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No
F. Florence
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BRIEF OF TITLE

TO

THE PROPERTY OF

The Florence City Company.

CHARTERED BY

THE STATE OF NEW JERSEY,

1849.

"We have examined and considered the Constitution of the Florence City Company, and find the same in accordance with the Act of the Legislature of New Jersey, approved February 28, 1849, by which Act the said Company is invested with full power to buy and sell real estate for the purposes of the Association, and make to the purchasers good and sufficient title to the same.

TRENTON, November 26, 1849.

P. D. VROOM,
G. S. CANNON."

PHILADELPHIA:
PRINTED BY JESPER HARDING.

1850

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Abstract of Title.

TRACT OF THIRTY ACRES OF LAND.

Will of William Wright, devising unto Samuel Vaughn a large tract of land, situate in the Township of Mansfield, in the County of Burlington, and State of New Jersey. Enregistered in the Prerogative office at Trenton.

1792.
12th mo. 8,
Recited.

Deed.—Samuel Vaughn, and Hannah, his wife, for the consideration of \$440, do grant, bargain, sell and convey unto Samuel Boulton, and to his heirs and assigns, a certain piece of land, (part of the said last mentioned large tract,) situate in Mansfield, aforesaid, and thus bounded,—Beginning at a stone corner to Thomas Biddle, and runs by said Biddle's land north 73 degrees 15 minutes, east 29 chains 73 links, to a stone in Daniel Hancock's line, and runs by said Hancock's land south 7 degrees 15 minutes, east 11 chains, to a stone corner, to said Vaughn's other land, and by said Vaughn's land south 73 degrees 15 minutes, west 25 chains 70 links, to a stone corner to Joseph Scattergood, then north 28 degrees, west 11 chains and ten links to the place of beginning, containing thirty acres. Duly executed and acknowledged, 29th April, 1805. Received 6th May, 1805, and recorded in Book Q of Deeds, page 183, &c., in the Clerk's office at Burlington.

1805.
4th mo. 25.
Produced
and Ex-
amined.

Deed.—Samuel Boulton, and Sarah, his wife, in consideration of \$1,000, to Charles Harlan, in fee, for same last described piece of land, containing thirty acres.

Duly executed and acknowledged, 27th November, 1849. Received in the Clerk's office of the County of Burlington, 1850, and recorded in Book Y 4 of Deeds, page 46.

1849.
Nov. 27.
Produced
and Ex-
amined.

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TRACT OF 170 ACRES OF LAND.

Thomas Biddle being seized in fee simple of (interalia) a certain tract containing one hundred and seventy acres of land, situate in the Township of Mansfield, in the County of Burlington and State of New Jersey, departed this life intestate in the year one thousand eight hundred and thirteen, leaving Thomas Biddle, Israel Biddle, Abigail Biddle, Mary Biddle, John Biddle, Charlotte Biddle, Achsah Biddle, and William Biddle, as his children and heirs at law, to whom said land descended, as tenants in common, according to the laws of said State of New Jersey.

In the Orphans' Court of the County of Burlington.

MAY TERM, 1813.

An application being made for a division of said real estate among the said heirs, (some of them being minors,) and several owners of the same, by metes and bounds, conformably to law, the Court appointed Caleb Scattergood, John Folwell, and Joseph Satterthwaite, Commissioners to make said partition.

Minutes, pages 562 and 563.

In the Term of November, 1813, said Commissioners made their Report, which was filed and approved by said Court, and by which there was allotted to Mary, one of said heirs, who had intermarried with James O. Bates, the said last mentioned one hundred and seventy acres of land.

Minutes, page 645.

1814.
December 6.

Mortgage.—James O. Bates and wife, to Thomas Fennimore, for said tract of one hundred and seventy acres of land, to secure the payment of \$1,500, with interest.

1821.
April 14.

Mortgage.—James O. Bates and wife, to Israel Biddle, for same last mentioned tract, to secure the payment of \$1,864, with interest.

1823.
September 12

Mortgage.—James O. Bates, and Mary, his wife, to Abigail Harvey, for same last mentioned tract, to secure the payment of \$700, with interest.

Deed.—James O. Bates, and Mary his wife, to Israel Biddle, in fee for same last mentioned tract. 1835.
December 5.

