

4120 WEST LINCOLN HIGHWAY

AN HISTORICAL OVERVIEW

PREPARED BY EDWARD G. LENDRAT

4120 WEST LINCOLN HIGHWAY

The property on which the dwelling now known as 4120 West Lincoln Highway was later constructed was patented to Lewis Lewis in the early 1700's based on an available map.

No document is readily available which would more closely indicate the date at which the land was patented to Lewis. However, a map which appears in the "Taylor Papers" shows the location of the land which was patented to Lewis. The "Taylor Papers" have the following notation as to what they are, "Being a Collection of Warrants, Surveys, Letters, Etc. Relating to the Early Settlement of Pennsylvania". These were compiled by Isaac Taylor who was Deputy Surveyor for Chester County from 1701 till 1728, his son John who held the same position from 1728 until 1740 and Isaac's brother Jacob who was appointed to management of the surveying office from 1701 until 1702. A copy of this map is included in this report.

Phineas Lewis followed his father as the owner of the property. Tax records indicate that Phineas acquired the property in the 1729 - 1730 time period. Phineas was born April in of 1703 to Lewis and Mary Powell Lewis. He died in approximately 1772. In his will he left the "residue and remainder of my plantation or tract whereon I now dwell in East Caln Township, supposed to contain near 200 acres" to his son Obed, a farmer.

In September of 1797 Obed sold "all that lot or parcel of land" with the area of one acre 23 perches to William Hawley. Hawley is recorded as being a carpenter in the deed of sale. He married a Ann Marshall in January of 1794. In the years 1802, 1803 1804, 1806 and 1807 Hawley made application for a tavern permit. In the years 1802 and 1803 the petition was rejected. When the property was sold to Hawley no buildings were indicated as being present However, between 1797 and 1800 it would appear that several buildings were erected on the property since in 1800 Hawley was taxed on lot and buildings. In the 1802 tax records the buildings were designated as being a stone house, a stone shop and a stone stable. He probably intended using one of these buildings as a tavern. A William Hawley is listed in state documents dated in the early 1830's as the contractor who built the Chester County Poor House.

In April of 1811 Henry Gallagher purchased from William Hawley "all that messuage and lot or parcel of land" with the area of one acre 23 perches. In 1813 Gallagher took over operation of the tavern mentioned above. At that time the name of this facility was "Sign of the Wagon". In 1817 Gallagher changed it to "Waggon Tavern". Further name changes happened in 1830 and 1837. In these years the name was "Gallaghers" and "Gallagherville Inn". Henry married Mary Torbert in March of 1809. No information was available regarding the couple being the parents of any children.

In 1839 when Mary Gallagher, the administrator of the estate of Henry Gallagher, sold the property to James Torbert the deed indicated that " all that tavern house, store house, and two dwelling houses" were on the one acre 23.5 perch lot. James was born at Spring Mill, Montgomery County in February of 1798 and passed his youth in Chester County where his parents, sisters and brothers, remained during their lives and where most of them engaged in farming. He married Margaret A. Loag of Chester County on Christmas day 1827 at the old Brandywine Manor meeting house. They moved to Philadelphia in 1868. James and Margaret were the parents of eight children.

In 1853 when James Torbert and his wife Ann sold the property to John E. Fox It had on it the same buildings as indicated in the prior deed and in addition it was indicated that the plot was one of nine

parcels. This would show that Fox before and/or after acquisition of the small property had secured a large estate through purchase of a number of properties. James Torbert died in October of 1880 at the age of 82.

On the 25th of November of 1856 the property, now part of three contiguous properties was sold by John E. Fox to William L. Torbert. William L. was the first child of James and Margaret Torbert. He held the property for only two days, selling it to Henry L. Churchman on the 27th of November. The deed for the sale read "all those four contiguous lots or pieces land".

Henry the son of Caleb and Martha Shelly Churchman was born in November of 1821 on Quarry Farm near Chester. He was a noted cattle raiser on the Christiana River near Newport, Delaware.

William Torbert purchased "all those three contiguous lots or pieces of land" from Churchman in August of 1859. It would appear that William was the son of William Torbert a brother of the above James Torbert William the son served in the federal army during the Civil War.

In March of 1867 Levi Wagenseller purchased "all those three contiguous lots or pieces of land" from William and his wife Hannah. Levi was the son of Jacob and Martha Schrack Wagenseller. He was born in 1814 and died in 1875.

In 1875 Thomas Haley bought "all that certain one half of a double stone dwelling house and lot or piece of land" with the area of 5,575 square feet from Levi Wagenseller and his wife Catherine. In September of 1863 Thomas Haley had his name drawn for the draft to obtain men to serve in the Union army during the Civil War. No information was available as to whether he did so.

In July of 1897 Thomas Haley and his wife Mary sold the 5,575 square foot property to George F. Fox. In addition to the above mentioned plot and the buildings thereon George acquired a number of other lands in Gallagherville. He belonged to the brokerage firm of John F. Fox and Company of Philadelphia. His father had started this firm in 1842. In addition to living in Gallagherville George had a townhouse in Philadelphia. Fox died in October of 1906 in his 64th year.

During his time of ownership of the West Lincoln Highway property I don't believe that George F. lived in the dwelling which is now known as 4120 West Lincoln Highway.

In his will dated 11/13/1903 George F. had authorized his wife Elizabeth to "bargain and sell all or any of my real and personal estate to any person or persons whomsoever at a time she may deem it advantageous". In February of 1908 Elizabeth, now the widow of George F. Fox, petitioned Orphans Court to obtain permission to bid on the real estate in the estate of George F. Fox. This permission was granted and in March of 1908 Elizabeth as the executrix of the estate sold Elizabeth as buyer "all those certain tracts or pieces of Land" totaling approximately 300 acres.

In January of 1912 Morris T. Phillips bought "all those certain messuages and tract of land" from Elizabeth Fox. This tract was 160 23 acres in size. Morris was born in March of 1867 to Newton and Mary A. Phillips. He was the husband of Lucy Brinton. His places of education included township schools, Ercildoun Academy and West Chester State Normal School. Phillips was initially employed at Chambers Brothers Brick Making. He became involved in the manufacture of a dehorning knife and stayed in this business until shortly before his death. Breeding of Guernsey cattle was another of his interests. At his farm "Maple Shade Farm:" he went into the dairy business and was a pioneer in the production of

"clean" milk. At one time Morris was the president of the Chester Livestock Breeders Association. During the First World War he served as a member of the Hoover Food Administration and the Pennsylvania State Agricultural Board. Morris organized the Farmers Bank of Parkersburg and was its first and only president. He served Sadsbury Township as road supervisor and a school director. He was a lifelong Republican and member of the Society of Friends. Phillips died in December of 1935.

In January of 1919 the property was sold to Charles F. Humpton. Humpton was born in September of 1877 to Joseph and Anna Williams Humpton. He married Pauline Bromall in May of 1900. One child Charles Bromall Humpton was born to the couple. Charles started working for Lukens Steel as a boy attaining the position of Assistant Treasurer, a position he retired from in April of 1927.

After owning the property for a very short period of time he sold it in May of 1919 to Abram F. Huston. Abram F. Huston was the son of Charles F. and Isabella P. Lukens Huston. He was born in July of 1852. Abram married twice, in 1899 to Alice Calley who died in 1906 and to Frances Sly in 1907. He was the father of four children. Abram was a Bachelor of Arts graduate of Haverford College. Immediately upon graduation he entered the employ of Lukens Steel holding a number of positions in the mill before entering the main office. Charles, the father of Abram and president of Lukens Steel, retired from active management of the company in 1882. At that time Abram assumed the guidance and control of the business and was practically the head of the organization. He was elected the president of Lukens in 1897, in which capacity he served until 1925. He was a member of several clubs, an ardent sportsman who enjoyed hunting small game and was fond of playing golf. Abram was a member of Bradford Meeting. At his death from "old Age" in January of 1930 he was serving on the boards of several companies and institutions.

