This Indenture made the twelfth Day of January in the year of our Lord one thousand seven hundred and seventy Between Matthias Rittenhouse of the Township of Norriton in the County of Philadelphia in the province of Pennsylvania yeoman and Elizabeth his Wife of the one part And David Rittenhouse Son of the said Matthias of the Township of Norriton in the said County member of the other part Whereas the Honourable William Penn Esq. then Lieutenant Governor of the said Province of Pennsylvania by a certain Grant or Patent under the great Seal of the said Province bearing date the second Day of October Anno Dom 1734 and under the Hands of his then Commissioners of property did give grant Release and Confirm unto his Son William Penn Junior & Certain Tract of Land situate in the Township of Philadelphia Containing Seven thousand four hundred and Eighty Acres of Land To Hold to him the said William Penn Junior his Heirs and Assigns forever as by the said Deed Patent Recorded in the Rolls Office of Philadelphia in Patent Book A Vol 2 page 123 and 124 Relation being thereunto had doth more appear And Whereas the said William Penn Junior by his Deed Bearing Date the Seventh Day of October Anno Dom 1704 for his Consideration therein mentioned did Grant Bargain and Sell unto William Trent and Joseph Norris their Heirs and Assigns forever all that the said Seven thousand four hundred and Eighty Acres of Land (more or less) as aforesaid by the said Patent recorded in the Rolls office aforesaid in Book A Vol 7 page 29 &c appears And Whereas the said William Trent and Mary his Wife by their Indenture of Release bearing date the Eighth Day of January Anno Dom 1712 for the Consideration Therein mentioned did Release and Confirm unto the said Isaac Norris and to his heirs and Assigns forever all and singular the part and parts five part and proports of the said William Trent of and in the said Seven thousand four hundred and Eighty acres of Land as by the said Indenture of Release Recorded in the Rolls office aforesaid in Book A Vol 8 page 321 appears And Whereas the said Isaac Norris and Mary his wife by their Deed bearing Date the twenty eighth Day of January in the year of our Lord one thousand seven hundred and thirty one for the Consideration therein mentioned did Grant and Convey unto the aforenamed Matthias Rittenhouse (by the name of Matthias Rittenhouse) A certain Piece or parcel of Land containing one hundred acres situate in the said Township of Norriton and part of the said Seven thousand four hundred and Eighty acres To Hold to him the said Matthias Rittenhouse his heirs and Assigns forever as by the said Indenture of Relation being thereunto had doth at large appear Now This Indenture Witnesseth that the said Matthias Rittenhouse and Elizabeth his Wife for and in consideration of the sum of Five Hundred & Twenty pounds of Money of Pennsylvania to them in Hand paid by the said David Rittenhouse the receipt whereof they do hereby acknowledge and thereof do demand and forever discharge the said David Rittenhouse by these presents and Assigns by these presents Will for divers other good Causes and Considerations them thereunto moving Have Granted Bargained Sold aliened Released Enfeoffed Released Confirmed and by these presents do Grant Bargain Sell Alien Enfeoff Release and Confirm unto the said David Rittenhouse his heirs and Assigns A certain Piece or parcel of Land situate Lying and being in the said Township of Norriton (and part of the aforesaid one hundred acres of Land) Beginning at a large Black Oak tree Marked for a corner Thence by Land of Jacob Rittenhouse North forty two degrees and an half West nine hundred seven Perches to a stone Quarry by Lands of Christian Rittenhouse Thence North Eighty degrees West ninety two hundred and thirty four Perches to a stone Thence by other part of the said Matthias Rittenhouse Land South forty two degrees and an half East nineteen Perches to a stone in line of Abraham Lombs Land and at the Marked Corner of Road Thence down the said Road South Sixty two degrees East twenty two Perches to a stone Thence by other part of the said Matthias Rittenhouse Land South thirty two degrees East twenty six Perches to a large White Oak in line of the aforesaid Christian Rittenhouse Land Thence by the same South Eighty degrees East Ninety nine Perches to the place of beginning containing Seventy three acres and one hundred and forty eight Perches of Land Together with all and singular the Buildings Improvements Woods 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 Use possession property claim and demand whatsoever both in Law and Equity of the said Matthias Rittenhouse and Elizabeth his Wife or either of them of in to the said Seventy five acres and one hundred and forty Eight Perches of Land or any part thereof To Have And To Hold the said seventy three acres and one hundred and forty eight Perches of Land Tenements and premises hereby granted or mentioned or intended to be hereby granted with their appurtenances unto the said David Rittenhouse his Heirs and Assigns To the only proper use and behoof of him the said David Rittenhouse his Heirs and Assigns forever Yielding the proportionable part of the yearly Quit rent heretofore accruing for the same to the Chief Lord or Lords of the Fee Mont And the said Matthias Rittenhouse for himself and his heirs his said Seventy three acres and one hundred and forty eight Perches of Land Hereditaments and premises with the appurtenances unto the said David Rittenhouse his heirs and Assigns against him the said Matthias Rittenhouse and Elizabeth his wife and against his heirs and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any or either of them shall and will Warrant and forever defend by these presents And the said Matthias Rittenhouse for himself his executors and administrators doth covenant promise and grant to and with the said David Rittenhouse his heirs and Assigns and to and with every of them by these presents in manner following (that is to say) that he the said Matthias Rittenhouse and Elizabeth his Wife and his heirs and all and every other person and persons whomsoever having or lawfully claiming any Estate Right Title or Interest of in or to the hereby granted Land and premises or any part or parcel thereof by from or under him them or any or either of them shall and will at any Time or Times hereafter upon the Reasonable request and at the charges in the Law of the said David Rittenhouse his heirs and Assigns make do Execute and acknowledge or cause to be made and acknowledged further and other reasonable Act and Acts Deed or Deeds Device of Devises in the Law what soever for the further and better Assurance and Confirmation of the hereby granted Tract and premises with the appurtenances unto the said David Rittenhouse his heirs and Assigns as by him or them his or their Council Learned in the Law shall reasonably be Devised Advised or required In Witness whereof the said parties to these presents have interchangeably set their Hands and Seals dated the Day and Year first above written

Sealed and Delivered in the Presence of us

Arnold Vanderen
Ephraim Anderson
Jos. Jacobs

Matthias Rittenhouse
Elizabeth Rittenhouse

Deed from Matthias Rittenhouse to David Rittenhouse, at Norriton, Montgomery Co., Pa.