This Indenture Made

the seventeenth Day of June in the Year of our Lord One thousand eight hundred and Eleven Between Joshua Gilpin of the City of Philadelphia Merchant and Mary his Wife Of the one Part And Mary Gibbs of the same Place Of the other Part **Witnesseth** That the said Joshua Gilpin and Mary his Wife For and in Consideration of the Sum of eleven thousand five hundred dollars lawful Money of the United States to them in hand paid at the time of the execution of these Presents by the said Mary Gibbs The Receipt whereof is hereby acknowledged **have** granted bargained and sold aliened enfeoffed released and confirmed And by these Presents **do** grant bargain and sell alien enfeoff release and confirm unto the said Mary Gibbs and to her Heirs and Assigns **All that Certain** Lot or piece of Ground with the Buildings thereon erected situate on the North Side of Chesnut Street between Delaware Eighth and Ninth Streets in the said City of Philadelphia Containing in Breadth on Chesnut Street Twenty five feet extending in Length or Depth Northward One hundred and seventy eight feet to a Twenty five feet Alley (now called Grape Street) Bounded on the North by the said Alley on the East by Ground late of William Hamilton now of..... Jones on the South by Chesnut Street and on the West by Ground of Richard Dale / It being the same Premises which William Hamilton of the City of Philadelphia House Carpenter and Jennet his Wife by Indenture dated the twentieth day of June One thousand eight hundred and three Recorded at Philadelphia in Deed Book **EF** No 12 page 379 &c granted and conveyed unto the said Joshua Gilpin in Fee Subject to the Yearly Ground Rent or Sum of One hundred and fifty Dollars lawful Money of the United States of America in half yearly Portions on the first day of the Months of July and January in every Year thereafter payable to Gustavus Colhoun his Heirs and Assigns for ever / **Together** with the common Use and Privilege of the said Twenty five feet Alley now called Grape Street And together also with the Right and Privilege of an Alley about Four feet wide by about Twenty eight feet in Depth from the said Grape Street as the same is now left open equally out of this and the adjoining Premises to the Eastward and free Ingress Egress and Regress into out of and along the same at all times hereafter for ever in Common with the Owners Tenants and Occupiers of the Lot of Ground adjoining the hereby granted Premises to the Eastward And together also with all and singular other the Buildings Improvements Ways Waters Water Courses Alleys Passages Rights Liberties Privileges Immunities Hereditaments and Appurtenances whatsoever to the same belonging or 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 Joshua Gilpin and Mary his Wife in Law Equity or otherwise howsoever of in to and out of the same **To have and to hold** all and singular the hereby granted Premises with the Appurtenances to the said Mary Gibbs her Heirs and Assigns To and for the only proper Use and Behoof of the said Mary Gibbs her Heirs and Assigns for ever **Subject** to the aforesaid Yearly Ground Rent or Sum of One hundred and fifty Dollars payable to the said Gustavus Colhoun his Heirs and Assigns in half yearly Payments on the first days of January and July in every Year hereafter for ever **And** the said Joshua Gilpin for himself his Heirs Executors and Administrators Doth Covenant Promise and Agree to and with the said Mary Gibbs her Heirs and Assigns by these Presents That he the said Joshua Gilpin and his Heirs All and singular the Premises hereby granted with the Appurtenances unto the said Mary Gibbs her Heirs and Assigns Against him the said Joshua Gilpin and his Heirs And against all and every other Person or Persons whatsoever lawfully claiming or to claim by from or under him or them or any of them shall and will Warrant and for ever Defend by these Presents **In Witness** whereof the said Parties have interchangeably set their Hands and seal hereunto Dated the Day and Year first above written

Sealed and Delivered
In the Presence of us
Mich. Kepple
Catherine C. Kepple

Received the Day of the Date of the above written Indenture of the above named Mary Gibbs the Sum of eleven thousand five hundred dollars being the full Consideration Money above mentioned
Witness
Mich. Kepple
Jos Gilpin

The seventeenth Day of June A° D° 1811 Before me the Subscriber one of the Aldermen of of the City of Philadelphia Came the above named Joshua Gilpin and Mary his Wife and in due form of Law acknowledged the above written Indenture to be their Act and Deed and desired the same may be recorded as such She the said Mary being of full Age and first by me separately and apart from her said Husband examined did declare and say that she executed the said Indenture voluntarily of her own free Will and Accord without any Threats Coercion or Compulsion of her said Husband or any undue Influence whatever the Contents thereof being first by me made known to her witness my Hand and seal the Day and Year aforesaid
Mich. Kepple
Ald.

Jos Gilpin

Mary Gilpin