Recorded in Book S. 2 of Deeds, page 140, in the Clerk's office of the County of Burlington.

Deed.—Israel Biddle and wife, to Isaac Lippincott and William Durell, as tenants in common, in fee for said last mentioned tract. 1835.
December 1.

Recorded in Book A. 3 of Deeds, page 545, in the office aforesaid.

Mortgage.—Isaac Lippincott and wife, and William Durell and wife, to Levi Borton, Trustee for Harriet Haines and Rebecca Gaskill, for same last mentioned tract, to secure the payment of \$2,000, with interest. 1835.
April 4.

Deed.—Isaac Lippincott and wife, to Israel Kinsman, in fee for the equal undivided moiety of him, the said Isaac Lippincott, in and to the said last mentioned tract. 1840.
March 26.

Recorded in Book Y. 3 of Deeds, page 304, in the office aforesaid.

Mortgage.—Israel Kinsman and wife, to Isaac Lippincott, for the equal undivided moiety of him the said Israel Kinsman, so conveyed to him by last mentioned deed, to secure the payment of \$2,800, with interest. 1840.
March 26.

The said William Durell and Israel Kinsman determined to divide the aforesaid tract of land into equal portions, by metes and bounds, which they accordingly did, and carried the same fully into execution, by conveying their respective shares each to the other, by the two next mentioned deeds.

Deed.—Israel Kinsman and wife to William Durell. 1840.
June 30.

Recorded in Book Y. 3 of Deeds, page 301, in the office aforesaid.

1840.
July 7.

Deed.—William Durell and wife, to Israel Kinsman.
Recorded in Book Y. 3 of Deeds, page 303, in the office
aforesaid.

In the Court of Chancery of the State of New Jersey.

In the year 1842, Levi Borton, Trustee and one of the Mortgagees aforesaid, commenced a foreclosure of the said mortgage which he held, and in instituting this proceeding, made, as by law required, all the Mortgagees Defendants in said cause.

All of the Mortgagees aforesaid having filed their answers, the question of their priority was referred to one of the Masters of said Court, who, having made his Report, a final decree in said cause was made and signed by the Chancellor, on the fourteenth day of October, A. D. 1842, by which it was decreed, among other things, that a certain sum of money was due each of the Mortgagees aforesaid, upon their respective mortgages, and that, for the purpose of satisfying said mortgages, a writ of fieri facias should issue out of said Court, directed to the Sheriff of the County of Burlington, commanding him to make sale of said mortgaged premises.

The proceedings in said cause duly enrolled in the Clerk's office of said Court, in Book Q. 2 of Enrolled Decrees, from page 584 to 610 inclusive.

Said writ accordingly issued, November 26, 1842.

Sheriff's sale of the aforesaid tract of land, February 11, 1843, to William Durell.

1843.
March 25.

Deed.—Joseph Kirkbride, Esq., High Sheriff of the County of Burlington, to William Durell, in fee for the aforesaid tract of land.

Recorded in Book E. 4 of Deeds, page 404, in the Clerk's office of said county.

So that all of the aforesaid mortgages, together with all judgments against said premises, were totally extinguished, so far as

the aforesaid tract of land was concerned, and the same was relieved from all incumbrances whatever upon the same, prior to said Sheriff's sale.

Deed.—William Durell and wife, in consideration of \$13,600, to Charles Harlan, in fee for the aforesaid tract of land, situate, lying and being in the Township of Mansfield, in the County of Burlington and State of New Jersey, bounded as follows; viz:—Beginning on Delaware river at low water mark, and runs from thence by land, late Omar Jackson's, south 28 degrees 23 minutes, east 66 chains, to a stone; thence north 73 degrees 30 minutes, east 29 chains 64 links, to a stone; thence north 7 degrees, west 28 chains, to low water mark; thence down the said river Delaware by low water mark, the several courses thereof to the place of beginning—containing one hundred and seventy acres of land.

1849.
December 26.
Produced
and ex-
amined.

Duly executed and acknowledged, 26th December, 1849.
Received in the Clerk's office of the County of Burlington, 1850, and recorded in Book Y 4 of Deeds, page 43.

TRACT OF 243 $\frac{22}{100}$ ACRES OF LAND.1776.
March 9.

