed: John Vanlaer & Sarah Sanders to Andrew Robeson (Jr.) – Original document about 30 inches by 20 inches

This Indenture made the **5th day of October** the year of our Lord **1703** between John Vanlaer, of the city of Philadelphia and the province of Pennsylvania, Baker, and Sarah Sanders of the same city, widow and Relict [widow] of Charles Sanders, merchant, her late husband deceased of the one part, and Andrew Robeson (Jr.), of the County of Philadelphia in the province, Gentlemen, of the other part.

Whereas the said John Vanlaer¹ and William Sanders, son and Heir of the said Charles Sanders begotten upon the body of the Sarah Sanders, became lawfully seized as Tenants in Common and did hold together and without division to them and their heirs, One Water Corn Mill & Millns (being three mills under the same roof) commonly called or known by the name Wissahickon Mills, with their appurtenances², Together with 200 acres of land on part whereof the said mills stand with its Appurtenances, all situate, lying & being in the county of Philadelphia,

without Division to them & their heirs One Water Corn Mill & Millns
(being three Quist Millns under the same roof)

And being so thereof seized, he, the said John Vanlaer, did obtain a writ of partition against the said William Sanders directed to the late Sheriff of the County aforesaid, who by the attestations were Solemn Affirmations of Twelve free and lawful men of the said county, did cause the said lands, with the Profits of the said Mills & Premises in the said writ specified to be parted and divided.

Whereupon he, the said sheriff, did cause the assigned and **delivered to the said John Vanlaer** the Moiety of the profits of the aforesaid mills together with all that part and parcel of the set 200 acres of land (96 acres):

¹ John Vanlaer purchased half land and rights of 200 acres from Samuel Robeson, son & Executor of Andrew Robeson Sr., in 1702.

² Other buildings on the land

Beginning at a Walnut Tree 2 perches (33 feet)³ below Wissahickon Creek and then

1. down by the Schuylkill 83 perches to the Spanish oak for a corner.
2. Thence East NE 180 perches to a stake upon a hill of stones.
3. Thence North. West by North 85 purchase to a black oak.
4. Thence West South West 124 perches to a black oak Sapling.
5. Thence Northwest and by North 32 purchases to a Spruce Tree.
6. Thence South 54 degrees West 78 perches.

To the place of beginning **containing 96 acres, be it more or less.**

Amounting to the equal Moiety or half part of all the lands and premises belonging to the said mills, excluding a parcel of land containing about 8 acres next to adjoining to them, said mills, which by consent of the said parties and their predecessor hath left for Estovers⁴ and Common for the necessary use and of the said mills and cannot be divided. (See Endnote.)^j

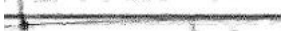
To hold to him the John Vanlaer in Severalty, which said Partition was so as aforesaid, made by and with the consent of the said Sarah Sanders, being admitted as Guardian for her said Son Wiliam Sanders to Defend in that behalf and was afterwards to witt (*sic*) in the County Court of Common Pleas held at Philadelphia aforesaid on the **fourth day of the month of March** last past.

By the consideration of the same court held firm & stable forever as the by the Records and Proceedings of the said court may more fuller? at large appear.

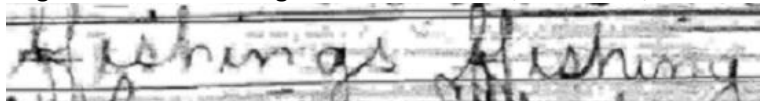
And whereas the said Sarah Sanders, by virtue of the last will and testament her said late husband, Charles Sanders, hath an interest during her natural life in the part of the profits of the said mills belonging to her and son William Sanders, as by the same testament may at large appear.

Now this indenture Witnesseth that the said John Vanlaer, for the consideration of 500 pounds⁵ current money of Pennsylvania to him paid by the said Andrew Robison (*Jr.*) the Receipts whereof he, the said John *Vanlaer*, doth hereby Acknowledge and thereof doth acquit & forever discharge the said Andrew Robeson, his Heirs & Assigns



by these  [possibly "these presents" as in people present] hath granted, Bargained, sold, aliened, estopped [sic], & confirmed And hereby doth grant, bargain, sell, alien, estoppel & confirm onto the said Andrew Robinson all and singular, the moiety or half parts of all the singular the. said Corn Mill or Grist Mill and Mills aforesaid, with their appurtenances, Scituate lying & being as affirmed.

And the moiety or one full half part of all the & singular, the said 200 acres of. Land belonging to the said mills, Together with all & singular the Mill Ponds, Mill dams, Bank & Streams, water courses,



[fishing] places ways, easements, profits estovers¹,

³ These 33 feet to the east of the Creek on the River became part of the boundary of the 8-acre plot of land and mills left undivided. See Endnote for the measurement from the Writ of Partition that marked the boundary on the west side of the Creek on the River, which is needed to determine the boundaries of the 8-acre plot containing the Mills.

