

No. 97.

## A N A C T

To confirm the title to a certain tract of land, late the estate of Jonathan W. Wadsworth, deceased.

Preamble.

WHEREAS, Jonathan W. Wadsworth, late of Venango township, Crawford county, deceased, in his lifetime entered into a parol contract with William Thomas to convey to him in fee a certain tract of land, situate in said township, containing fifteen acres and one hundred and fifty-seven perches, of which he was then seized, and received part of the consideration money for the same, and afterwards died without making any provision for the performance of said contract.

And whereas, David Wadsworth, the father and administrator of the said Jonathan W. Wadsworth, received the remainder of the consideration money, and executed a deed conveying the said premises to the said William Thomas in fee, without obtaining a decree by the proper court for the specific performance of said contract, or any order for such deed of conveyance, and doubts have arisen whether the said deed vested the title to the said premises in the said William Thomas, and would debar the heirs of the said Jonathan W. Wadsworth from recovering said tract of land from the assigns of the said William Thomas; therefore,

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same,* That the deed of conveyance executed by David Wadsworth, administrator of Jonathan W. Wadsworth, late of Venango township, Crawford county, deceased, dated June sixteenth, one thousand eight hundred and thirty-six, and recorded in the recorder's office of said county, in deed book T, page sixteen, conveying to William Thomas in fee, a certain tract of fifteen acres and one hundred and fifty-seven perches of land, situate in said township, which the said Jonathan W. Wadsworth in his lifetime had by parol contracted to convey to the said William Thomas, shall be construed, deemed, and taken to pass and vest in the said William Thomas, his heirs and assigns, in fee, all the right, title, interest and estate of the said Jonathan W. Wadsworth in said premises at the time of his decease, as fully, to all intents and purposes, as if such deed had been duly executed by the said Jonathan W. Wadsworth in his lifetime; and his heirs are hereby debarred from recovering the said tract of land, or any part thereof, from said William Thomas, his heirs or assigns.

FINDLEY PATTERSON,  
*Speaker of the House of Representatives.*

WILLIAM P. WILCOX,  
*Speaker of the Senate.*

APPROVED—The tenth day of March, one thousand eight hundred and forty-five.

FRS. R. SHUNK.