Deed of Gift.—Thomas English, to Isaac English, in fee for a certain large tract of land, situate in Mansfield Township, Burlington County, State of New Jersey.

Recorded in the Clerk's office of the County of Burlington, in Book B., page 51.

The said last mentioned tract of land was afterwards levied upon and sold by the Sheriff, as the estate of the said Isaac English, to Joseph English.

1785.
November 1.

Deed.—Joseph Mullen, Esq., High Sheriff of the County of Burlington, to Joseph English, in fee for the same last mentioned tract of land.

Recorded in Book B., page 52.

The said Joseph English departed this life intestate, seized of said land and Letters of Administration upon his Estate, were in due form of law granted to Peter Ellis and Samuel Woolman, who took upon themselves the burthen of said Estate.

The said Administrators, together with the children of said decedent, all of said children being of full age, in order that the debts of said decedent might be paid, and in order to prevent an increase of costs, made application to the Judges of the Orphans' Court of the County of Burlington, that liberty should be granted them to make sale of said land.

An order of sale was made by said Court in August Term, A. D. 1791, and a sale was made under said order, at which sale Richard Jackson became the purchaser of said land.

1793.
April 28.

Deed.— Peter Ellis and Samuel Woolman, Administrators, &c., of Joseph English, deceased, and of the heirs of said Joseph English, deceased, to Richard Jackson, in fee, for a part of said land.

Recorded in Book X. of Deeds, page 692, in the aforesaid office.

Deed of Trust.—Richard Jackson, to Richard Horsefield and Omar Jackson, for $78\frac{1}{2}$ acres of land, part of the tract conveyed to him by said administrators. Reserving to him, the said Richard Jackson, and his wife, Margaret, during their joint and separate lives, the rents, issues and profits of said land, so conveyed and provided that after their deaths it should go to the use of their children, Omar Jackson, Mary Jackson, Samuel Jackson, Richard Jackson, Ezekiel Jackson, James Jackson and William Jackson, and their heirs forever, as tenants in common.

1793.
February 20.

Recorded in Book X. of Deeds, page 695, in the aforesaid office.

The said Richard Jackson, and Margaret, his wife, afterwards departed this life, so that the said last mentioned $78\frac{1}{2}$ acres of land became the property of their children, in said Deed of Trust named, and was held by them as tenants in common.

Three of the said children, viz: Mary, Samuel and Ezekiel Jackson departed this life intestate and without issue, so that their interest or share in said land descended to their four surviving brothers, Omar, Richard, James and William Jackson, each of the said four last named children becoming thus entitled to or seized of an equal undivided fourth part thereof.

Deed.—James Jackson and wife, to Omar Jackson, in fee for the part, share, or interest of him the said James, in said land.

1816.
April 13.

Recorded in Book E. 2 of Deeds, page 485, in the aforesaid office.

Deed.—William Jackson and wife, to Richard Jackson, in fee for the part, share, or interest of him the said William in said land.

1814.
April 26.

Recorded in Book B. 2 of Deeds, page 155, in the aforesaid office.

Deed.—Richard Jackson and wife, to Omar Jackson, in fee for the moiety of him, the said Richard, in said land.

1827.
September 6.

Recorded in Book U. 2 of Deeds, page 356, in the aforesaid office.

The said Omar Jackson thus became seized in his demense, as of fee, of the whole of said last mentioned tract of land, containing $78\frac{50}{100}$ acres of land, so far as aforesaid, conveyed by said Deed of Trust.

Joseph Ellison being seized in fee of sundry parcels of land, situate in the Township of Mansfield, aforesaid, on or about the twelfth day of May, A. D. 1795, the conveyances being lodged in his dwelling-house, the same, with the said house, were consumed by fire.

In order to supply the loss of said Title Deeds, the said Joseph Ellison made application to the Supreme Court of Judicature of the State of New Jersey, for relief in the premises.

The said Court, after due publication had been made in the manner prescribed by the statute, and upon a survey of said land being made, and after full inspection and examination, and satisfactory proof having been made to the said Court that the said Joseph Ellison had possessed legal conveyances of said lands in fee simple, and had peaceable possession of the same, and had lost possession of the same by being consumed in said fire, gave judgment, and thereupon ordered the said survey and testimony to be filed and entered in the minutes of the said Court, and adjudged that they should be good and available in law, to assure the lands and premises so surveyed and entered, and ordered and directed the same to be vested in the said Joseph Ellison, as fully, amply, and effectually, to all intents and purposes whatsoever, as he was vested with the same previous to the loss of said conveyances.

