

Passed September 15, 1784. Recorded L. B. No. 2, p. 370, etc. See the Act of Assembly passed March 31, 1860, Chapter 376, P. L. 1860, p. 452.

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CHAPTER MCXIII.

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AN ACT TO ESTABLISH AND CONFIRM THE TITLE OF JOHN SHEARER IN A CERTAIN TRACT OR PIECE OF LAND SITUATED IN WHITPAIN TOWNSHIP, IN THE COUNTY OF PHILADELPHIA.

(Section I, P. L.) Whereas John Shearer of Whitpain township in the county of Philadelphia, tile-maker, hath represented by his petition to this general assembly that his title to a certain tract or piece of land situated in Whitpain township aforesaid, is rendered defective by the loss of a certain deed of conveyance for the same from Charles Kress of Whitpain aforesaid unto the said John Shearer:

(Section II, P. L.) And whereas a committee of this house to whom the said petition hath been referred, have reported to this house that on due inquiry they find that the said John Shearer, on the first day of April in the year of our Lord one thousand seven hundred and sixty-three did purchase and obtain a deed in due form of law from Charles Kress for the consideration of one hundred and ninety-eight pounds lawful money of Pennsylvania for a certain tract or piece of land situated in Whitpain township in the county of Philadelphia, which said tract of land is bounded and described as follows, to-wit, Beginning at the corner of Bernard Shearer's land, thence by land late belonging to George Kasner, south forty-one degrees west ninety-six perches to a stone set for a corner in Skippack road, thence along the said road north forty-six degrees and a half west one hundred and sixteen perches to a post set for a corner which is also a corner of the aforesaid Charles Kress's other land, thence by the same north seventy-one degrees east twenty-one perches to a white oak, thence by the same south seventy-eight degrees east seventeen perches to a post, thence north eighty-two degrees

east thirty-nine perches to a post, thence north seventy-two degrees east forty-one perches to a post, a corner in a line of the aforesaid Bernard Shearer's land, and by the same south forty-eight degrees east, thirty-one perches and three quarters of a perch to the place of beginning containing thirty-nine acres and ninety-eight perches. And the said committee did further report to this house, that the said deed hath been, in the opinion of the said committee, carried off by the person or persons who robbed the said John Shearer, whereupon leave was given to the said John Shearer to bring in a bill to confirm to him his title to the said lot or piece of land after he should have given three week's notice of such his intention, in one of the public newspapers of the city of Philadelphia:

(Section III, P. L.) And whereas it appears that the said John Shearer hath given due notice as aforesaid:

[Section I.] (Section IV, P. L.) Be it therefore enacted, and it is hereby enacted by the Representatives of the Freemen of the Commonwealth of Pennsylvania in General Assembly met and by the authority of the same, That the said tract or piece of land bounded as aforesaid, with the appurtenances are and shall be vested in the said John Shearer and his heirs and assigns, and that the said John Shearer and his heirs, now do stand, and from after the publication of this act, shall stand seized of the said premises and of every part and parcel thereof with the appurtenances to and for the only proper use and behoof of the said John Shearer his heirs and assigns forever as effectually in law and equity to all intents and purposes as if the said deed from the said Charles Kress to the said John Shearer had not been lost and that the title of the said John Shearer to the said tract or piece of land shall not be anywise prejudiced or impeached in any court of law or equity for or by reason of the loss of the said deed, or for want of producing the same: subject nevertheless to such quit-rents or other rents, estates and encumbrances, as are, or may be legally charged on the same or any part or parcel thereof.

Passed September 15, 1784. Recorded L. B. No. 2, p. 349, etc.