

This Indenture

Made the Seventeenth Day of June in the Year of our Lord One thousand eight hundred and forty five. Between Jacob H. Yocum of the City of Philadelphia, Grate Maker, and Mary his Wife, of the One Part; and Benjamin Tevis of the same City, Gentleman, of the Other Part, **witneseth** that the said Jacob H. Yocum and Mary his Wife, for and in consideration of the Sum of Six hundred Dollars lawful money of the United States of America to them in hand well and truly paid by the said Benjamin Tevis at and before the Sealing and Delivery hereof, the Receipt whereof is hereby acknowledged Have granted, bargained, sold, aliened, released and confirmed and by these Presents Do grant, bargain, sell, alien release and confirm unto the said Benjamin Tevis his heirs and assigns **All that** Certain Lot or piece of Ground situate on the East side of a certain Fifty feet wide Court, which is laid out in the Square bounded by Walnut, Locust, Broad and Juniper Streets, in the City of Philadelphia aforesaid and which communicates from the north east corner thereof with the said Juniper Street by a Ten feet wide Alley of the length of One hundred feet, said Lot being at the distance of One hundred and twenty feet four and a half inches southward from the South Side of the said Walnut Street, containing in breadth north and south Thirteen feet and half an inch and in length or depth Eastward of that breadth Thirty four feet and one inch, Bounded northward by ground of the said Benjamin Tevis, eastward by ground of the said Jacob H. Yocum, Southward by ground granted to John Livezey and westward by the aforesaid Court (Being the rear or westernmost end of the same Lot or piece of Ground which Joseph Smith and Sarah his Wife by Indenture bearing date the Thirty first day of May Anno Domini One thousand eight hundred and thirty three, Recorded in the office for recording Deeds in and for the City and County of Philadelphia in Deed Book A. K. N. 37 page 443: granted and conveyed unto the said Jacob H. Yocum in fee) **Together** with the free and common use and privilege of the said Court and of the said Ten feet wide Alley and also of another Ten feet Alley leading from the said Court into Walnut Street aforesaid and **Together** also with all and singular the Buildings, Improvements, Ways, Waters, Water Courses, Rights, Liberties, Privileges, Easements, Hereditaments and Appurtenances whatsoever thereunto belonging or in any wise appertaining and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right Title, Interest, Property, Claim and Demands whatsoever of them the said Jacob H. Yocum and Mary his Wife of in and to the same and every part thereof **To have and to hold** the said Lot or piece of Ground above described, Hereditaments and Premises hereby granted with the appurtenances unto the said Benjamin Tevis his heirs and assigns, To and For the only proper use and behoof of the said Benjamin Tevis his heirs and assigns forever. **And** the said Jacob H. Yocum for himself his heirs, executors and administrators both by these Presents Covenant, grant and agree to and with the said Benjamin Tevis his heirs and assigns, that he the said Jacob H. Yocum and his heirs all and singular the Hereditaments and Premises hereby granted with the appurtenances unto the said Benjamin Tevis his heirs and assigns, against him the said Jacob H. Yocum and his heirs and against all and every other Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof by, from or under him, them or any of them shall and will by these Presents, Warrant and forever Defend. In witness whereof the said Parties have hereunto interchangeably set their hands and seals, on the day and year first above written.

Sealed and Delivered
in the presence of us
John Thompson
Joseph Bitter

Received the day of the date of the above written Indenture from the above named Benjamin Tevis the Sum of Six hundred Dollars being the full consideration money above mentioned.

Witnesses at Signing
John Thompson
Joseph Bitter
Jacob H. Yocum

The Seventeenth day of June Anno Domini 1845. Before me the Subscriber an Alderman in and for the City of Philadelphia personally appeared the above named Jacob H. Yocum and Mary his Wife and duly acknowledged the above written Indenture to be their Act and Deed and desired it might be recorded as such. The said Mary being of full age and by me examined separate and apart from her said Husband and the contents of the said Indenture being by me first fully made known unto her did declare and say that she did voluntarily and of her own free will and accord sign, seal and as her Act and Deed deliver the same without any coercion or compulsion of her said Husband. Witness my hand and seal the day and year aforesaid.

John Thompson
alld

Jacob H. Yocum

Mary Yocum