Said proceedings duly recorded in the Clerk's office of said Court.

1804.
January 16.

Will of Joseph Ellison, in which among other things, he orders and directs as follows, viz: "In order to enable my Executors to pay my just debts and funeral charges, I do hereby empower them to sell and convey so much of my real estate as they shall think most convenient for discharging the same."

And of his said Will appointed his wife, Hannah Ellison, his daughter, Hannah, and his son, Thomas Ellison, his Executors. Said Will duly proved and recorded.

Deed.—Hannah Ellison, Hannah Ellison, Jr., and Thomas Ellison, Executors, &c., of Joseph Ellison, deceased, to Omar Jackson, in fee for a certain tract of land, other portion of said $243\frac{22}{100}$ acres.

1813.
March 25.

Recorded in Book Z. of Deeds, page 440, in the Clerk's office of the County of Burlington.

Deed.—Peter Ellis and Samuel Woolman, Administrators of Joseph English, deceased, to Thomas Biddle, in fee for a certain tract of land, other portion of said $243\frac{22}{100}$ acres.

1791.
October 1.

Recorded in Book of Deeds, page ; in the Clerk's office of the County of Burlington.

Certain other portion of the said $243\frac{22}{100}$ acres of land, which Richard Jackson became seized of, by virtue of the aforesaid Deed of Conveyance, from the Administrators of Joseph English, deceased, was levied upon and sold by the Sheriff, to Thomas Biddle.

Deed.—Joseph Elton, Esq., High Sheriff of the County of Burlington, to Thomas Biddle, in fee for 56 acres 12 perches of land.

1798.
August 1.

Recorded in Book L. of Deeds, page 221, in the Clerk's office aforesaid.

Deed.—Thomas Biddle and wife, to George Craft, in fee for both of said tracts of land, so as aforesaid conveyed to him, the said Thomas Biddle.

1800.
April 19.

Recorded in Book L. of Deeds, page 219, in the Clerk's office aforesaid.

1808.
March 23.

Deed.—George Craft and wife, to David Richardson, in fee for same last mentioned tracts of land.

Recorded in Book S. of Deeds, page 386, in the office aforesaid.

1816.
April 27

Deed.—David Richardson and wife, to Omar Jackson, in fee for same last mentioned tracts of land.

Recorded in Book E. 2 of Deeds, page 486, in the office aforesaid.

The said Omar Jackson being thus seized of the tracts of land aforesaid, sometime in the year 1843, departed this life intestate, and on the 23d day of January, A. D. 1843, Letters of Administration upon his estate were granted to his two sons, Omar H. Jackson and James Jackson, by the Surrogate of the County of Burlington.

James Jackson, one of said Administrators, shortly after the granting of said Letters, died, leaving the said Omar H. Jackson as surviving Administrator of said Estate.

In August Term, A. D. 1843, on the application of the surviving Administrator, and upon his representing under oath, to the Orphans' Court of the County of Burlington, that the personal estate of the decedent was insufficient to pay his debts, the said Court granted a rule to show cause why the real estate of said decedent should not be sold to pay said debts, and made the same returnable on the seventh day of November, A. D. 1843.

At which, time, no cause being shown to the contrary, the Court made a decree, directing said real estate to be sold for the purposes aforesaid.

In February term, A. D. 1844, report of sale was made to said Orphans' Court by the said Administrator, by which it appearing that said Administrator sold said real estate in two tracts, or parcels, on the eighteenth day of January, A. D. 1844—one tract, containing $110\frac{22}{100}$ acres, to Michael Hays, and the other tract, containing $106\frac{10}{100}$ acres, to Joseph Kinsley, the Court, after inspecting the said report, ordered the same to be filed, a deed to be made to the purchasers, and said sale to be confirmed in all things.

Book of Minutes of said Orphans' Court, pages 391, 320 and 349.

In pursuance of said decree, the two next mentioned Deeds of said tracts of land were made.

Deed.—Omar H. Jackson, surviving Administrator, &c., of Omar Jackson, deceased, to Michael Hays, in fee for the said tract of land so sold to him, the said Michael Hays, as aforesaid.

