

After the Death of my said Wife, if she stands to my said Will and this Codicil thereto or if not then as soon after my Decease as may be convenient I do order and direct that the Houses and Lott directed as aforesaid to be demised to her, shall be valued by two Persons well acquainted with the worth and Value thereof, and that my Son William pray or secured to be paid one fourth part of such Valuation to each of my three Children Robert, John, and Isabel, or their Representatives; or, at his Election, to sell the said Houses and Lott by Public Sale and the Money arising therefrom to be equally divided amongst my four Children, Robert, John, William and Isabel, or their Representatives.

In Case my said Wife should not stand to and abide by my said Will and this Codicil thereto, but elect to take her Dower in my Lands and the third Part of my Personal Estate that then she shall have only the Sum of Ten pounds current Money in View of and in full for all such Personal Estate as I may have in the Delaware State at the Time of my Death. I do hereby empower and direct my said Son William by good and sufficient Deed of Bargain and Sale to convey to John Payne in Fee all that Lott or Piece of Ground being Part of a Tract of Land called Mr. Kay's Purchase, which is included within the Ground which was heretofore within the following Lines and Courses to wit, Beginning at the North end by West Corner of a Lott of Ground which was heretofore sold by Charles Drows to Christopher and Ephraim Nansant and running from the said Corner North and by West twenty eight Feet, to the first Line of the original Tract, thence with that Line twenty four Perches, thence South by East to Nansants Lott, thence with the Line of Nansants Lott to the Beginning containing one Quarter of an Acre of Land more or less. In Testimony whereof I have hereunto set my Hand and affixed my Seal this Twenty Eighth day of August seventeen Hundred and eighty Six.

Rob<sup>t</sup> Maxwell 