In January of 1929 Abram and his wife Frances had sold to their daughter Marjorie Huston Hathway the 160 acre property.

Marjorie, now Marjorie Huston Shields sold "all that certain tract of land with the buildings and improvements erected thereon" and with the area of 158.231 acres to Paul L. Nelms.

Paul was the husband of Emily Garrard. During his lifetime he engaged in egg wholesaling, real estate and automotive businesses. In the latter business he was the owner of Nelms Motor Company of Thorndale. Paul died in 1960 in his 63rd year.

In June of 1947 Nelms had sold 2.61 acres of the 158.231 to Robert Lincoln Gilroy. A 20,482 square foot portion was sold by Gladys Draper, executrix under the will of Robert Lincoln Gilroy, to Robert E. Funk and Janet his wife in April of 1974. Subsequent owners of the 20,482 square foot parcel were Thomas Giloway in November of 1978, Cordell J. Strohl Sr. with his wife and son in November of 1986, Robert C. Wiggins and Kirk A. Smith in September of 1989 and the present owner Kirk A. Smith in March of 2006.

It would appear that a number of owners of the property did not live in the dwelling thereon, but, rented it out.

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount paid
NOTE: Taylor's map shows the land owned by Lewis Lewis.	These maps were prepared early in 1700's.			
Petition	6/31/1736	Phineas Lewis listed as petitioner for the construction of a "more convenient and better road for the inhabitants in general be found.	Than the road laid out. The property of Phineas Lewis is shown in a diagram.	
Will of Phineas Lewis, Book E Vol. 5, Page 360, File #2723	Recorded 10/01/1772	Willed to Obed Lewis	by his father, Phineas Lewis	"The residue and remainder of my plantation or tract of land whereon I now dwell in East Caln Township, supposed to contain near 200 acres."
Deed Book Q-2, Page 321	9/12/1797	William Hawley	Obed Lewis	"all that lot or parcel of land" 1 acre, 23 perches - \$100
Deed Book E-3, Page 471	4/9/1811	Henry Gallagher	William Hawley	"all that messuage and lot or parcel of land" 1 acre, 23 perches - \$2933.33
Deed Book S-4, Page 247	9/16/1839	James Torbert	Mary Gallagher admin. of the estate of Henry Gallagher	"all that tavern house, store house, two dwelling houses and lot or piece of ground" 1 acre, 23.5 perches - \$6000
Deed Book U-5, Page 105	9/3/1853	John E. Fox	James Torbert and Ann, his wife	Parcel #8 of 9 "all that certain tavern house, store house, two dwelling houses and lot or piece of land" 1 acre, 23.5 perches - \$27,000 for all parcels
Deed Book E-6, Page 425	11/25/1856	William L. Torbert	John E. Fox	"all those three several parcels of land" #1 - 1 acre 97 perches, #2 - 127 perches, #3 - 64 perches - \$3,000

Property Address - **4120 W. Lincoln Hwy.**
 Caln Township, Downingtown, PA

Tax ID# 39-5.27.0

Deed Book E-6, Page 427	11/27/1856	Henry L. Churchman	William L. Tolbert	"all those four contiguous lots or pieces of land" #1 - two acres, 56.7 perches, #2 - 1 acre, 97 perches, #3 - 127 perches, #4 64 perches, \$20,000
Deed Book M-6, Page 350	8/24/1859	William Torbert	Henry L. Churchman and Sarah, his wife	"all those three contiguous lots or pieces of land" #1 - two acres, 56.7 perches, #2 - 1 acre, 97 perches, #3 - 127 perches - \$10,000
Deed Book G-7, Page 202	3/25/1867	Levi Wagenseller	William Torbert and Hannah, his wife	"all those three contiguous lots or pieces of land" #1 - two acres, 56.7 perches, #2 - 1 acre, 97 perches, #3 - 127 perches - \$7,945
Deed Book X-8, Page 531	4/14/1875	Thomas Haley	Levi Wagenseller and Catherine, his wife	"all that certain one half of a double stone dwelling house and lot or piece of land" 5,575 sq. ft. - \$1,050
Deed Book T-11, Page 14	7/10/1897	George F. Fox	Thomas Haley and Mary, his wife	"all that certain messuage or tenement, and lot or piece of ground" 5,575 sq. ft. \$475
Will of George F. Fox, Will Book #281, Page 228	Dated 11/13/1903	Elizabeth L. Fox the widow	George F. Fox	"Authorized by George F. Fox to "bargain and sell all or any of my real and personal estate to any person or persons whomsoever at a time if she may deem it advantageous"
Orphans court Docket #8547	2/16/1908	Petition by Elizabeth L. Fox, widow and executrix of the will of George F. Fox,	to be granted by the court to permit her to bid on the real estate in the estate of George F. Fox	
Deed Book L-13, Page 461	3/17/1908	Elizabeth L. Fox	Elizabeth L. Fox, executrix and trustee under the will of George Francis Fox	"all those certain tracts or pieces of land" - #1 - 140.78 acres, #2 - 160.23 acres - \$35,000
Deed Book I-14, Page 3	1/3/1912	Morris T. Phillips	Elizabeth L. Fox, widow	"all those certain messuages and tract of land" 160.23 acres - \$1 and other valuable consideration.

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Caln Township, Downingtown, PA