1844.
February 24.

Recorded in Book G. 4 of Deeds, page 240, in the Clerk's office of the County of Burlington.

Deed.—Omar H. Jackson, surviving Administrator, aforesaid, to Joseph Kinsley, in fee for the said tract of land so sold to him, the said Joseph Kinsley, as aforesaid.

1844.
March 2.

Recorded in Book G. 4 of Deeds, page 213, in the office aforesaid.

Deed.—Michael Hays and wife, to Omar H. Jackson, in fee for the tract of land aforesaid, containing $110\frac{22}{100}$ acres.

1844.
March 8.

Recorded in Book G. 4 of Deeds, page 243, in the office aforesaid.

Release of dower in said last mentioned tract of land, Margaret Jackson, widow of Omar Jackson, deceased, to Omar H. Jackson.

1844.
March 2.

Recorded in Book G. 4 of Deeds, page 240, in the office aforesaid.

Will of Omar H. Jackson, whereby he did order and direct as follows: "It is my will, and I herein order and direct my Executors, hereinafter named, to sell at public sale, within one year after my decease, my farm and plantation, and make a good and sufficient title to the purchaser, in fee simple." And of his said will appointed his wife, Mary Ann Jackson, Executrix, and Michael Hays, Executor.

1845.
May 22.

Duly proved 14th July, 1845, and recorded in the Surrogate's office of the County of Burlington, at Mount Holly, in Book F. of Wills, page 509.

1846.
Sept'mb'r 25.

Deed.—Mary Ann Jackson, Executrix, and Michael Hays, Executor of Omar H. Jackson, deceased, to William H. Hays, in fee for said last mentioned tract of land.

Recorded in Book of Deeds, page in the Clerk's office of the County of Burlington.

1847.
March 19.

Deed.—William H. Hays, to James J. Taylor, in fee for said last mentioned tract of land.

Recorded in Book Q. 4 of Deeds, page 260, in the Clerk's office aforesaid.

Joseph English, being seized in his demense, as of fee, of 27 acres, other portion of said 243 $\frac{23}{100}$, departed this life intestate, as aforesaid.

1791.
October 15.

Deed.—Peter Ellis and Samuel Woolman, Administrators, &c., of Joseph English, deceased, to Philip Bowne, Jr., in fee for said 27 acres of land.

Recorded in Book X. of Deeds, page 335, in the Clerk's office aforesaid.

1811.
July 31.

Will of Philip Bowne, Senior, devising the said 27 acres of land to his son, Philip Bowne, Junior.

Duly recorded.

The said Philip Bowne, Junior, having thus become seized of said 27 acres of land, departed this life intestate, and said tract of land descended to his children as his heirs at law.

1846.
December 12.

Deed.—Samuel Bowne and wife, Mary Bowne, Stacy Lippincott, and Sarah, his wife, John Scott, and Elizabeth, his wife, Philip Bowne and wife, James Bowne and wife, Nathan C. Bowne and wife, Thomas S. Scott, and Margaret, his wife, children and heirs of Philip Bowne, deceased, to James J. Taylor, in fee for said 27 acres of land.

Recorded in Book Q. 4 of Deeds, page 271, &c., in the Clerk's office of the County of Burlington.

Deed.—James J. Taylor and wife, in consideration of \$9,598, to Charles Harlan, in fee for all that certain plantation, or farm, situate in the Township of Mansfield, in the County of Burlington, and State of New Jersey, bounded as follows, viz: Beginning at a stone in the river Delaware, at the edge of low water mark, and corner to land belonging to John L. McKnight; thence (1) along the line of said McKnight's land, south 19 degrees, west 8 chains 75 links; thence (2) still along the line of said McKnight's land, south 4 degrees 45 minutes, east 40 chains 46 links, to a stone corner to the last mentioned land, and also corner to land formerly belonging to the estate of Philip Bowne, deceased; thence (3) along the line of land formerly said Bowne's, south 89 degrees 20 minutes, east 33 chains 92 links, to a corner in the line of William Durell's land; thence (4) along the line of said Durell land, north 26 degrees 24 minutes, west 44 chains 29 links, to a stone in the river Delaware, at the edge of low water mark, and corner to the said William Durell's land; thence (5) along the said river Delaware, the several courses thereof, at the edge of low water mark, to the place of beginning: containing $110\frac{12}{100}$ acres of land, more or less. And also, all that certain tract or parcel of land, situate in the Township, County, and State aforesaid, bounded as follows, viz: Beginning at a stone, for a corner, in William Durell's line, and corner to land formerly William H. Hays'; thence by the line of said William H. Hays, north 89 degrees 30 minutes, west 33 chains 93 links, to a stone, for a corner, to said Hays and Joseph Kinsley; thence by the line of said Kinsley, south 38 degrees 45 minutes, east 11 chains 10 links, to a stone, for a corner, to said Kinsley, in the line of the heirs of Thomas Rainear, deceased; thence by the line of said heirs, south 89 degrees 30 minutes, east 31 chains 24 links, to a stone corner to said heirs, in William Durell's line; thence by the line of said Durell, north 26 degrees 15 minutes, west 9 chains 55 links, to the place of beginning: containing 27 acres of land, more or less.

