

sale in such manner as may be most beneficial for, and approved by the said congregation.

WILLIAM DAVIDSON, *Speaker*
of the House of Representatives.

ISAAC WEAVER,
Speaker of the Senate.

APPROVED—the tenth day of March, one thousand eight hundred and eighteen.

WILLIAM FINDLAY.

CHAPTER LXXXVI.

AN ACT

To incorporate the trustees of the Newtown Common in the county of Bucks.

WHEREAS the inhabitants of the township of Newtown in the county of Bucks, in and by a certain instrument of writing bearing date the first day of April seventeen hundred and ninety-six, and recorded in the office for recording of deeds in and for the said county, in deed book number twenty-eight, page six hundred, did nominate and appoint six freeholders of the said township trustees to procure a patent for a certain strip or piece of vacant land situate in the town of Newtown in the said township, containing forty acres and ninety-seven perches, and known by the name of the Newtown Common; and by the same instrument of writing did authorise and enjoin the said trustees to sell and dispose of the same and appropriate the proceeds thereof to certain uses and purposes therein expressed, and also from time to time to supply vacancies in their board by the election of other trustees to fill such vacancies. And whereas the said trustees obtained the patent, paid the purchase money, and sold and leased on ground rent the greater part of the said forty acres and ninety-seven perches, and caused the titles or leases for the same to be made and put on record. And whereas many of the alienees and lessees never possessed themselves of the lots so conveyed or leased, or having possessed themselves thereof abandoned their possessions without having made any improvements or paid any of the rents. And whereas all the patentees except one are since dead, and he having resigned his trust, and the present trustees not be-

ing parties to the titles or contracts so made are not known as successors in law. And whereas doubts have arisen as to the sufficiency of the power vested in them by the said instrument of writing of the first day of April, one thousand seven hundred and ninety-six, to execute the injunctions thereby required.

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 Enos Morris, Thomas G. Kennedy, Jacob Janney, Doctor Phineas Jenks, Joseph Worstall, junior and Thomas Buckman and their successors to be elected as is hereinafter mentioned, shall be, and they are hereby declared to be one body corporate and politic in deed and in law, by the name, style and title of "The trustees of the Newtown Common," and by the same name shall have perpetual succession, and shall be able to sue and be sued, plead and be impleaded in all courts of record and elsewhere, and have all and singular other the powers necessary for a body corporate and politic in law, and shall have power to make, have and use one common seal with such device or devices and inscription as they shall think proper, and the same to change, alter and renew at their pleasure.

Trustees named and incorporated.

Rights and privileges of the corporation.

SECT. 2. *And be it further enacted by the authority aforesaid,* That on the removal by death, resignation or otherwise of any of the said trustees, the remaining trustees shall elect by ballot one other fit person or persons who shall be freeholders to supply the vacancy; and when the vacancy shall happen in one of three representing the townstead, then it shall be supplied by the election of a person residing in the townstead, but when in one of the three representing the township then by the election of a person residing in the township.

Vacancies how supplied

SECT. 3. *And be it further enacted by the authority aforesaid,* That the said trustees and their successors shall have full power and authority to divide into lots, and sell or lease such part of the tract or parcel of forty acres and ninety seven perches of land known by the name of "The Newtown Common" in Bucks county, as remains unsold or not leased, and also to collect and receive the rents, issues and profits arising from the aforesaid tract or parcel of forty acres and ninety-seven perches of land; and after deducting all necessary expenses, they shall dispose of the same annually in the following manner, that is to say, One third part thereof they shall pay over to the trustees of the Bucks county academy in Newtown, to be by them appropriated to the benefit and advantage of that institution in such manner as the board of its trustees agreeably to their charter shall order and direct, one other third part thereof shall be appropriated for the benefit and advantage of such school or schools as are or may hereafter be established in said township exclusive of the town-

Trustees empowered to lease and collect rents.

How the rents shall be disposed of

stead, and the remaining one third part thereof shall be laid out for the benefit and improvement of the town in such manner as a majority of the said trustees may direct.

SECT. 4. *And be it further enacted by the authority aforesaid,* That the said trustees shall appoint a treasurer whose duty it shall be to collect and receive the rents, issues and profits annually, of such lots of the said common as have heretofore been sold or leased, or shall hereafter be sold or leased by the said trustees, and on the first Saturday of April in every year make out a just and clear statement of all the monies by him received, and also any rents or interest that may be in arrear, and the monies by him paid on orders of the trustees, and deliver the same to the clerk to be entered in the book of records of the said corporation.

A treasurer to be appointed.

His duty.

SECT. 5. *And be it further enacted by the authority aforesaid,* That the said trustees shall appoint a clerk whose duty it shall be to keep a fair book of records of their proceedings, which book shall be kept by the clerk open for the inspection of such citizens of the town and township and the trustees of the aforesaid academy as wish to examine or have recourse to the same.

A clerk to be appointed.

His duty.

SECT. 6. *And be it further enacted by the authority aforesaid,* That all sales, deeds and leases heretofore made and executed by the aforesaid trustees or their predecessors, are hereby declared to be good and valid in law to all and every the purposes, intents and meaning in the said grants and leases expressed, as if the said trustees had been incorporated before such sales, deeds or leases had been made and executed.

Former sales, &c. declared valid.

SECT. 7. *And be it further enacted by the authority aforesaid,* That the said trustees of "The Newtown Common" shall have power, and they are hereby authorised to compound with the present tenants and lessees and remit or reduce their arrearages of rent, and where in their opinion the annual rents reserved shall exceed what in equity or having regard to the true value of the premises ought to issue out of the same, they shall have full power, and are hereby authorised to reduce the said rents to a just and equitable rate, and to perfect the title in said tenants, purchasers or their alienees accordingly: *Provided,* Such reduction shall not in any instance be more than two-thirds of the present rent per annum.

Trustees empowered to compound with tenants and reduce the rents.

Proviso.

WILLIAM DAVIDSON, *Speaker*
of the House of Representatives.

ISAAC WEAVER,
Speaker of the Senate.

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WILLIAM FINDLAY.