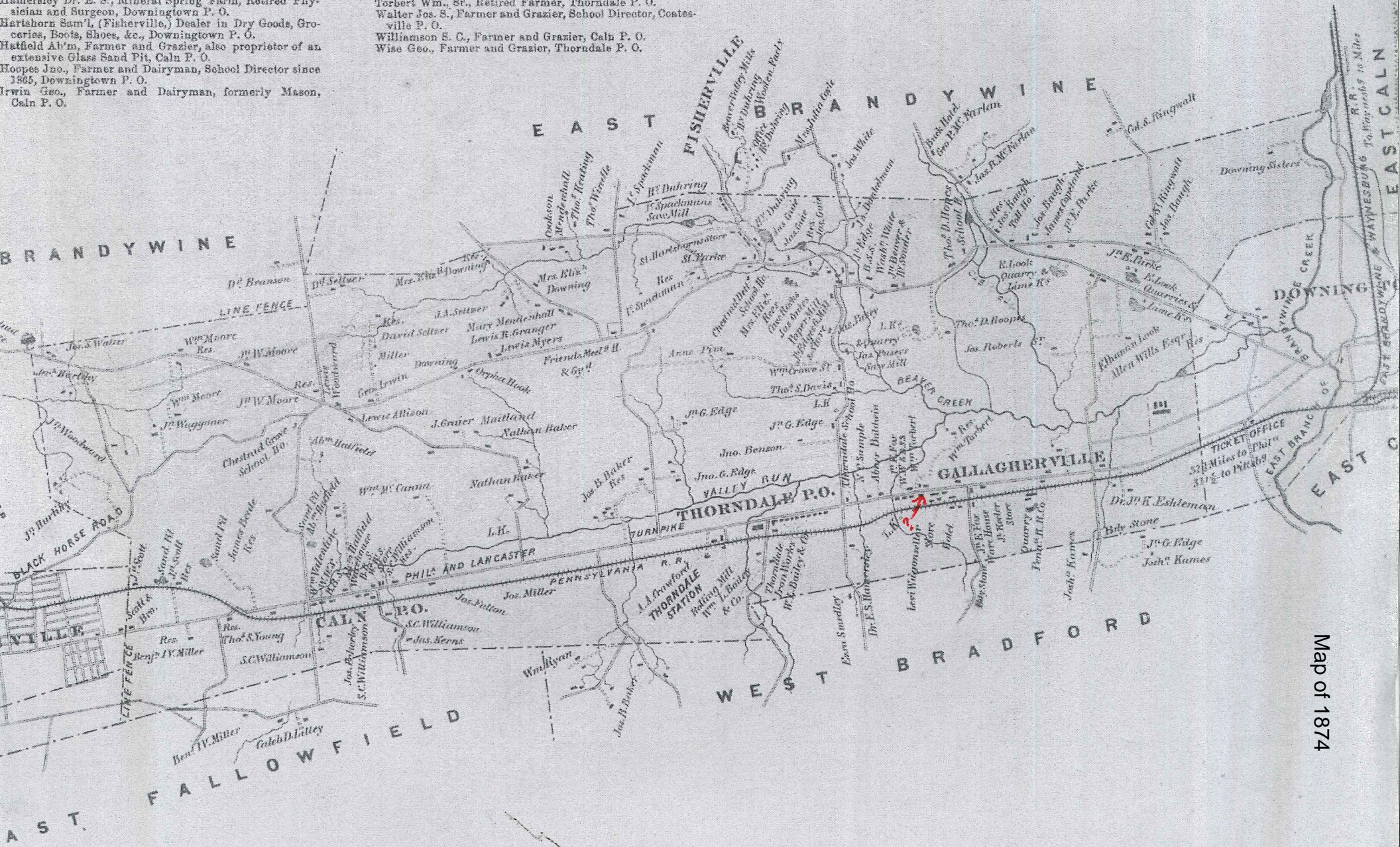
Tax ID# 39-5.27.0

Deed Book O-15, Page 47	5/31/1919	Abram F. Huston	Charles F. Humpton and Pauline, his wife	"all those certain messuages and tract of land" 160.23 acres - \$40,000
Deed Book Y-17, Page 100	1/17/1929	Marjorie H. Hathaway	Abram F. Huston and Frances, his wife	"all those certain messuages and tract of land" 160.23 acres - \$1
Deed Book E-23, Page 134	3/24/1947	Paul L. Nelms and Anna, his wife	Marjorie Huston Shields and Edward, her husband	"all that certain tract of land with the buildings and improvements erected there on" 158.231 acres - \$1 and other good and valuable considerations.
Deed Book B-23, Page 436	6/6/1947	Robert Lincoln Gilroy	Paul L. Nelms and Anna, his wife	"all that certain tract or parcel of land with a double stone dwelling erected thereon" part of E-23, 2.61 acres - \$1 and other good and valuable considerations.
Deed Book F-43, Page 144	4/5/1974	Robert E. Funk and Janet, his wife	Gladys Draper, executrix under the will of Robert Lincoln Gilroy	"all that certain tract or piece of land with the buildings and improvements thereon erected" 20,482 sq. ft. Part of B-23 Page 436 - \$50,000
Deed Book Z-52, Page 205	6/1/1978	Thomas J. Gilloway	Robert E. Funk and Janet, his wife	"all that certain tract or piece of land with the buildings and improvements thereon erected" 20,482 sq. ft. - \$70,000
Record Book 509, Page 566	11/4/1986	Cordell J. Strohl Sr. and Evelyn, his wife, Cordell J. Strohl, Jr.	Thomas J. Gilloway and Frances W., his wife	"all that certain tract or piece of land with the buildings and improvements thereon erected" 20,482 sq. ft. - \$90,000
Record Book 1658, Page 464	8/15/1989	Robert C. Wiggins and Kirk A. Smith	Cordell J. Strohl, Sr. and Evelyn, his wife, Cordell J. Strohl, Jr.	"all that certain tract or piece of land with the buildings and improvements thereon erected" 20,482 sq. ft. - \$202,000
Record Book 6799, Page 976	3/28/2006	Kirk A. Smith	Robert C. Wiggins and Kirk A. Smith	"all that certain tract or piece of land with the buildings and improvements thereon erected" 20,482 sq. ft. - \$100,000

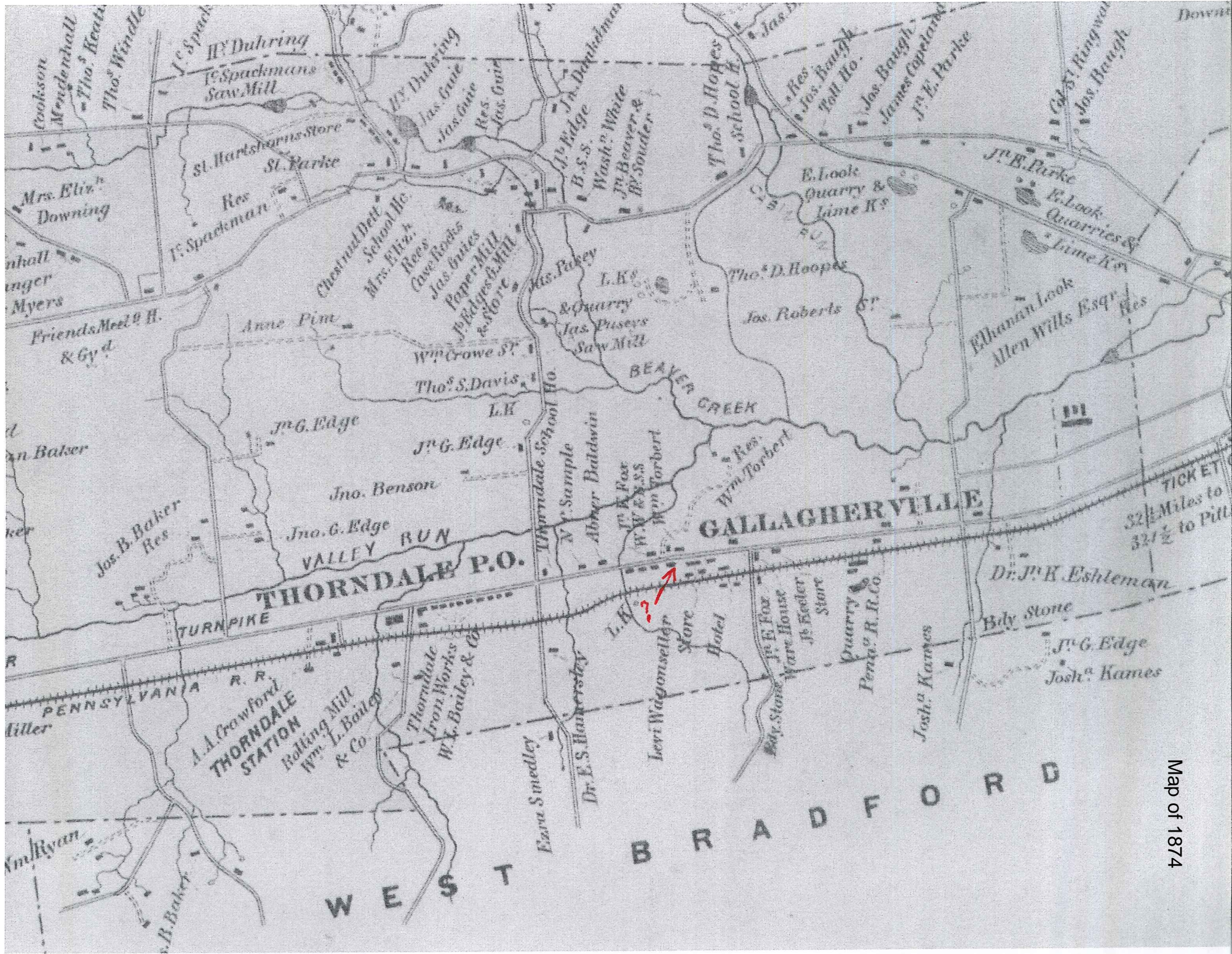
Crowe Wm., Sr., House Carpenter, Cabinet Maker, Sawyer and Chair Bow Manufacturer, Thorndale P. O.
 Davis Aaron, Farmer and Dairyman, Thorndale P. O.
 Edge Jb. V., Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downingtown P. O.
 Guie Jas., Manufacturer and Wholesale Dealer in every description of Paper, address Eagle Paper Mill, Downingtown P. O.
 Hamersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.
 Hartshorn Sam'l, (Fisherville,) Dealer in Dry Goods, Groceries, Boots, Shoes, &c., Downingtown P. O.
 Hatfield Ab'm, Farmer and Grazier, also proprietor of an extensive Glass Sand Pit, Caln P. O.
 Hoopes Jno., Farmer and Dairyman, School Director since 1865, Downingtown P. O.
 Irwin Geo., Farmer and Dairyman, formerly Mason, Caln P. O.

Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.
 Seltzer J. And'w, Farmer, Dairyman and Grazier, Thorndale P. O.
 Spackman Amanda, Teacher, Downingtown P. O.
 Spackman Ie., Farmer and Grazier, Secretary of the School Board, Downingtown P. O.
 Torbert Benj. J., (Gallagherville,) Farmer, Grazier and Dealer in Live Stock, Thorndale P. O.
 Torbert Wm., Sr., Retired Farmer, Thorndale P. O.
 Walter Jos. S., Farmer and Grazier, School Director, Costesville P. O.
 Williamson S. C., Farmer and Grazier, Caln P. O.
 Wise Geo., Farmer and Grazier, Thorndale P. O.

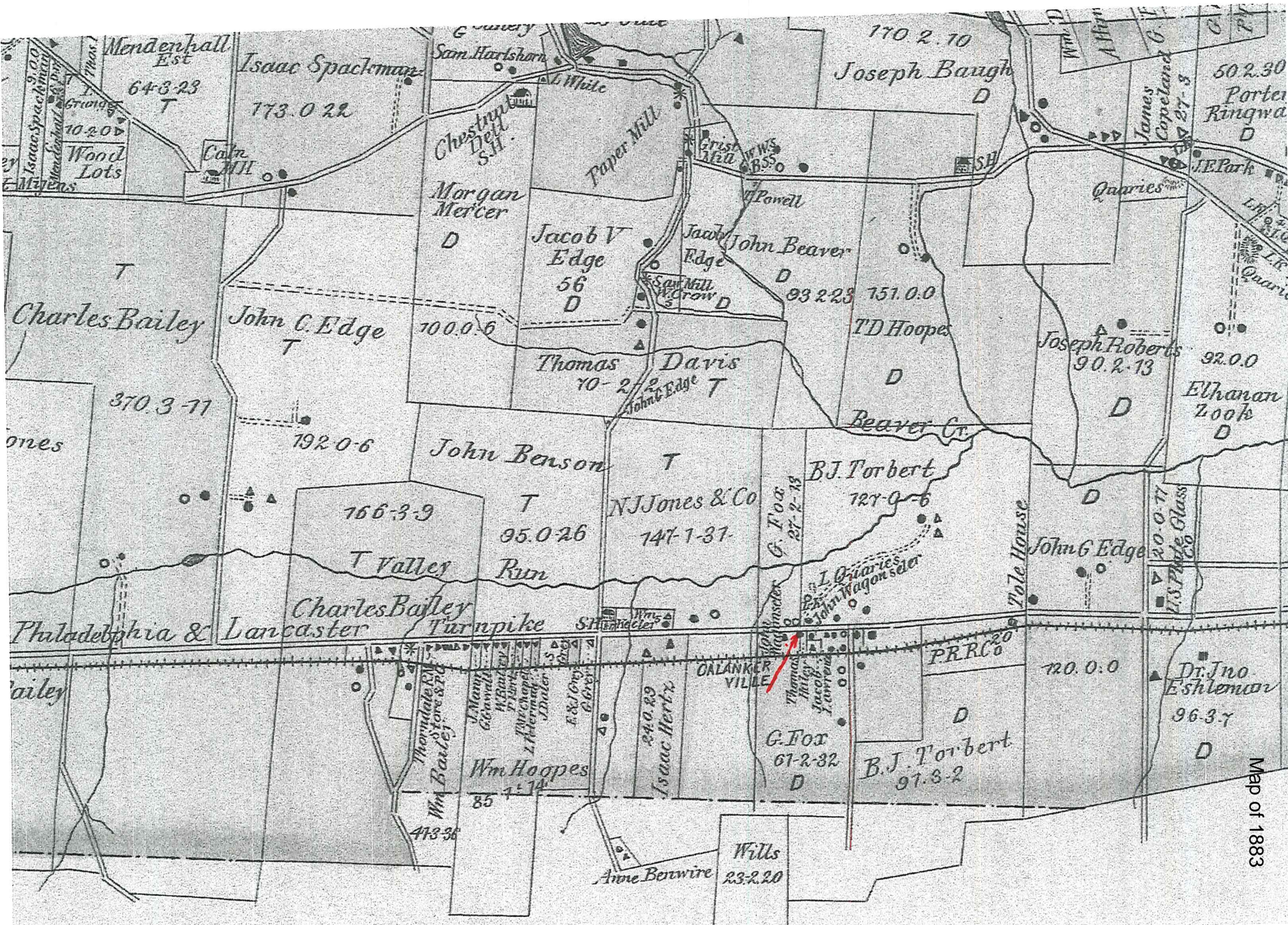
Scale 2 Inches to One Mile.



Map of 1874



Map of 1874



Map

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 3905 00270000
UPI: 39-5-27
Owner1: SMITH KIRK A
Owner2:
Mail Address 1: 4207 E LINCOLN HWY
Mail Address 2: PO BOX 72542
Mail Address 3: THORNDALE PA
ZIP Code: 19372
Deed Book: 6799
Deed Page: 976
Deed Recorded Date: 3/28/2006
Legal Desc 1: SS RT 30
Legal Desc 2: LOT & APT HSE
Acres: 0.47
LUC: R-40
Lot Assessment: \$ 33,200
Property Assessment: \$ 174,560
Total Assessment: \$ 207,760
Assessment Date: 12/18/2015
Property Address: 4120 A LINCOLN HW
Municipality: CALN
School District: Coatesville Area

Map Created:
Thursday, April 14, 2016

County of Chester



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Image capture: Nov 2015 © 2016 Google

Downingtown, Pennsylvania

Street View - Nov 2015

Bibliography

The following sources were examined in my search to obtain information about the subject property.

1. Cope, Gilbert, Henry Graham Ashmead. *Historic Homes & Institutions and Genealogical and Personal Memoirs of Chester and Delaware Counties Volumes 1 & 2*. New York and Chicago: The Lewis Publishing Company, 1904.
2. Futhey, J. Smith, Gilbert Cope. *History of Chester County Pennsylvania*. Philadelphia: Louis H. Everts, 1881.
3. Harper, Douglas A.. *West Chester to 1765. That Elegant and Notorious Place*. West Chester, Pennsylvania: Chester County Historical Society, 1999.
4. Heathcote, C.W. Jr., Lucille Shenk. *A History of Chester County Pennsylvania*. Harrisburg, PA: National Historical Association, 1932.
5. Mowday, Melissa A., Bruce E. Mowday. *Spanning the Centuries: The History of Caln Township in the American Landscape*. Uwchlan, Pennsylvania: Squire Cheyney Books, 2009.
6. Thompson, W.W.. *Chester County and Its People*. Chicago, New York: The Union History Company, 1898.
7. Wiley, Samuel T.. *Biographical and Portrait Cyclopaedia of Chester County Pennsylvania*. Philadelphia, Richmond, Indiana, Chicago: Gresham Publishing Company, 1893.