1849.
November 22.
Produced
and examined.

Duly executed and acknowledged, 22d November, 1849.

Received in the Clerk's office of the County of Burlington,
1850, and recorded in Book Y 4 of Deeds, page 41.

1846.
January 9.

Deed.—Joseph Kinsley and wife, to John L. McKnight, in fee for the tract of land containing $106\frac{10}{100}$ acres, so as aforesaid conveyed to the said Joseph Kinsley, by Omar H. Jackson, surviving Administrator of Omar Jackson, deceased.

Recorded in Book M. 4 of Deeds, page 569, in the Clerk's office aforesaid.

1849.
December 27.

Deed.—John L. McKnight and wife, to Charles Harlan, in fee for said tract of $106\frac{10}{100}$ acres of land.

Recorded in Book Y 4 of Deeds, page 116, in the Clerk's office aforesaid.

Which said three last mentioned tracts, one of	
them containing	110 $\frac{12}{100}$ acres.
One other of them containing	27 “
And the other of them containing	106 $\frac{10}{100}$ “
	<hr/>
Making the aforesaid tract of	243 $\frac{22}{100}$ acres.

1850.
January 30.

Deed.—Charles Harlan, in consideration of \$1, and of the issue to him of 4,000 shares of the capital stock of The Florence City Company, to the said The Florence City Company, in fee for all that certain tract or piece of land situate in the Township of Mansfield, County of Burlington, and State of New Jersey, bounded as follows: beginning at a stone, at low water mark, in the river Delaware, in the line of land of Stacy Hayes; thence south 29 degrees 40 minutes, west 31 chains, to a corner; thence south 40 degrees 20 minutes, east 7 chains 73 links; thence south 39 degrees 33 minutes, east 13 chains 47 links; thence south 45 degrees, west 8 chains 8 links; thence south 42 degrees 30 minutes, east 22 chains; thence north 41 degrees 30 minutes, east 8 chains 72 links; thence south 39 degrees, east 3 chains 90 links; thence south $89\frac{1}{2}$ degrees, east

34 chains 87 links, to a stone in the middle of a lane line, to land of William Durell; thence south 27 degrees, east 22 chains 73 links, to a comer in line of Reynear's land; thence north $73\frac{1}{4}$ degrees, east 25 chains 70 links, to line of Hancock's land; thence north $7\frac{1}{4}$ degrees, west 11 chains; thence north 5 degrees, west 26 chains 50 links, to low water mark in the river Delaware; thence down the several courses of said river to the place of beginning: containing 450 acres, more or less. Being composed of the tracts so as aforesaid conveyed by the aforesaid Deeds, from Samuel Boulton and wife, William Durell and wife, James J. Taylor and wife, and John L. McKnight and wife, respectively, to the said Charles Harlan.

Duly executed and acknowledged.

Received in the Clerk's office of the County of Burlington, February 12, 1850, and recorded in Book Y 4 of Deeds, page 151.

From Deeds and Abstracts of Title produced; prepared by
J. GUILD MILLETTE.

We have examined and considered the foregoing Brief, and the other Documents produced, and are of opinion that a good title in fee to the premises, is deduced to the "Florence City Company," clear of all incumbrance.

Given under our hands, this eleventh day of March, 1850.

P. D. VROOM,
GARRITT S. CANNON.