

be by them, or the survivor of them, authorized and appointed, in writing.

LEWIS DEWART,  
Speaker of the House of Representatives,  
J. R. BURDEN,  
Speaker of the Senate.

APPROVED—The thirtieth day of January, one thousand eight hundred and thirty-eight.

JOS. RITNER.



No. 10.

**An Act**

To authorize the sale of certain real estate of Benjamin Johnson and Charles Augustus Kessler, deceased.

Preamble  
relative to  
the sale of  
certain real  
estate of B.  
Johnson,  
dec'd.

WHEREAS, the heirs of Benjamin Johnson, deceased, late of the township of Lower Dublin, in the county of Philadelphia, who are of full age, and the guardians of such as are certain real minors, and the heirs of a certain Martha Rambo, of the same place, have agreed to compromise a certain action of ejectment now depending in the Supreme Court for the Eastern district of Pennsylvania, wherein the said heirs of Martha Rambo are plaintiffs, and seek to recover a certain tract of land and the buildings and appurtenances thereof, situate on the eastern side of the Bristol Turnpike road, and the northerly side of the Pennypack creek, containing thirty-six acres and one hundred and thirty-three perches, or thereabouts, by exposing the same to sale, and dividing the proceeds thereof between them: *And whereas*, the said tract has now been sold, and the purchaser is now ready and willing to pay for the same, but some of the heirs of the said Benjamin Johnson being minors, cannot execute a good and binding conveyance, and it is greatly for the advantage and benefit of the said minors, and of all the other parties, that the said tract of land should be sold, the purchase money paid, and the purchaser secured by a good and sufficient conveyance; Therefore,

Guardian of  
the heirs of  
B. Johnson,  
&c.

SECTION 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 the guardian or guardians of the estates of the said minor child or children, heirs of the said Benjamin

Johnson, be, and he and they is and are hereby authorized and required to make and execute, or to join with the other heirs of the said Benjamin Johnson, in making and executing a good and sufficient conveyance, deed or assurance, of all the right, title, interest and estate of the said minor children in and to a certain tract of land, late in the tenure of Benjamin Johnson, situated as above described; and that upon the execution of the said conveyance, deed or assurance of the said premises, the purchaser thereof shall take and be invested with the same right, title, interest and estate as he would have taken and been invested with if the said minors were of full age, and being so, had executed of themselves the said deed and conveyance: *Provided however*, Proviso. That the said purchaser shall pay into the Orphans' Court, for the county of Philadelphia, such shares of the purchase money as shall be due to and for the said minors, and that the said court shall make all just and necessary orders for the investment of the same, for the use of the said minors by the said guardian.

SECTION 2. Catharine Kessler, guardian of Henry, Catharine and Fredericka Kessler, minor children of Charles Augustus Kessler, late of the borough of Reading, Berks county, deceased, be, and she is hereby authorized to sell and convey all the right, title and interest of the said Henry, Catharine and Fredericka Kessler, in a certain tract or piece of land known by the name of the Mineral Spring, situated in Alsace township, Berks county, aforesaid, containing about ten acres, whereof the said Charles Augustus Kessler died seized: *Provided however*, That the said Catharine Kessler shall, before exercising authority vested in her by this act, enter into recognizance, with sufficient security, under the direction of the Orphans' Court of said county, conditioned for the faithful disposition of all moneys arising from such sale, and for the faithful distribution thereof, according to the provisions contained in the will of the said Charles Augustus Kessler, deceased. *Proviso.*

LEWIS DEWART,  
Speaker of the House of Representatives,  
J. R. BURDEN,

Speaker of the Senate.

APPROVED—The thirtieth day of January, one thousand eight hundred and thirty-eight.

JOS. RITNER.