

Orange County Court House

Orange County Deed Book 23, pages 275-277 28 November 1803

Marriage Settlement of Isaac Hite and Ann Tunstall Maury

Deed is recorded again April 23, 1804

[Her eldest surviving brother, Leonard Hill Maury, is acting as Ann's legal guardian/representative following the death of her father in 1788.]

A marriage shortly to be had and solemnized between the said Isaac Hite and the said Miss Ann Tunstall Maury, it is deemed expedient by the said parties of the first and second part and the friends of the latter that a certain jointure of estate should be settled upon the said Miss Ann Tunstall Maury in lieu of all dower or distribution share which she might be entitled to upon the death of the said Isaac Hite, and Isaac Hite is willing also that all the estate which the said Anne Tunstall Maury now hath or may acquire previous to the said intended marriage shall be held to her sole and separate use. The said Isaac Hite for and in consideration of the said intended marriage the sum of one dollar to him in hand paid by the said Leonard Hill Maury at the ensembling of delivery of these presents before the receipt whereof the said Isaac Hite will hereby acknowledge and him the said Leonard Hill Maury his executors and administrators forever acquit and discharge, hath granted, bargained, sold, aliened, enfeoffed and confirmed and by these presents doth grant, bargain, sell, alien, enfeoff and confirm onto the said Leonard Hill Maury one certain tract or parcel of land situate lying and being in the county of Frederick aforesaid at the mouth of Turkey run called W. Holmes, containing 331 ½ acres and [non transcribed bounds] to Cedar Creek. Said tract conveyed unto said Hite by Josiah Wilson and wife together with all appurtenances pertaining to it, in lieu of all dower she could claim. Isaac

Hite and heirs covenant to Leonard Hill Maury upon the deaths of Isaac Hite, Ann Hite, \$10,000 paid to Leonard Hill Maury in lieu of claims via Ann Tunstall Maury.

Outcome: if she survives Isaac, she gets the money paid to her.

Recorded April 3, 1804. Which is after the known wedding date, probably needed to collect signatures of all witnesses and people concerned.

Transcribed by Robin Young January 24/25, 2023

Note: This document implies Ann Tunstall Maury does not bring any real estate or money into the marriage, as the deed confirms “all the estate which the said Anne Tunstall Maury now hath or may acquire previous to the said intended marriage shall be held to her sole and separate use.”

In 1803, Halifarm was roughly 200 acres titled five ways. At this point in time it supported her mother and younger sister Penelope. It would cease to be workable if the five owners pulled their shares apart. Compare to following documents.