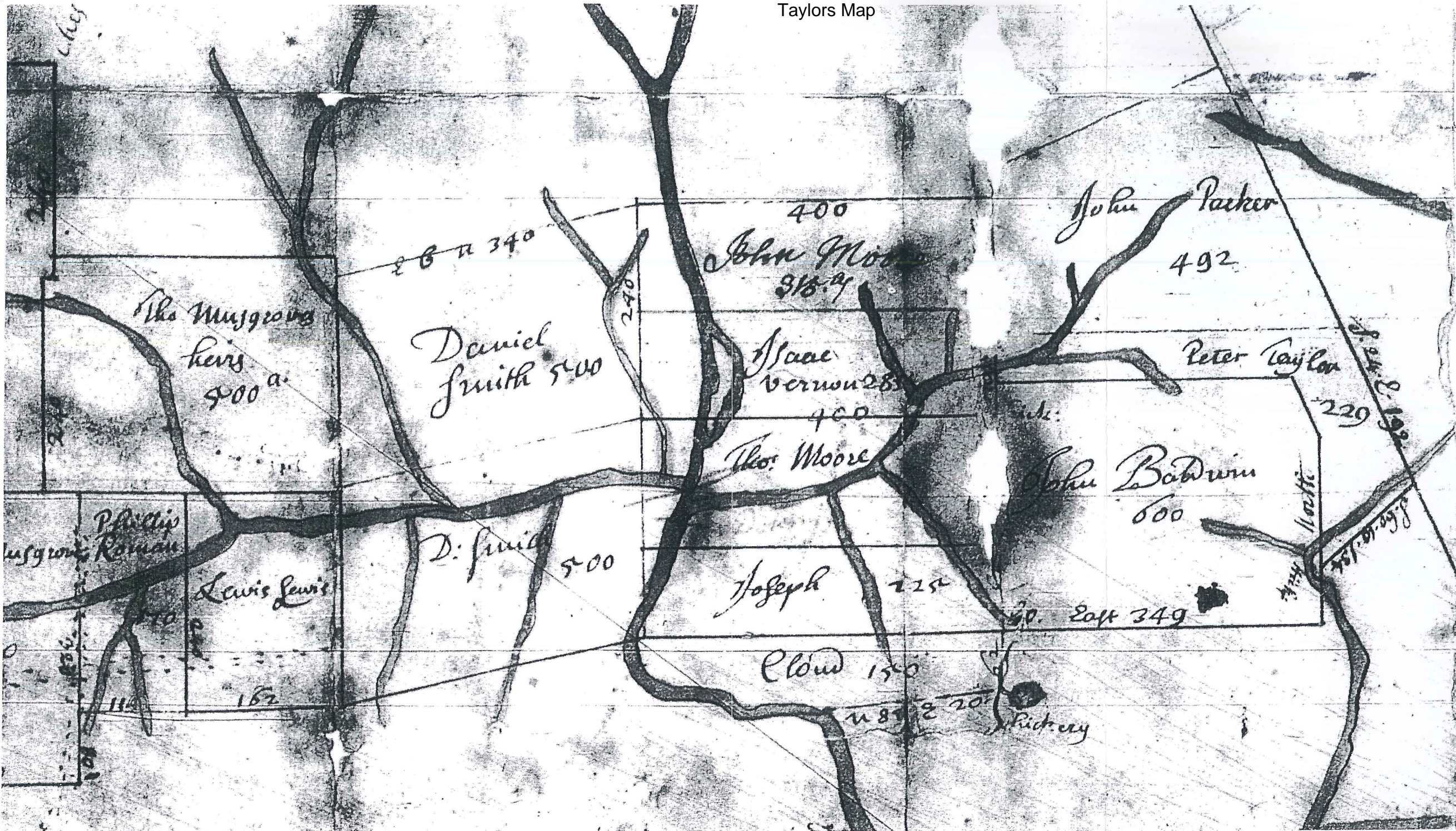
Other sources checked were

Google

At the Chester County Historical Society

1. Township clippings
2. Family clippings
3. Family folders
4. Card file

Taylor's Map



To the Court of Quarter Sessions to be held in Chester
the 31st of this 6th month 1736—

The Petition of Robert Miller Patrick Miller Wm Linn
Phineas Lewis and Jonah Roman Inhabitants of East
Calm Humbly sheweth that by an order of last Court of
Quarter Sessions a Road was lay^d out from the County
Line near John Minshals Leading into the Provincial
Road near George Aftons which if confirm^d. will very
much damage our plantations as you may perceive by
the Draft hereunto annexed and we apprehend that a much
more convenient and better road for the Inhabitants in general
may be found, Therefore we Humbly crave that you may be
pleas^d to order a Review on said ^{road} before it be confirm^d. —
and we as in Duty bound shall pray —

Robert Miller

Patrick Miller

Wm Linn

Phineas Lewis

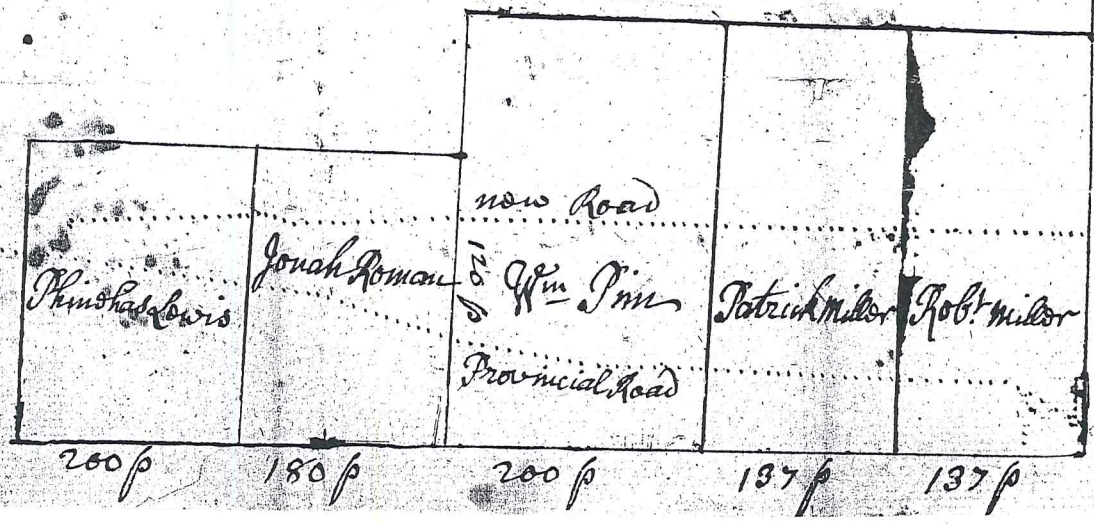
Jonah Roman

To the Court of Quarter Sessions to be held in Chester
the 31st of this 6th month 1736 -

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Phinehas Lewis and Jonah Roman Inhabitants of East
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Road near George Aftons which if confirm^d will verry
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the Draft hereunto annexed and we apprehend that a much
more convenient and better road for the Inhabitants in general
may be found, Therefore we Humbly crave that you may be
pleas'd to order a Review on said ^{road} before it be confirm^d -
and we as in Duty bound shall pray -

Robert Miller
Patrick Miller
Wm Linn
Phinehas Lewis
Jonah Roman

Road Petition of 1736



Will of Phineas Lewis

No 2723
Phineas Lewis's
Will

Proved 1st October 1792

(Signature)

Recorded in book G Vol 5

Page 350

(Signature)

Be it remembered that I Shingas Lewis of East Caln in the County of Chester & Province of Pennsylvania, being weak in Body yet of sound & disposing mind and memory, calling to mind the mortality of my Body, do make & ordain this to be my last will and Testament, in manner & form following, Vizt.

Imprimis it is my will that all my just debts together with my Funeral Expencies be paid out of my Personal Estate, by my Exec^{ors} herein after named as soon as may be after my Decease.

Also my will is that my beloved Wife Marshal Lewis shall have the whole use of a new shed Room or addition to my mason House and the Cellar under the same, and also another room in said House adjoining to the one before mentioned, & as much use as she may stand in need of in my Spring-house, also as much good fire-wood brought to her door, fitt for her use, as she shall desire, when she may think fitt by my Son Obed, And he shall pay unto his said Mother fifteen Pounds yearly Lawful money of the said Province, And provide for her twenty bushels of good wheat, yearly & every year during her widowhood, And shall also allow her a convenient spot of garden Ground, & keep it well Inclosed & manured, as much as she may choose, & provide or allow her as many apples as may need for her use, when his Orchard produces them, during the v. time, I also give & bequeath unto her a Bay Mare that is called Her, with her Saddle, Bridle, and one of the best of my Cows, And my v. Son shall keep them both for her the whole time aforesaid, at his own Expence, in good order, and bring or cause them to be brought to her at any time or times she may please to call for them, or others in their stead, I also give & bequeath unto her, two of her choice of my Feather Beds, and to each Bed two pairs of Sheets, & three Blankets, one Cover-lid, & two pairs of pillow cases, & two bolster cases, & a set of Curtains &c with Bedsteads & all things belonging thereto, & a case of drawers, two Tables, & a dressing Box, which she brought soon after marriage, also six Chairs, & an Arm Chair, her choice, & my Couch, & my two best table cloths, and six Napkins, Also my Sea table, & Tea Kettle, with six Silver spoons, & the other Furniture thereunto belonging, and my best Looking-glass, and three of my best pewter dishes, & six pewter plates, & my silver Watch, also two Iron potts, & my largest brass-kettle, with my warming-pan
But further it is my will any herein contained to the contrary notwithstanding, that if my said wife should marry after my Decease that then she shall be deprived of the above mentioned privileges of the House, Fire-wood, & keeping of the Creatures, Also of the fifteen Pounds yearly, & of the Twenty Bushels of wheat yearly, & the Garden & Apples

I Give devise & bequeath unto my Son John Lewis the Sum of Five Pounds money aforesaid to be paid by my son Obed in one year after my Decease & all my wood & woollen wearing apparel.

I Give devise & bequeath unto my Son Lewis Lewis & to his Heirs & assigns forever, A piece or parcel of the Land or Plantation whereon I now dwell, lying at the westerly end thereof & bounded there by my Son Curtis land, & Southwardly by Lancaster Road, Northwardly by John Rogers's Land, to contain sixteen acres & no more, & to be laid out of one equal width from end to the other together with all the Buildings, privileges, & Appurtenances thereto belonging & if my son Lewis Lewis his Heirs, Exors, or Adms. should sell or let all or any part of said land, it shall be to no other Person but one of my other Sons, or their Heirs, if any such should be, & be able & willing to Purchase the same, and the price shall be six pounds & no more.

I Give devise & bequeath unto my Daughter Hannah Tim Twenty Shillings lawful money aforesaid, to be paid by my son Obed in one year after my Decease.

I Give devise & bequeath unto my son Curtis Lewis Twenty Shillings like lawful money, to be paid by my son Obed in one year after my Decease.

I Give devise & bequeath unto my Daughter Martha Lewis the sum of Twenty Pounds like lawful money, Five pounds whereof to be paid in two years after my Decease, & the remainder to be paid five pounds yearly till the whole is paid, by my son Obed Lewis, also a Leather Bed & bedding, & a case of Drawers that was her Mothers and my small Sorrel Mare, with a new Saddle & Bridle called hers.

I Give devise & bequeath unto my son Obed Lewis, & to his Heirs & assigns forever, All the Residue & remainder of my Plantation or Tract of Land whereon I now dwell, in East Caln Township, supposed to contain near 200 Acres be the same more or less, together with all the Buildings, privileges, & appurtenances, thereto belonging he paying & providing for his Mother as is herein mentioned, And paying, & discharging, all other legacies, & debts herein required of him. I also give my son a Large Square Walnut table & a Saddle or Couch covered with leather, & my Desk.

I Give devise & bequeath unto each of my Daughter Dinah Whitson Seven Children five Shillings like the Currency to be paid to them when they respectively arrive to the Age of Twenty one Years by my son Obed Lewis.

Further it is my will that ^{all} the Residue or Remainder of my Estate of what kind soever, If any should be, after discharging my debts & funeral Expences, & paying the aforesaid legacies, shall be equally divided between my said Wife, & my son Obed, part & Share alike. But If my Personal Estate should not prove sufficient to pay as aforesaid, it is my Will that my son Obed Lewis shall make up the whole deficiency.

And lastly I do hereby nominate constitute & appoint my Beloved Wife Rachel Lewis & my son Obed Lewis, to be full & Sole Executors of this my last will & Testament; and hereby revoke & disannull all other Wills, & Testaments, by me heretofore made. In witness whereof I have hereunto set my hand & Seal this Eighth - day of the Fifth - month 1772

Signed, Sealed, published, & declared by the said Phineas Lewis to be his last will and Testament, in the Presence of us who as witnesses thereunto have subscribed our names the day & year above written.

Phineas Lewis

Joshua Baldwin

Richard Downing

Tho^s Stalker

Robert Parke

(Chester Oct^r 1st 1772)

Then Personally appeared Thomas Stalker and Robert Parke and on their solemn affirmations according to Law did declare and say that they were personally present and did see & hear Phineas Lewis the Testator in the foregoing Writing named Sign Seal publish pronounce and declare the foregoing writing as and for his last will and Testament and that at the doing thereof he was of a sound and well disposing mind & memory to the best of their Understandings &c

Affirmed before us

W. Graham

Reg^r

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to cause and suffer to be made done executed and acknowledged all and every such
further and other lawfull and reasonable Act or Acts deeds devices or convey-
ances in the law whatsoever for the better assuring and confirming the said
herely granted or mentioned to be granted premises with the Oppugnances or
of any share or part thereof or right thereto, unto him the said Samuel Williams
his heirs and assigns forever, As by him or them or his or their Counsel
learned in the law shall reasonably advise advise or require, In Witness
whereof we the said William Wilkin and James Corbitt and Jean his wife and
Abraham Wolington have hereunto set our several hands & seals this seventh
day of February in the Year of our Lord one thousand seven hundred and
ninety seven. William Wilkin James Corbitt & Jean Corbitt & Said and
delivered in the presence of us Joseph Park J. Collis Received the day of
the date of the within written deed Poll of and from the within named
Samuel Williams the sum of four hundred and eight pounds seven shillings
current money of Pennsylvania in full for the consideration money as within
mentioned We say Rec. £408-15 by us James Corbitt Abraham Wolington
Witness present at signing Joseph Park J. Collis Chester County, Pa. before
me the Subscriber one of the Justices of the peace in and for the said
County of Chester came the above said William Wilkin and James Corbitt
and Jean his wife and Abraham Wolington the son and Ann his wife and
did severally acknowledge the above written said Poll to be their act and
deed and desired that the same may be recorded as such according to Law
who were all severally one by one examined by me Witness my hand & seal
this seventh day of February in the Year of our Lord one thousand seven
hundred & ninety seven Joseph Park J. Collis Recorded Recorded October 5th 1798
Recd x

Obad Lewis
William Hawley's *Mis* Indenture Made the twentieth day of the month
month in the Year of our Lord one thousand seven hundred and ninety seven. Be-
tween Obad Lewis of the Township of East Gate in the County of Chester and State
of Pennsylvania Thomas and Hester his wife of the one part and William
Hawley of the said Township of East Gate in the County and State of
said Carpenter of the other part Witnesseth that the said Obad Lewis and Hester
his wife for and in consideration of the sum of one hundred dollars or
current money of Pennsylvania to them in hand paid by the said William
Hawley at and before the enclosing and delivery hereof the receipt whereof
they do hereby acknowledge and thereof acquit and forever discharge
the said William Hawley his heirs Executors and Administrators
by these presents, Have granted bargained sold aliened enfeoffed released
and Confirmed and by these presents do grant bargain sell alien Enfeoff
release and Confirm unto the said William Hawley and to his heirs
Executors and Administrators by these presents Have granted bar-
gained sold aliened enfeoffed, released and confirmed and by these presents
do grant bargain sell alien enfeoff release and Confirm unto the said
William Hawley and to his heirs and assigns, all that lot or parcel