⁴ necessary supplies, especially : wood, that a tenant is allowed to take from the landlord's premises (for necessary repairs or fuel)

⁵ Andrew Robeson paid Rudiman Robeson for the 96 acres on the South side of the Creek, the "corn or grist mill," and half right to the 8 acres of "Estover & Common" land, which remains jointly owned by to Sarah (for her natural life) and William Sanders. Sarah & William still own the 88 acres on the North side of the Creek and its Saw Mill (see 1691 deed) and, it is proposed, another smaller Grist Mill.

Commons⁶, Liberties, advantages, hereditaments, and appurtenances whatsoever to the said moiety⁷ of the aforesaid Mills belonging or in any wise [sic – way] appertaining or therewith held, used, or enjoyed as part parcel one member thereof And the moiety of all & every the messuages⁸ buildings & Improvements whatsoever to the said Mills Land & premises belonging or in any wise appertaining.

Not transcribed; legalize with no references to land or Mills: And...

And all other the best and parts by part and by parts of the premises whereof or whereon the said John Warburton is seized or interested by and means whatsoever.

And the Reversion and Reversions Remainder and Remainders of all and singular the said moiety by parts & parcels And all the Rents Issues & profits incident or belonging thereto And all the Estate Rights & Privileges appertaining thereto And all the Trust Claims & Demands whatsoever of him the said John Warburton in & to the said Mills Rents Issues & profits or any part thereof And all & every the Deeds Covenants & writings concerning the same.

Continued, not transcribe:

concerning the same. I do give and to hold the said moiety or one full half part of all the said Mills now hundred Acres of Land & all lands other the premises hereby granted or mortgaged to be granted with the land & every of their appurtenances unto the said Andrew Roberson his heirs &c. the use of him the said Andrew Roberson his heirs and assigns forever under the Great Seal Rents hereafter accruing to the Lord of the Fee thereof. And the said John Warburton for himself his heirs Executors & Administrators doth Covenant promise grant and agree to and with the said Andrew Roberson his heirs &c. assigns by these presents

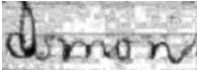
⁶ Spelled in document several times with one "m" as "Comons".


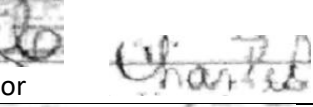
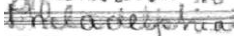
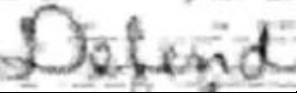
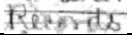
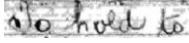

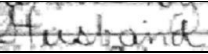
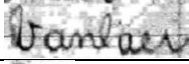

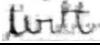


⁷ each of two parts into which a thing is or can be divided.

⁸ a dwelling house with outbuildings and land assigned to its use

That the sd John Vanlaer hath not done or willingly & wittingly suffered to be done any act or thing whereby the sd moiety of the said Mills Lands Tenements hereditaments & premises hereby granted or mentioned to be granted or any of them are or may be impeached charged or incumbered in Little Charge Estate or otherwise howsoever And that he the said John Vanlaer his Heirs & Assigns and all & every Person & Persons having or lawfully claiming any estate Right Title or Interest of in or to the sd Premises hereby granted or mentioned to be granted or of in or to any part thereof shall & will from time to time & at all times hereafter within the space of Seven Years now next ensuing upon the reasonable Request Costs & Charges in Law of the sd Andrew Robeson his Heirs or Assigns make Execute and Acknowledge all & every such further & other Act & Acts Deeds and Deeds in Law for the further & better Assurance & confirmation of all the hereby granted premises with the Assentances unto the sd Andrew Robeson his Heirs and Assigns as by him or

them or his or their Council Learned in the Law shall
be reasonably devised advised or required And the s^d
Sarah Sanders for herself her Executors Administrators and
Assigns doth Covenant promise & Agree to and with
the said Andrew Robeson his Heirs Executors Ad-
ministrators and Assigns by these presents That She
the s^d Sarah Sanders & her Assigns shall and will
behold and suffer the s^d Andrew Robeson his Heirs
and Assigns peaceably & quietly to have hold receive
& take the Molety or one full half part of all and
singular the Earnings Advantages & profits of the
s^d Mills before in & by these presents granted or men-
tioned to be granted to the s^d Andrew Robeson his
Heirs & Assigns in manner aforesaid without any
manner of Let Trouble or other disturbance Suit vex-
ation or Expulsion of the s^d Sarah Sanders or her
Assigns or any other Person or Persons whatsoever law-
fully claiming or to claim by from or under her them
or any of them or by her or their Means Consent or
Procurement And the s^d John Wanlax hath made
David Lloyd his Attorney to deliver his part of
this Indenture in Court as the Law directs In Witness
whereof the said parties to these presents have Interchange-
ably set their hands and Seals hereunto Dated the
day & Year first above written

For reference in transcription - Alphabet – used to transcribe To Find:  - comon = "common"

A		N		a		n	
B		O		b		o	
C	 or	P		c		p	
D		Q		d		q	
E		R		e		r	
F		S		f		s	
G		T		g		t	
H		U		h		u	
I		V		i		v	
J		W		j		w	
K		X		k		x	
L		Y		l		y	
M		Z		m		z	

