

Thomas Penn and Richard Penn

Esquires true and absolute Proprietaries
and Governors in Chief of the Province of Pennsylvania and Counties of Newcastle Kent and Sussex on Delaware To all unto whom these Presents shall come
Greeting Whereas by Vertue of two Warrants under the Seal of the Land Office one bearing Date the second Day of October one thousand seven hundred and thirty
nine and the other dated the twelfth Day of March one thousand seven hundred and forty three there was surveyed to one Francis Way a certain Tract of Land
situate in West Bradford Township in the County of Chester Under certain Conditions in the said Warrants mentioned which Conditions not having been complied
with by the said Francis Way the said Warrants and Survey made in Pursuance thereof are become utterly void Asin and by the said Warrants remaining in our
Surveyor General's Office Relation being thereunto had does manifestly appear And Whereas afterwards in and by a Warrant under the Seal of the Land
Office bearing Date the eighth Day of April last past Upon Application made to Us by Thomas Sheward of the said County of Chester our Surveyor General
was required to accept and receive into his Office the Survey of the said Tract of Land and to make Return thereof into the Secretaries Office for the Use and
 behoof of the said Thomas Sheward which Survey being accordingly accepted by our Surveyor General and by him duly returned into the Secretaries Office the Names
and Bounds of the same are set forth and described as follow viz Beginning at a marked Black Oak and from thence extending by Land late of James Sheward
East North East two hundred Perches to a Post thence by James Hastings's Land and vacant Land North North West thirty Perches to a marked White Oak thence
by vacant Land West South West sixty Perches to a marked White Oak North North West twenty two Perches to a marked White Oak West one hundred and thirty
four Perches to a marked Chestnut Tree South fifty eight Degrees West nineteen Perches to a marked Spanish Oak and South seventy six Degrees West seventy
eight Perches to a Post thence by Robert Thompson's Land South thirty five Degrees East thirty two Perches to a marked White Oak South twenty Degrees East twenty
Perches to a marked White Oak and East eighty Perches to a marked Chestnut Oak thence by the said Robert Thompson's Land and a Line of marked Trees South South
East thirty Perches to the Place of Beginning containing one hundred and three Acres and the usual Allowance of six Acres per Cent for Roads and Highways as
and by the Survey thereof remaining in our Surveyor General's Office and from thence certified into the Secretaries Office may appear Now at the Instance and
Request of the said Thomas Sheward that We would be pleased to grant him a Confirmation of the same Know Ye that in Consideration of the Sum of fifteen hundred
pounds Sterling and nine Pence Lawful Money of Pennsylvania to our Use paid by the said Thomas Sheward (The Receipt whereof We hereby acknowledge
and thereof do acquit and for ever discharge the said Thomas Sheward his Heirs and Assigns by these Presents) And of the yearly Quit Rent herein after
mentioned and reserved We have given granted released and confirmed And by these Presents for Us our Heirs and Successors Do give grant release and
confirm unto the said Thomas Sheward his Heirs and Assigns the said one hundred and three Acres of Land as the same are now set forth bounded and
limited as aforesaid With all Mines Minerals Quarries meadows marshes Savannas Swamps Cripples Woods Underwoods Timber and Trees Ways &
Waters Water Courses Liberties Profits Commodities Advantages Hereditaments and Appurtenances whatsoever thereunto belonging or in any wise appertaining
and lying within the Bounds and Limits aforesaid Three full and clear Fifth Parts of all Royal Mines free from all Deductions and Reprisals for digging and refining
the same And also One Fifth Part of the Ore of all other Mines delivered at the Pitmouth only accepted and hereby reserved And also free Leave Right and Liberty to
and for the said Thomas Sheward his Heirs and Assigns to hawk hunt fish and fowl in and upon the hereby granted Land and Premises or upon any Part thereof
To have and to hold the said one hundred and three Acres of Land and Premises hereby granted (except as before excepted) with their Appurtenances unto the said
Thomas Sheward his Heirs and Assigns To the only Use and behoof of the said Thomas Sheward his Heirs and Assigns for ever To be holden of Us our Heirs
and Successors Proprietaries of Pennsylvania as of our Manor of Springton in the County of Chester aforesaid in free and common Socage by Fealty only in lieu of
all other Services Yt being and paying therefore yearly unto Us our Heirs and Successors at the Town of Chester in the said County at or upon the First Day of
March in every Year from the First Day of March last One Shilling Penny Sterling for every Acre of the same or Value thereof in Coin Current according as the Exchange
shall then be between our said Province and the City of London to such Person or Persons as shall from time to time be appointed to receive the same And in case of
Nonpayment thereof within ninety Days next after the same shall become due that then it shall and may be lawful for Us our Heirs and Successors our and their
Receiver or Receivers into and upon the hereby granted Land and Premises to reenter and the same to hold and possess untill the said Quit Rent and all Arrears
thereof together with the Charges accruing by means of such Nonpayment and Recentry be fully paid and discharged. Witness James Hamilton Esquire
Lieutenant Governor of the said Province who by Vertue of certain Powers and Authorities to him for this Purpose inter alia granted by the said Proprietaries
hath hereunto set his Hand and caused the Great Seal of the said Province to be hereunto affixed at Philadelphia this Twelfth Day of August in the Year of our
Lord One Thousand Seven Hundred and Fifty One the Twenty Fifth Year of the Reign of King George the Second over Great Britain &c And the Thirty
Fourth Year of the said Proprietaries Government.



Entered in the Office for Records
of Deeds for the City and County
Philadelphia in Patent Book A.
Vol 17 Page 98c the Sixth day of Sept^r
Anno Dom 1751 Witness my Hand and
Seal of my Office (Brooklyn Pa.)

Patent to Thomas Sheward for 103 Acres in Chester
County

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