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Of lands situate in the said Township of East Caln and bounded as follows
By Beginning at a Stone by the side of the Turnpike Road six feet west
of a water house thence along the said road South eighty three degrees and
Quarter West sixteen perches and Seven tenths to a Stone Thence by a Lane next
to Samuel Cummings line South three degrees East eight perches and six
tenths to a Stone, Thence on the Old Lancaster Road South seventy six degrees
and three quarters East eight perches and three tenths to a Stone, and South eighty
seven degrees and a quarter East seven perches and seven tenths to a Stone thence
down the said water house and within six feet of the same South two degrees
West twelve perches and eight tenths to the place of Beginning containing
One Acre twenty three perches and an half be the same Moul or L^y being
part a part of two hundred acres of land which Phineas Lewis late of the
said Township of East Caln, deceased, by his last Will and Testament dated the
eighth day of the fifth month A^d 1772 did give and bequeath unto his
son Obed Lewis partly hereto and to his heirs and assigns forever, as by the said
Will duly proved and remaining in the Register Office in the County of Chester
max fully appears, Together with all and singular the Buildings Improvements
rights Liberties privileges Hereditaments and Appurtenances whatsoever thereto belong-
ing or in any wise appertaining and the Reversions, Remainders, Rents Issues
and profits thereof: and all the Estate right Title Interest properly claimed and
demanded whatsoever of them the said Obed Lewis and Hester his wife in law or in
equity or otherwise howsoever of, in to or out of the same, To have and to
hold the said lot or parcel of land Hereditaments and Premises hereby granted
or mentioned or intended so to be with the appurtenances unto the said William
Hawley his heirs and assigns, to the only proper use and behoof of the said
William Hawley his heirs and assigns forever, And further the said Obed Lewis
and Hester his wife do hereby grant to the said William Hawley his heirs and assigns full
and free liberty and privilege forever to enter and to pass and repair upon the adjoining
Land in order to take and to use water in and from the above mentioned water
course for water and House use but not to prevent the residue of the water to pass
in its usual channel, And the said Obed Lewis and Hester his wife for themselves their
heirs Executors and administrators do Covenant Promise grant and agree to and with
the said William Hawley his heirs and assigns by these presents that they and their
heirs the above mentioned and described lot or parcel of land Hereditaments and
Premises hereby granted or mentioned and intended so to be with the appurtenances
unto the said William Hawley his heirs and assigns against them the said Obed
Lewis and Hester his wife and their or either of their heirs and against all and every
other person and persons whomsoever lawfully claiming or to claim by from or under them
either or any of them shall and may warrant and forever defend by these presents
In Witness whereof the Parties to these presents have hereunto Interchangeably set
their hands and Seals, dated the day and Year first above written Obed Lewis

327 Hester Lewis & Valid and delivered in the presence of Samuel Cunningham
John Cunningham Received the day of the date of the above written Indenture of the
within named William Hawley one hundred Dollars being in full of the Considera-
tion above mentioned Rec^d by W^m Lewis Titney present Samuel Cunningham
Before me the subscriber one of the Justices of the peace in and for the County of Chester
came W^m Lewis and Hester his wife and duly acknowledged the sealing and
delivery of the above written Indenture to be their act and deed to the intent
that the same may be recorded as such. In the said Hester being of full
age and Separately examined acknowledges that she has done the same
of her own free will and accord without the coercion or compulsion of her
said husband; In Testimony whereof I have hereunto set my hand and
Seal this twentieth day of Septem^r. 1797 Samuel Cunningham
Jusd

Recorded October the 10th. 1798

Aron Chalfant
Charles Taylor
This Indenture made this sixth day of March in the
Year of our Lord one thousand seven hundred and ninety six Between W^m
Chalfant of the Township of West Marlborough in the County of Chester and State
of Pennsylvania German and Margaret his wife of the one part, and Charles Tay-
lor of the Township and County aforesaid and State of Pennsylvania a Free
Forge man of the other part. Whereas William Chalfant for securing of two
hundred and fifty Pounds lawfull money of Pennsylvania with lawfull Interest
for the same unto Joshua Dusey of the Township of Londongrove in the County
of Chester did on the second day of March in the Year of our Lord
One thousand seven hundred and Seventy according to a form of an Act of
General Assembly of this Commonwealth in such case made and Provided
by his Indenture of Mortgage duly executed did grant bargain sell Release &
confirm unto the said Joshua Dusey his heirs and assigns a Certain
Meeuage Plantation and tract of land Situate and lying in West Marl-
borough Township in the County aforesaid Beginning at a Corner Stone
in a line of Henry Flays land thence extending along the same line South
eighty eight degrees West one hundred and twenty eight perches to a post thence
South two degrees East by the other part of the tract one hundred and
twenty five perches to a corner post and north eighty eight degrees East one
hundred and twenty eight perches to a corner post thence north two degrees
West by land of Joseph Penacek one hundred and twenty five perches to the
place of Beginning containing one hundred acres of land being the same land
and Premises which John Jordan and Rachel his wife by Indenture bear-
ing date the Twenty seventh day of September Anno Domini 1762 granted
and conveyed unto the said William Chalfant in fee, Whereafter on
Baker and Sarah his wife by their Indenture bearing date the second day
of April in the Year Anno Domini 1794 granted and conveyed unto the said
Aron Chalfant in fee simple, Now this Indenture Witnesseth that the
said Aron Chalfant and Margaret his wife for and in Consideration of
of sixty seven pounds ten Shillings lawfull money of Pennsylvania

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now and forever defend by these presents. **In witness** whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written James Boyl ~~and~~ Mary Boyl ~~and~~ Subscribed and delivered in the presence of a Notary written on an erasure and interlined before signing the following words "And subject also to a certain mortgage made by Robert Montgomery to John Scarlett for securing the payment of One thousand Dollars, which said Townsend hath undertaken to pay as part of the above consideration money." M. Finney, Robert's Receiver on the day of the date of the above written Indenture of and from the above named Stephen Townsend full satisfaction for the consideration money above mentioned &c &c

Before me the Subscriber one of the associate Judges of and for the County of Chester came the above named James Boyl and Mary his wife and acknowledged the above written Indenture to be their act and deed and desired the same as such to be recorded according to law. She the said Mary being of full age and by me separate & apart from her said husband examined and the contents of the said Indenture being made known to her she thereunto voluntarily consenting. In testimony whereof I have hereunto set my hand & seal this fifth day of April Anno Domini one thousand eight hundred & ten. M. Finney, Recorder

Recorded May 1st 1811

Deed of this Indenture

William Hawley & Henry J. Gallagher made the ninth day of the fourth month in the year of our Lord one thousand eight hundred and eleven Between William Hawley of East Caln Township in the County of Chester and State of Pennsylvania Carpenter and Ann his wife of the one part and Henry Gallagher and Francis Gallagher both of the place aforesaid Yeomen of the other part Witnesseth that the said William Hawley and Ann his wife for and in consideration of the sum of Two thousand nine hundred and thirty three Dollars and thirty three cents good and lawful money of the United States of America to them in hand paid by the said Henry Gallagher and Francis Gallagher as and before the ensuing and delivery of these presents the receipt whereof they do hereby acknowledge and thereof do acquit exonerate and forever discharge the said Henry Gallagher and Francis Gallagher their Heirs Executors and Administrators by these presents Have granted bargained sold aliened conveyed released and confirmed and by these presents do grant bargain sell alien release confirm unto the said Henry Gallagher and Francis Gallagher their Heirs and assigns All that Messuage and lot or parcel of land situate in East Caln Township aforesaid Beginning at a Stone by the South side of the Turnpike Road six feet West of a Water course thence along the said road South eighty three degrees and a quarter West sixteen perches and seven tenths to a Stone thence by a Lane next to Samuel Cunningham's