This Indenture

made the fiftith day of Octo
 City of Philadelphia in the Province of Pennsylvania And Sarah Sanders of the said
 And Andrew Robeson of the County of Philadelphia in the said Province Gentleman of the other
 Sanders begetten upon the Body of the said Sarah became lawfully seized as Tenants in Common
 (being three Just Willms vnder one Roof) jointly tallied or fire own by the Name of Widdow
 stand with its appurtenances. In witness whereof the said Andrew Robeson and Sarah Sanders
 deo Directed to the late Sheriff of the County aforesaid Wm By the Att. Statour or Solemn Affirm
 Willms a premises in the said Willms specified to be parted & divided Whereupon he the said Sheriff did
 Together with all that part or part of the said Two hundred acres of Land remaining at a Wallnut to
 Spanish Oak for a towne Chert East North East One hundred & thirty perches to a Stake upon a Hill of
 One hundred twenty four perches to a black Oak Saplin Chert North East & by North thirty two per
 beginning containing thirty six acres, be it more or less, amounting to an equall Moisty or half pa
 about eight acres near adjoyning to the said Willms which by Consent of the said parties And their
 be divided. To hold to him the said John Vanlaer in Fee simple Which said partition was so aforesaid
 William Sanders to defend in that behalf And was affirmed to wit, in the County Court of Conio
 Consideration of the same Court held from a Stable forever as by the Records & Proceedings of the said
 last Will & Testament of her said late husband Charles Sanders hath an Interest during her natural
 the same Testament may at large appear Now this Indenture witnesseth that the said John
 by the said Andrew Robeson the receipt whereof he the said John doth hereby Acknowledge And that he do
 bargain & sell Aliens & Confrmed And hereby doth Grant Bargain Sell Alien & Confrmed & i
 said Cery Will or Geist Will & Willms aforesaid with their appurtenances siting & lying & being afo
 to the said Willms Together with all & singular the said Willms Ponds Willms Dams Banks Streams Water tou
 ments & appurtenances whatsoever to the said Society of the aforesaid Willms belonging or in any wise app
 & every the said Willms & Buildings & Improvements whatsoever to the said Willms Land & premises belonging
 wheresoever or wherof the said John Vanlaer hath or Interest by any means whatsoever And that he do
 And all the said John's Services & Profits due or belonging thereto And all the said State Right & i
 Vanlaer of in & to the said Willms Land & premises or any part thereof And all & every the said John's
 all the said Willms Two hundred acres of Land & all & singular the other the premises here by granted or in
 deo Do the use of him the said Andrew Robeson his heirs & Assigns forever Under the yearly Lu
 deo Exert & Administrate doth Covenant promise Grant & Agree to & with the said Andrew Robe
 or willingly & willingly suffered to be done any Act or thing whereby the said Moisty of the said Willms Land
 be impaired Charged or diminished in the Charge Stat. or otherwise howsoever And that he the said John
 State Right Title or Interest of in or to the said premises hereby granted or mentioned to be granted or of in
 Years now next ensuing upon the reasonable Request Costs & Charges in Law of the said Andrew Robe
 deo in Law for the further & better Assurance & Confirmation of all the hereby granted premises with t
 Countill learned in the Law shall hereonably advised or required And the said Sarah Sar
 Andrew Robeson his heirs & Administrate & Assigns by their presents That she the said Sarah
 peacefully & quietly to have & hold & receive & take the Moisty or one full half part of all & singular the
 to be granted to the said Andrew Robeson his heirs & Assigns in manner aforesaid Without any manner
 or any other person or persons whatsoever lawfully claiming or to claim by force or under her title or au
 David Lloyd his Attorney to Deliver his part of this Indenture in Court as the Law direct In Witne
 said the day & Year first above written.

Sealed & Delivered
 in the presence of

Entered in the Office for Records
 of Deeds for the City & County of
 Philadelphia in Decr. 4. 1763

ⁱ 4 March 1703 Common Pleas Court decree 8 Acres from the "Brief of the Title" of 1790 John Vanderan:

"The said Charles Sanders died leaving a Widow Sarah and one only son and Heir, William Sanders – and on **Writ of Partition at the suit of John Van Laer against the said Sarah and William Sanders in the Common Pleas of Philadelphia County**, Partition of the said Mills and Lands was made by the Sheriff and Inquest, By which Partition the tract a, b, c, d, e, f of 96 acres was allotted to the said Jon Van Laerⁱ and his Heirs in severalty and the tract d, e, g, f, h, I, k, of 88 acresⁱ was allotted to the said Sarah and William Sanders in severalty – and the Mills with 8 Acres of Estover Land could not be divided the and therefore remained to them in common – **which partition was returned to and confirmed by the Court the 4th day of March 1703.**"

5
The said Charles Sanders died leaving a Widow Sarah
and one only son and Heir, William Sanders, – and on
a Writ of Partition at the suit of John Van Laer against
the said Sarah and William Sanders in the Common
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and therefore remained to them in common – which
Partition was returned to and confirmed by the Court the
4th day of March 1703

