

CHAPTER CLIV.

AN ACT

To enable Joseph Turner, Thomas Ryerson and others, to sell and convey certain Lots in the city of Philadelphia.

WHEREAS by a certain indenture tripartite, bearing date the tenth day of December, in the year of our Lord one thousand seven hundred and ninety-six, made between Moses Levy, esquire, of the city of Philadelphia, counsellor at law, and Mary his wife, of the first part; Thomas Ryerson of the said city, merchant, and Mary his wife, of the second part; and the reverend Joseph Turner, of the district of Southwark in the county of Philadelphia, and state of Pennsylvania, clerk, of the third part, there was granted by the said Moses Levy and wife, to the said Joseph Turner, in fee, a certain lot or piece of ground situated on the west side of Broad street, between Vine and Sassafras streets, and at the distance of one hundred and seventy-five feet from the south side of Vine street in said city, containing in breadth north and south fifty-three feet, and in length, east and west, two hundred feet; to have and to hold, with all and singular its appurtenances, to the said Joseph Turner, and his heirs in trust nevertheless, and to and for the sole use and behoof of the said Thomas Ryerson and Mary his wife, and their assigns, for and during the term of the natural life of the said Mary Ryerson, without impeachment of waste, and from and after the determination of that estate, to the use of the said Joseph Turner, his heirs and assigns, for and during the natural life of the said Mary Ryerson, upon trust only, for preserving the contingent uses and estates thereafter limited; and to make entries for the same if needs shall require, but that the said Joseph Turner, his heirs and assigns, shall permit and suffer the said Thomas Ryerson and Mary his wife, and their assigns, to receive and take the rents, issues and profits thereof to their own use. And from and immediately after the death of the said Mary Ryerson, to the use and behoof of such child or children of them the said Thomas Ryerson, and Mary his wife, as shall be living at the time of the death of the said Mary Ryerson, his, her or their heirs or assigns forever, to be equally divided between them as tenants in common and not as joint tenants. And in case there shall be no child or children of the said Thomas Ryerson and Mary his wife, living at the time of the death of the said Mary Ryerson, then from and immediately after the death of the said Mary Ryerson, to the use and behoof of the said Joseph Turner, his heirs and assigns forever.

And whereas by a certain other indenture, bearing date the eighth day of January, in the year of our Lord one thou-

sand seven hundred and ninety-eight, made between all the same parties, there was granted by the said Moses Levy and wife, to the said Joseph Turner, in fee, a certain other lot or piece of ground, adjoining to and northward of the last mentioned lot, situate also on the west side of Broad street, between Vine and Sassafras streets in the said city, containing in breadth, north and south, one hundred and twenty-four feet; and in length, east and west, two hundred feet, to have and to hold the same with all and singular its appurtenances, to the said Joseph Turner, and his heirs in trust nevertheless, to and for precisely the same uses as in the former indenture, except as to this lot, in case there should be no child or children of the said Thomas Ryerson and Mary his wife, living at the time of the death of the said Mary Ryerson, the reversion thereof is to vest in the said Thomas Ryerson and his heirs forever.

And whereas the said Thomas Ryerson and Mary his wife, are still alive, and have six children living, to wit: George Ormesby Ryerson, Marriell and Thomas, are of full age, but the other three, to wit: Ann Catharine, Esther Turner and Joseph Turner Ryerson are in their minority. And whereas the said two lots of ground have risen greatly in value since their purchase, and might now be let out on very advantageous terms, on a perpetual ground rent, but by reason of the minority of three of the said children, no grant in fee simple can be made thereof, of such a nature as to be of certain validity and effect against them, if they or either of them should survive and be entitled to the whole or any part thereof, under the contingent limitations so as aforesaid provided in their favor, and no person is willing to purchase under those circumstances. And whereas the said Joseph Turner, the trustee named in the said two indentures, Thomas Ryerson and Mary his wife, and those three of their said children who are of full age, to wit: George, Marriell and Thomas, have petitioned the legislature that permission may be given (which they apprehend will be for the benefit of all parties concerned), to grant the said lots altogether, or in such parcels as they may be applied for, in fee simple, reserving such a ground rent annually, payable in equal half yearly portions as they may deem adequate; provided it be to the same persons, for the same uses and estates, and in the same proportions as are limited by the said indentures respectively. And whereas the legislature of Pennsylvania has deemed the prayer of the said petitioners reasonable.

Therefore,

SECT. 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 it shall and may be lawful to and for the said Joseph Turner, the trustee in the same indenture named, and*

Authority to grant, let and demise.

by and with the consent of the said Thomas Ryerson and Mary his wife, during their joint lives and the life of the survivor of them, to grant, let and demise in fee simple, or for any less estate, as often as it may be necessary, the said two lots of ground or any parcel of them, or either of them reserving thereout and therefor, the best and highest annual ground rent they may reasonably be able to obtain. The said ground rent to be payable half yearly, in equal portions, to the same person and persons, for the same estate and estates, and in the same proportions as those to whom and in which the said lots are limited by the said indentures: *Provided always nevertheless*, That no fine or gross sum, or any thing in nature thereof, be received as the consideration in a greater or lesser degree of such grant or lease, but that the whole consideration be reserved as aforesaid in annual rent: *And provided also*, That nothing in this act contained, shall in any way affect or impair the rights of third persons, not parties or privies to such grants.

Proviso.

2d proviso.

Grants, &c. made valid.

SECT. 2. *And be it further enacted by the authority aforesaid*, That all grants and leases made in conformity to this act, shall be as valid and effectual against all and every person and their heirs, who may take any estate under the said indentures, as if made by such person or persons after their arrival at full age.

REES HILL, *Speaker of the House of Representatives.*

ISAAC WEAVER, *Speaker of the Senate.*

APPROVED—the twenty-ninth day of March, one thousand eight hundred and nineteen.

WILLIAM FINDLAY.

CHAPTER CLV.

AN ACT

Authorising the sale of certain Real Estate, late of Samuel Sellers, deceased.

SECT. 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*