

Passed March 21, 1772. Referred for consideration by the King in Council, January 15, 1773, and allowed to become a law by lapse of time in accordance with the proprietary charter. See Appendix XXX, and the Acts of Assembly passed March 30, 1811, P. L. 188; April 13, 1838, P. L. 363; April 14, 1858, P. L. 504.

---

CHAPTER DCLXVI.

---

AN ACT FOR THE CONFIRMING THE ESTATE OF SAMUEL PHIPPS IN AND TO CERTAIN LANDS IN THE TOWNSHIP OF GOSHEN, IN THE COUNTY OF CHESTER.

Whereas it appears that a certain Cadwalader Ellis about fifty-seven years ago was possessed of a tract of land situate in the township of Goshen in the county of Chester, containing two hundred and ninety-five acres; that the said Cadwalader Ellis by his deed poll, date the thirteenth day of May, one thousand seven hundred and nineteen, granted and conveyed the same tract of land unto a certain Joseph Phipps in fee, with a covenant therein contained for further assurance, who also by deed granted and conveyed the same to his son Samuel Phipps in fee:

And whereas a certain Stephen Beaks granted and conveyed by deed a certain tract of land, adjoining the tract of land aforesaid, containing eighty-two acres, to the said Samuel Phipps in fees, both which the said tracts of land are included within the bounds following, viz.: bounded on the north by land of James Galbraith and the said Samuel Phipps, on the west by lands of Rudolph Haines, Edward Hicks and Thomas Goodwin, on the south by land of William Jones, and on the east by lands of George Hoops and Jonathan Garret, that by the conveyances aforesaid the premises became vested and now are in the possession of the said Samuel Phipps:

And whereas the said deeds from the said Joseph Phipps to his said son Samuel and from the said Stephen Beakes to the said Samuel Phipps are by some accident lost and cannot be found: Therefore the said Samuel Phipps, in order to prevent

the damages and mischiefs which may arise from the loss of the said deeds most humbly prays that it may be enacted:

[Section I.] And be it enacted by the Honorable Richard Penn, Esquire, Lieutenant-Governor under the Honorable Thomas Penn and John Penn, Esquires, true and absolute Proprietaries of the Province of Pennsylvania, by and with the advice and consent of the representatives of the freemen of the said Province in General Assembly met, and by the authority of the same, That the said Cadwalader Ellis and his heirs, Joseph Phipps and his heirs and Stephen Beakes and his heirs, and all and every other person and persons claiming or to claim any estate, right, title or interest of, in or to the said several tracts of land, hereditaments and premises hereinbefore described by, from or under them, or any or either of them (except the said Samuel Phipps and his heirs and assigns) shall be and are hereby declared to be barred and forever excluded of and from all such claims, rights, titles or interest; and that the said premises shall be vested in the said Samuel Phipps, his heirs and assigns, from and after the publication hereof, fully and absolutely freed, exonerated and discharged of and from all such claims, rights or titles to all intents and purposes whatsoever, saving to all and every other person and persons, bodies politic and corporate, their respective heirs, successors, executors and administrators (other than the said Cadwalader Ellis, Joseph Phipps and Stephen Beakes, their respective heirs and assigns), all such estates, rights, titles, interests, claims and demands of, in, to and out of the above mentioned premises vested by this act in the said Samuel Phipps, his heirs and assigns forever as aforesaid, as they or any of them had before the passing of this act or could or might have had or enjoyed in case this act had never been made.

Passed March 21, 1772. Referred for consideration by the King in Council, January 15, 1773, and allowed to become a law by lapse of time in accordance with the proprietary charter. See Appendix XXX.