James Tippe my dwelling plantation and also part of a tract of land called Partnership lying near Castle Haven Chappel to him and his male of his body lawfully begotten forever and for want of such heirs unto my son William Tippe and his male heirs lawfully begotten of his body forever and for want of such heirs unto my son Edward Tippe and his heirs forever. Item, Whereas I have given this above mentioned lands unto my son James Tippe it is in consideration that he pay unto my son William Tippe One hundred pounds current, One hundred pounds current money unto my son Edward Tippe also fifty pounds current money unto my Daughter Sarah and also fifty pounds current money unto my daughter
4 Mary Tippe and further ten pounds current money unto my daughter Eliza Nail and also to my two daughters Sarah and Mary that remains unmarried shall have the full use of my parlor, and parlor chamber, also One half of the kitchen, and further he is to find pasturage for One horse and cow and calf and fother for them during their unmarried state, but in case my son James or his heirs shall refuse to pay the above mentioned sums or refuse to comply with the provision made for my two daughters as long as they remain in a single state then in that case he shall be deprived of the above mentioned lands and to go unto my son William and his heirs in consideration that he complys with the above mentioned articles, but if he refuses then unto my son Edward and his heirs. Item I give unto my two sons William Tippe and Edward Tippe and their heirs a lott of ground in Baltimore Town upon Howards Hill number eight hundred and four. Item I give my son James Tippe 3 three years to pay the above sums of money after he shall come to possess the aforesaid lands. Item I give unto my two son James Tippe and Edward Tippe my sloop called Peggy three quarters unto my son James Tippe and the other quarter to my son Edward Tippe and their heirs. Item I give unto my daughter Sarah Tippe one negro boy named Jonathan. Item I give unto my daughter Mary Tippe one negro boy named George. Item I give unto my grand daughter Eliza Mitchell one negro boy named Bob. Item I give unto my grand daughter Peggy Tippe One negro boy named Sam. Item I give unto my grand daughter Peggy Tippe forty pounds current money when she comes of age. Item I give all the remaining part of my personal Estate unto William Tippe, James Tippe, Edward Tippe, Henrietta Pickhead, Eliza Nail, Francis Tippe, Sarah Tippe, Harriet Shaw and Mary Tippe equally to be divided between. Lastly I nominate and appoint my loving

wife Eliza Tippe to be my Executrix of this my last Will and Testament. In Witness whereof I have set my hand and affixed my seal this 23d day of December One thousand seven hundred and ninety

John Tippe (Seal)

signed, sealed and pronounced in the presence of

Robert his mark Ramsey, Lucretia her mark Ramsey, Mary the mark Pacsik

5 Dorchester County Set. On the first day of September Anno Dominei 1791 Elizabeth Tippe the appointed Executrix made Oath on the Holy Evangels of Almighty God that the aforegoing instrument of writing is the true and whole last Will and testament of John Tippe late of Dorchester County deceased, that hath come to her hands or possession and that she doth not know of any other

Certified pr. Jno. Goldsborough Regr. W. D. C.

Dorchester County Set. On the first day of September Anno Dominei 1791 Robert Ramsey, Lucretia Ramsey and Mary Pacsik subscribing Witnesses to the aforegoing last Will and testament of John Tippe late of Dorchester County deceased, severally made Oath on the Holy Evangels of Almighty God that they did see the Testator therein named, sign and seal this Will and that they heard him publish pronounce and declare the same to be his last Will and Testament, that at the time of his so doing, he was to the best of their apprehension of sound and disposing mind memory and understanding and that they respectively subscribed their names as Witnesses to this Will in the presence and at the request of the testator and in the presence of each other

Certified pr. Jno. Goldsborough Regr. W. D. C.

State of Maryland Dorchester County to wit: I do testimony that the aforegoing is truly and correctly copied from Liber J. P. No. 4 folios 441, 442 and 443 One of the Record Books remaining in the Office of Register of Wills for Dorchester County, I hereto set my name and the seal of my Office affixed

(Seal) this 13th day of December in the year of our Lord One thousand eight hundred and forty six. Thos. H. Hicks Regr. W. D. C.

It is further admitted that the said John Tippe in his life time was seized and possessed thereof in fee simple, by a clear and undisputed title in his own right as purchaser, that title of the Estate having been regularly and in due form of law conveyed by patent to some previous owner, and from such first owner having regularly and legally passed to the said John Tippe, that the said John Tippe was so seized and possessed at the time of the making and executing his will as aforesaid, and that he