This Indenture Made the Twenty sixth Day of March in the Year of our Lord one Thousand seven hundred and Ninety Six Between David Mellinger of Berwick Township York County State of Pennsylvania and Anna Mary his Wife of the one part, and James Duncan of the Township County and State aforesaid of the other part Witnesseth, That the said David Mellinger and Anna Mary his Wife for and in consideration of the sum of Five shillings lawful money of Pennsylvania and other valuable considerations to them or one of them in hand truly paid the receipt whereof is hereby acknowledged Have granted bargained and sold, and by these Presents do grant bargain and sell unto the said James Duncan and to his heirs and Assigns forever All that certain Tract or parcel of Land lying in the County formerly called Westmoreland State aforesaid, in the District of Donation Lands Beginning at a Sugar Tree the Numbered Corner, and running East by Lot N° 2053 two hundred and seven one perches to a Beech, thence South by Lot N° 2085 One hundred and Thirty perches to an Elm, thence West by Lot N° 2055 two hundred and Sixty one perches to a Lynn thence North by Lot N° 2043 One hundred and Forty perches to the place of Beginning, Containing Two hundred acres and allowance of six per Cent for Roads &c. Numbered 2054 It being the same tract of Land which the Supreme Executive Council of the Commonwealth of Penna by their Patent dated the twenty sixth day of July in the year One thousand seven hundred and Eighty seven granted unto Michael Lynn, and which the said Michael Lynn by Indenture endorsed on said Patent bearing date the Ninth day of February in the year one thousand seven hundred and Eighty nine granted and conveyed unto the said David Mellinger in Fee simple, as by relation to the said Grants will more fully and at large appear Together with all and singular the Woods, Woods, Waters, Watercourses, rights, improvements, hereditaments and appurtenances whatsoever to the said Lands belonging or in anywise appertaining, and the Reversions and

Remainder thereof, and all the estate right title interest property claim and demand whatsoever in law and Equity of him the said David Mellinger of in and to the same To have and to hold the said Tract of two hundred acres of Land and premises hereby granted bargained and sold with the appurtenances unto the said James Duncan his heirs and assigns to and for his and their own proper use and behoof for ever hereby covenanting and defending for him the said David Mellinger his heirs and assigns that he the said James Duncan his heirs and assigns shall and may from time to time and at all times hereafter peaceably and quietly have hold occupy possess and enjoy the said Tract of Land and premises hereby granted and every part thereof with the appurtenances free and clear and freely and clearly acquitted exonerated and discharged of and from all former and other Bargains Sales Gifts Grants Titles Troubles Charges and Incumbrances whatsoever made done committed or suffered by the said David Mellinger his heirs or assigns or by any other person or persons claiming or to claim the same or any part thereof by from or under him them or any of them And the said David Mellinger for himself his heirs and assigns doth hereby covenant promise and agree to and with the said James Duncan his heirs and assigns that he the said David Mellinger his heirs and assigns shall and will at all times hereafter upon the reasonable request and at the proper Costs and Charges in the Law of the said James Duncan his heirs or assigns make do and execute or cause or procure to be made done and executed all such further and other reasonable Acts Conveyances and Assurances in the Law whatsoever for the better more perfectly and absolutely granting conveying and assuring the said Tract of Land and premises hereby granted or intended so to be with the appurtenances unto the said James Duncan his heirs and assigns forever as by the said James Duncan his heirs or assigns or his or their Counsel learned in the Law shall be reasonably advised or required In Witness whereof I have hereunto set my hand and seal hereunto Dated and Executed the day and year first above written

Sealed and Delivered
in the Presence of Us

James Duncan

James R. McClay

On this twenty sixth day of March 1796 before me the Subscriber one of the Justices of the Court of Common Pleas of the County of York came James Duncan and acknowledged the foregoing Deed to be his Act and Deed and desired the same might be recorded as such Witness my hand and Seal the day and year aforesaid

Thomas Hartley

Recorded the 28th day of March 1796

Thomas Hartley

Prothonotary

Council hath thereunto for his part and behalf of the Commonwealth set his hand and caused the Seal of the Commonwealth to be affixed this twenty fifth day of July in the year of our Lord one thousand seven hundred and eighty seven and of the Commonwealth the Twelfth

By the Supreme Executive Council

Thomas Mifflin

Attest Thomas Lawrence Secretary

To be delivered at the Pitt's mouth

Clear of all reductions and