

This Indenture,

Made the

Twenty-seventh day of October in the year of our Lord one thousand eight hundred and eighty five (1885.) BETWEEN Joseph Bitter of the city of Philadelphia and State of Pennsylvania and Mary Ann his wife, Henry P. M. Birkinbine of the said city and Louisa his wife, William H. McFadden of the said city and Sarah his wife, Alexander McConnell of the said city and Caroline his wife and Jacob H. Yocum of the State of Georgia and Mary H. his wife [the said Henry P. M. Birkinbine and Louisa his wife, William H. McFadden and Sarah his wife, Alexander McConnell and Caroline his wife and Jacob H. Yocum and Mary H. his wife all acting herein by their attorney in fact the said Joseph Bitter duly constituted and appointed as hereinafter recited] all of the one part and "The Library Company of Philadelphia" of the other part.

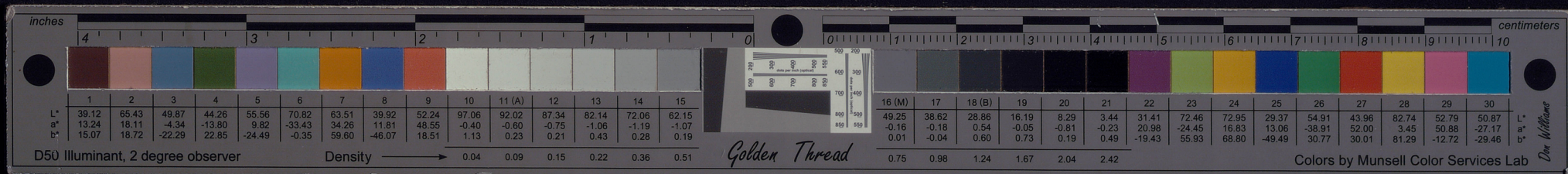
Witnesseth, That the said parties of the first part

for and in consideration of the sum of three thousand dollars

lawful money of the United States of America, unto them well and truly paid by the said "The Library Company of Philadelphia"

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said "The Library Company of Philadelphia" their Successors

and Assigns, All that certain Brick Messuage or Tenement and Lot or piece of ground situate on the West side of Juniper Street at the distance of One hundred and twenty feet four and a half inches Southward from the South side of Walnut Street in the said city of Philadelphia. Containing in front or breadth on the said Juniper Street thirteen feet and one half inch, and extending in length or depth Westward of that width Sixty five feet eleven inches. Bounded Northward partly by ground now or late of Benjamin Lewis and partly by the lot of ground next hereinafter described, Westward by ground granted by Jacob H. Yocum, the father, and wife to the said Benjamin Lewis, Southward by other ground of the said "The Library Company of Philadelphia" and Eastward by Juniper Street aforesaid. [Being the Easternmost and greater part of the same premises which Joseph Smith and wife by Indenture dated the thirty first day of May A.D. 1833 recorded in Deed Book A. M. N. 37 page 443 do granted and conveyed unto Jacob H. Yocum in fee.] And also, all that certain Strip or parcel of ground situate on the South side of a certain ten feet wide alley (which leads from the North East corner of a fifty feet wide Court called Marble Court Eastward into Juniper Street) Beginning at the distance of thirty four feet five and a half inches Eastward from the East side of said fifty feet wide Court, thence extending Southward at right angles with the said ten feet wide alley twelve feet four and a half inches to the line of the said Yocum's lot (being the lot of ground above described) and thence Eastward along the same two feet to the Western wall of the privy now erected on the said lot, thence Northward at



right angles to the said ten feet wide alley twelve feet four and a half inches to the South side thereof and thence along the same Westward two feet to the place of beginning. [Being] the same strip of ground which the said Benjamin Ferris and wife by Indenture dated the seventeenth day of June A. D. 1845 recorded in Deed Book A. W. M. No. 15 page 105th granted and conveyed unto the said Jacob H. Yocum in fee: and did thereby mutually covenant and agree with each other that the said Jacob H. Yocum his heirs and assigns should not nor would not at any time erect or build or cause to be erected or built upon said strip of ground or any part thereof any building or part of a building but should and would leave the same open forever to be used by him and them exclusively as a passage way and water course; and that the said Benj. Ferris his heirs and assigns should not nor would at any time open windows in the Eastern wall of any stable or coach house to be built upon the ground conveyed to him as above recited or make or build any such windows on the said side of such stable or coach house as to overlook the premises of said Jacob H. Yocum lying to the Eastward thereof, he the said Benj. Ferris his heirs and assigns however to have the right and privilege of building or making blind windows in any building he might erect upon the premises adjoining next to and bounding on the strip of ground thereby conveyed said Jacob H. Yocum his heirs and assigns to have the right of putting hangings and fastenings for a gate in the walls on either side of said alley: And the said Jacob H. Yocum being so seized of said premises first described and said strip of ground, departed this life on or about the twenty seventh day of April A. D. 1867 intestate, leaving a widow; Mary Yocum, who has since died, and issue five children, all of full age, to wit: Mary Ann, wife of Joseph Bitler; Louisa, wife of Henry P. M. Birkinbine; Sarah E., wife of William H. McGadden; Caroline, wife of Alexander M. Connell; and Jacob H. Yocum to and in whom the same descended and vested. And the said Henry P. M. Birkinbine and Louisa his wife; William H. McGadden and Sarah E. his wife; Alexander M. Connell and Caroline his wife and Jacob H. Yocum and Mary H. his wife by Letter of Attorney under their hands and seals duly executed and acknowledged and intended to be forthwith recorded, bearing date the seventeenth day of July A. D. 1885 constituted and appointed the said Joseph Bitler their true and lawful Attorney for them and in their names to sell either at public or private sale the said premises hereinbefore described, and with full power and authority to make execute and deliver any deed or deeds to the purchaser or purchasers thereof, for said premises in fee simple or otherwise.]

Together with all and singular the Buildings, Improvements, Streets Alleys, Passages, —
Ways, Waters, Water-Courses, Rights, Liberties, Privileges, 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 demand whatsoever, of them the said parties —
in law, equity,
or otherwise howsoever, of, in, and to the same and every part thereof,

To have and to hold the said Messuage or Tenement and lot or piece of ground
and the strip of ground above described —

Hereditaments and Premises hereby granted, or mentioned and intended so to be,
with the Appurtenances, unto the said "The Library Company of Phil-
adelphia" their Successors —

and Assigns, to the only proper use and behoof of the said "The Library Company of Philadelphia"
their Successors —

and Assigns for ever.

And the said Joseph Bitter for himself and Mary Ann his wife, Henry C. Birkbine for himself and Louisa his wife, William
McFadden for himself and Sarah his wife, Alexander M. Cornell for himself and Caroline his wife, and Jacob H. Gorum, severally
and respectively for their several and respective heirs executors and administrators Do by
these presents, covenant, grant and agree, to and with the said "The Library Company of Philadelphia" their
Successors —

and Assigns, that they — the said party of the first part and their several and respective heirs
all and singular the

Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the
Appurtenances, unto the said "The Library Company of Philadelphia" their Successors —

and Assigns, against them — the said
party of the first part and their several and respective heirs —

and against all and every Person or Persons whomsoever
lawfully claiming or to claim the same or any part thereof, by from or under him, her, them or any
of them —

shall and will (Subject to the provisions of the above recited Covenant) Warrant and forever Defend.

In witness whereof, the said parties to these presents have hereunto interchangeably
set their hands and seals. Dated the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US,

Joseph Kesper
Wm. Hall Waxter

Henry P. M. Birkbine

Louisa Birkbine

Wm. H. McFadden

Sarah L. McFadden

Jos. Bitter

M. A. Bitter

Alexander M. Cornell

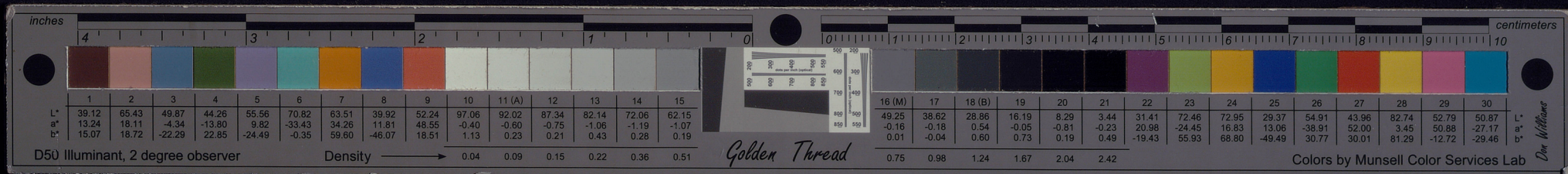
Caroline M. Cornell

Jacob H. Gorum

Mary H. Gorum

by their attorney in fact

Jos. Bitter



Received the day of the date of the within Indenture of the within named "The Library Company of Philadelphia" the sum of three thousand dollars in the proportions to which we are respectively entitled being the full consideration money within mentioned.

Witnesses at Signing:

Joseph Keiper

Mrs. Hall Warner

Jos. Bitter

M. A. Bitter

Henry P. M. Birkinbine

Louisa Birkinbine

Mrs. H. McFadden

Sarah E. McFadden

Alexander McConnell

Caroline McConnell

Jacob H. Vocum

Mary H. Vocum

by their attorney in fact

Jos. Bitter

On the Twentyseventh day of October A. D. 1885. Before me the Subscriber a Notary Public in and for the Commonwealth of Pennsylvania residing in the City of Philadelphia personally appeared the within named Joseph Bitter and Mary Ann his wife, and the said Joseph Bitter also in the names of his constituents the within named Henry P. M. Birkinbine and Louisa his wife, William H. McFadden and Sarah E. his wife, Alexander McConnell and Caroline his wife, and Jacob H. Vocum and Mary H. his wife; in due form of law acknowledged the within written Indenture to be their and his own act and deed, as well as the act and deed of his said above named constituents, (done by virtue of the within recited Letter of Attorney), and desired the same might be recorded as such, and the said Mary Ann Bitter being of full age and separate and apart from her said husband by me thereon privately examined and the full contents of the within Deed being by me first made known unto her, did thereupon 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 within written Indenture without any coercion or compulsion of her said husband. Witness my hand and Notarial seal the day and year aforesaid

Mrs. Hall Warner.

N. P. A.



The Land Title Trust Co.

13983

DEED.

Joseph Bitter & Mary Ann his wife

and others

to

"The Library Company of Philad^a"

Cross W. side of Juniper St. 120 ft 4 1/2

E. of Walnut St. 80 ft Ward Philad^a

John C. Clark & Sons, Stationers, 230 Dock St., Philadelphia.

206 So. Juniper

12402.F.329

Return To
W. L. Fox, Jr.
12 South 12th St

Oct 30/85

Recorded in the Office for Recording of Deeds in and for the City and County of Philadelphia in Deed Book G. & P. No. 71 page 326 &c.

Witness my hand and seal of Office this Thirtieth

day of October Anno Domini 1885

Geo. W. Fox
Recording Deeds

