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-proceedings all of the heirs at law and distributees of said intestate were duly and regularly made parties, and a decree of said Court was duly rendered on or about the twenty-third day of September A.D. 1899, ordering the sale of said lands (the testimony having established the fact that they could not be divided in kind without manifest injustice to some of the parties to said cause); all of which proceedings was entirely regular in all particulars, except that the various papers in said case were lost or mislaid without having been recorded or enrolled or indexed in the office of the clerk of Court for said County and State, as provided by law; And whereas the complaint in said case referred to the lands owned by the said Alethea Jane French at the time of her death as consisting of two separate tracts, one containing sixty acres, more or less, and the other containing two hundred acres, more or less (the latter being the place whereon Charles F. Watson lived at the time of the filing of such complaint), and under the said decree both of said tracts were subdivided into smaller tracts by a new survey, which showed that the tract described as containing sixty acres really contained seventy-one and a quarter ($71\frac{1}{4}$) acres, more or less; and upon the sale of said land, which occurred on the sixth day of November, 1899, the said $71\frac{1}{4}$ acre tract was divided into two parcels, of which tract No. 1, containing $14\frac{1}{4}$ acres, was sold to W.R. Berry for \$385.00, and tract No. 2 containing 57 acres, was sold to Richard Lenhardt for \$600.00; and the said 200 acre tract was divided into four parcels, of which tract No. 1 was sold to W.D. Garrison for Mrs. Mary T. Garrison as $22\frac{3}{4}$ acres, for \$510.00, and tract No. 2, containing $26\frac{3}{4}$ acres was sold to T.B. Whitmire for Elias Earle for \$625.00 and tract No. 3, containing $81\frac{3}{4}$ acres, was sold to W.P. Conyers, Attorney for Sarah Fuller, for \$1635.00; and tract No. 4, containing $68\frac{3}{4}$ acres, was sold to Sarah Fuller for \$2030.00; all of which will more fully appear on page 196 of Sale Book No. 2 kept by D.P. Verner, late Master for said State and County.; And whereas all of the purchasers at said sale complied with the terms thereof, and received from said Master good and sufficient deeds of conveyance for the lands bought by them, respectively the deed to said Sarah Fuller for Tract No. 3 and No. 4 being recorded in the office of the Register of Mesne Conveyances for said State and County in Book "UUU" of Deeds at page 322, some of the Master's deeds to others of said purchasers being recorded in said office and others not having yet been recorded therein; And whereas the fact that the aforesaid judgement roll of the case of Richard-Lenhardt et-al. against Sarah Fuller et-al. cannot be found has prevented attorneys examining the title to said lands from pronouncing the said title good in all particulars, and has cast a cloud upon said title, and has decreased the selling value of said lands, by reason of the uncertainty regarding such title; which uncertainty it is now of importance to dispel; Now, Therefore know all men by these presents that We, the said Richard Lenhardt, Elizabeth Berry, Mary King, Sarah Fuller, Mary T. Garrison N. Susan Simpson, Eva Good, Jessie P. McHugh and Thomas T. McHugh, being now the sole heirs at law and distributees of the said Alethea Jane French, deceased, and being all above the age of twenty-one years, in consideration of the premises and of the sum of one dollar good and lawful money of the United States of America to each of us in hand paid at and before the sealing and delivery of these presents by the purchasers at the judicial sale above referred to (the receipt whereof is hereby acknowledged), and for divers other good and valuable considerations us thereunto moving, with the intention of clearing the title to said lands and of removing the above mentioned cloud therefrom, have granted, bargained, sold and released, and by these presents do grant, bargain and sell, remise, release and forever quit-claim unto the said W.R. Berry-