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.

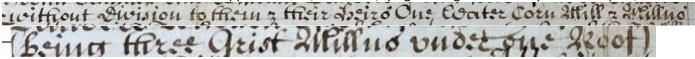


Recorded the 12th day of January 1749/50 – See original Deed last two pages.

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,



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):

<sup>&</sup>lt;sup>1</sup> John Vanlear purchased half land and rights of 200 acres from Samuel Robeson, son & Executor of Andrew Robeson Sr., in 1702.

<sup>&</sup>lt;sup>2</sup> Other buildings on the land

Beginning at a Walnut Tree 2 perches (33 feet)<sup>3</sup> 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, <u>excluding</u> a parcel of land containing <u>about 8 acres next to adjoining to them, said mills</u>, which by consent of the said parties and their predecessor hath left for Estovers<sup>4</sup> and Common for the necessary use and of the said mills and cannot be divided. (See Endnote.)<sup>j</sup>

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 William 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 pounds<sup>5</sup> 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, estoppeled [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 estovers<sup>1</sup>,

<sup>&</sup>lt;sup>3</sup> 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.

<sup>&</sup>lt;sup>4</sup> necessary supplies, especially: wood, that a tenant is allowed to take from the landlord's premises (for necessary repairs or fuel)

<sup>&</sup>lt;sup>5</sup> 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.

Commons<sup>6</sup>, Liberties, advantages, hereditaments, and appurtenances whatsoever to the said moiety<sup>7</sup> 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 messuages<sup>8</sup> buildings & Improvements whatsoever to the said Mills Land & premises belonging or in any wise appertaining.

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<sup>&</sup>lt;sup>6</sup> Spelled in document several times with one "m" as "Comons".

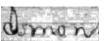
<sup>&</sup>lt;sup>7</sup> each of two parts into which a thing is or can be divided.

<sup>&</sup>lt;sup>8</sup> a dwelling house with outbuildings and land assigned to its use

at he the ind worm baneaux hath not done or willingly & withinally Suffered to be done any act or Thing whitey the 2 thousand the said mills Lands Senembs heredetraments to beremises hereby granted or mentioned to be granted or any of them are or may be impeauled charged or Incumbed in little charge Estate or otherwise hows over and that he the said John Vantour his start to assigns and all & every Buson & Persons having or lawfully Claim ing any potate Right Sitte or Interest of in or to the sa Brownia hereby granted or mentioned to be granted or of in or to any part thereof shall & will from time to time & at all times herealth within the space of Soven Goars now Test crising upon the reasonable request loosts & charges in Law of the & andrew Robeson his Heirs or assigns make Execute and acknowledge are overy such further & other Oat & Oct Device and Devices in Saw for the further & better assurance & confirmation of all the hereby Granted bremises with the Obstitutionances unto the se an drew Robeson his Heirs and assigns as by him or

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



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March 4<sup>th</sup> Last (1702 old calendar / 1703 new calendar) Re-transcribe as never found Court decision/document for this date, after "cannot be divided" for the date:

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"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 Laer and his Heirs in severalty and the tract d, e, g, f, h, I, k, of 88 acres 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 4<sup>th</sup> day of March 1703."

The said Charles Landers 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 Commons The said durah and Milliam Sander of the said Mills

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<sup>&</sup>lt;sup>1</sup> 4 March 1703 Common Pleas Court decree 8 Acres from the "Brief of the Title" of 1790 John Vanderan: