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Samuel Saylor and wife # This indenture made the 28th day of May in

To # the year of Our Lord 1852: Between Samuel

Samuel Billings # Saylor and Julia Ann his wife of the Township
of Plains, late Pittston Twp., Luzerne County,
and Commonwealth of Penna. of the first part and Samuel Billings of the
same place of the second part;

Witnesseth that the said Samuel Saylor and Julia Ann his wife, for
and in consideration of the sum of \$250.00, lawful money of the United
States of America, to them well and truly paid by the same Samuel Billings
of the second part, at or before the sealing and delivery of these presents,
the receipt whereof is hereby acknowledged have granted, bargained, sold,
aliened, enfeoffed, released, conveyed and confirmed and by these presents
do grant, sell, alien, enfeoff, release, convey and confirm unto the said
Samuel Billings, his heirs and assigns, all that certain piece or parcel
of land, situate, lying and being in the Township of Plains, late Pittston,
in the County of Luzerne and State of Pennsylvania; Bounded and described
as follows: Beginning at a corner on the west side of the main road
leading to Pittston and on a twelve foot alley, and laid off from said
Saylor's line; Thence North sixty-two degrees fifty minutes East thirty-
nine and one-half ($39\frac{1}{2}$) feet to a stake corner; Thence North thirty-
three degrees and fifty minutes West two hundred and twenty-seven and six
tenths ($227\frac{6}{10}$) feet along line of said V. L. Maxwell's railroad to a
stake corner; Thence sixty-two degrees fifty minutes West one hundred and
fifty-five and one-half feet ($155\frac{1}{2}$) to a stake corner; Thence South
fifty-eight degrees and thirty minutes East two hundred and sixty-five
(265) feet to the place of beginning;

Containing one half acre of land, be the same more or less. (It being part of a larger tract of land belonging to said Samuel Saylor and known as Lot No. 2 in certified Pittston, the same now being in the Township of Plains.) :: Excepting and reserving therefrom to the said Samuel Saylor, his heirs and assigns, all the anthracite coal and other minerals that are on or under the said land with the privilege of taking the same away; With the right of ingress and egress and digging the same; But not in such a manner as to trespass on the soil; Together with all and singular the houses, improvements, ways, waters, watercourses rights, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining; And the reversions and remainders, rents, issues and profits thereof; And all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Samuel Saylor and Julia Ann his wife, in law, equity or otherwise howsoever of, in and to the same and every part and parcel thereof. To have and to hold the said one half acre of land, together with the hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said Samuel Billings, his heirs and assigns: To and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever; And the said Samuel Saylor, and his heirs, executors and administrators, doth by these presents, covenant, grant and agree to and with the said Samuel Billings and his heirs and assigns that he the said party of the first part, his heirs all and singular, the hereditaments and premises herein above described and granted or mentioned so to be with the appurtenances unto the said party of the second part, his heirs and assigns, against him the said party of

the first part, his heirs; And against all and every other person or persons whatsoever claiming or to claim the same or any part thereof; shall and will warrant and forever defend.

In witness whereof the said parties to these presents have interchangeably set their hands and seals.

Date the same day and year first above written.

Samuel Saylor (Seal)

Julia A. Saylor (Seal)

Sealed and delivered in the presence of us

Caleb Robins

Peter Winter

Recorded December 29, 1852.

Deed book 55, page 26.