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Line South three degrees East eight perches and six tenths to a stone thence
on the old Lancaster road South seventy five degrees and three quarters
East eight perches and three tenths to a stone and South eighty seven de-
grees and a quarter East seven perches and seven tenths to a stone thence
down the said water course and within six feet of the same to the two
degrees West twelve perches and eight tenths to the place of beginning con-
taining One acre and twenty three perches and an half be the same
more or less (Which the same lot which Obed Lewis and Hester his wife
by their Deed bearing date the twentieth day of the ninth month in
the year of our Lord one thousand seven hundred and ninety seven
granted and confirmed together with a water right and privilege unto
the said William Hawley his heirs and assigns as by the said Deed
recorded in the Office for Deeds in and for the County of Chester in Book
D^o Vol. 46 page 321 & may at large appear) Together with all and sin-
gular the houses out houses barns stables gardens orchards fences ways
waters water courses profits commodities rights liberties privileges
hereditaments and appurtenances whatsoever to the same belonging
or in any wise appertaining and the reversion and reversions remain-
der and remainders rents issues and services thereof and also all the
estate right title interest property claim and demand whatsoever both
in law and equity of the said William Hawley and Ann his wife of
inward to the said premises and also full and free liberty and privilege
for them the said Henry Gallagher and Francis Gallagher their heirs
and assigns forever to have and enjoy the water right aforesaid accord-
ing to the true intent and meaning of the said Deed from Obed Lewis and
his wife to the said William Hawley To have and to hold all and sin-
gular the said Messuage lot or parcel of land containing One acre and
twenty three perches and an half be the same more or less hereditaments
and premises hereby granted mentioned or intended so to be with the appur-
tenances and the water right and privilege aforesaid agreeably to the ten-
or of the aforesaid Deed unto the said Henry Gallagher and Francis Gallai-
gher their heirs and assigns to the only proper use benefit and behoof of the
said Henry Gallagher and Francis Gallagher their heirs and assigns for a
or as tenants in common and not as joint tenants and the said William
Hawley for himself his Executors and Administrators doth covenant pro-
mise and grant to and with the said Henry Gallagher and Francis
Gallagher their heirs and assigns by these presents that he the said Willi-
am Hawley and his heirs the said Messuage lot of land and premises
hereby granted with the appurtenances unto the said Henry Gallagher
their heirs and assigns against him the said William Hawley and his
heirs and against all and every other person or persons whomsoever law-
fully claiming or to claim the same by him or under him them or any
of them shall and will warrant and forever defend by these presents In
Witness whereof the said parties have hereunto set their hands and seals
on the day and in the year first above written William Hawley Seal

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

Ann Hawley ^{nee} Seale and delivered in the presence of Robert Miller
 Esq. Justice of the Peace Received on the day of the date of the within Indenture of
 the within named Henry Gallagher and Francis Gallagher the sum of
 Two thousand nine hundred and thirty three Dollars and thirty three
 Cents current money of the United States of America being the consider-
 ation money within mentioned in full Witness my hand William Haw-
 ley Witness present at signing Robert Miller Esq. Justice of the Peace
 Before me the subscriber one of the Justices of the peace &c of said County per-
 sonally appeared the within named William Hawley and Ann his wife
 and acknowledged the within Indenture to be their act and deed and
 desired the same might be recorded as such The said Ann being of full
 age by me separately examined and the contents thereof fully made
 known to her will declare that she did voluntarily and of her own free
 will and accord seal and as her act and deed delivered the within
 Indenture without any coercion or compulsion of her said husband In
 Testimony whereof I have hereunto set my hand and seal this ninth
 day of April Anno Domini 1811 Robert Miller ^{Justice of the Peace}

Recorded May 1st 1811

Deed of this Indenture

Conrad King ^{and} Abraham Wells
 This sixteenth day of March Anno Domini one thousand
 and eight hundred and one **Between** Conrad King
 of Mochlan Township in Chester county and State of Penn-
 sylvania Yeoman and Catherine his wife of the one part ~~and~~ Abraham
 Wells of the same place Carpenter of the other part ~~and~~ **Witness** the said Conrad
 King by his Deed dated the 6th day of April Anno Domini 1797 recorded at West
 Chester in Book R. 2nd vol. 11 page 356 &c. became lawfully seized of and in posses-
 sion of a certain tract of land situate and being in the said Township **Begin-**
ing at a stone in a publick road and by other land of the said Conrad King
 South thirty six degrees and an half East sixty seven perches and South
 twenty degrees West twenty two perches to a stone and by land of Charles
 Still South sixty seven degrees and an half West thirty five perches to a chest
 nut tree South forty three degrees West thirty perches to a stone South sixty
 seven degrees and an half West twenty seven perches to a stone and South forty
 three degrees East ninety perches to the place of beginning containing twenty
 two acres and one hundred and forty perches be the same more or less
 reference to the said Deed had will fully appear **Now this Indenture**
witnesseth that the said Conrad King and Catherine his wife for and in
 consideration of the sum of Six hundred Dollars of current money of the
 said State in hand paid and secured to be paid by the said Abraham Wells
 at and before the sealing and delivery hereof the receipt of which the said
 Conrad King doth hereby acknowledge and thereof and therefrom doth ac-
 quit warrant and forever discharge the said Abraham Wells his heirs ex-
 ceutors and Administrators by these presents ~~and~~ **have** granted bargained and
 sold aliened infeoffed remised released and confirmed and by these presents

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half degree west one and one tenth to the place of beginning **Containing**
 one acre and twenty five perches of land be the same more or less (Being the same lot
 or piece of land which Joseph Ridgway of the city of Philadelphia (Taylor) and B. the
 his wife by their Indenture dated the thirty first day of March 1818 and recorded in the
 -orders Office for Chester county in deed book - vol. 63 page 144 did grant and
 confirm unto John Boardith and which the said John Boardith and Mary his
 wife by Indenture dated the twenty fourth day of March in the year of our Lord
 one thousand eight hundred and thirty five and recorded in the Recorder's Office for
 Chester county in deed book 4 vol. 82 page 296 August 15th. 1835 did grant
 and confirm unto the said Joseph McCleese in fee) Together with all and singular
 the buildings and improvements ways roads waters water courses rights liberties
 privileges and appurtenances and hereditaments whatsoever thereunto belonging
 or in any wise appertaining (Excepting and reserving unto Joseph Ridgway
 his heirs and assigns the right of a watering place below the Spring house for
 cattle or other stock and of taking water therefrom at all times hereafter forever.)
 and the reversions and remainders rents issues and profits thereof and all the
 estate right title interest property claim and demand whatsoever of them the
 said Joseph McCleese and Hannah his wife in law or equity or otherwise howsoever
 of in to or out of the same. To have and to hold the said Messuage and lot of land
 hereditaments and premises hereby granted or intended to be with the appur-
 tenances unto the said Henry Dunahower his heirs and assigns to the only prop-
 -er use and behoof of the said Henry Dunahower his heirs and assigns forever. And
 the said Joseph McCleese for himself his heirs Executors and Administrators
 doth covenant grant and agree to and with the said Henry Dunahower his
 heirs and assigns by these presents that the said Joseph McCleese and his heirs
 the said above mentioned messuage and lot of one acre and twenty five perches
 of land here ditaments and premises hereby granted with appurtenances unto the
 said Henry Dunahower his heirs and assigns against him the said Joseph
 McCleese and his heirs and against all and every other person and persons
 whomsoever lawfully claiming or to claim by from or under him them or any
 of them shall and will warrant and forever defend by these presents. In witness
 whereof the said parties have hereunto set their hands and seals the day and
 year first above written. Joseph McCleese  Hannah McCleese 
 sealed and delivered in the presence of us, Abner Lewis, Elisha Moore.
 Delaware County ss: The twenty second day of April anno domini one thousand
 eight hundred and thirty nine before the subscribers one of the Justices of the
 peace in and for Delaware county personally came the above named Joseph
 McCleese and Hannah his wife and acknowledged the above written Inden-
 -ture to be their act and deed and desired that the same might be recorded as
 such the said Hannah being by me examined separate and apart from
 her said husband the contents of the above Indenture being by me first made
 known to her she on such such separate examination declared that she
 did voluntarily and of her own free will and accord sign seal and deliver
 the said Indenture without any coercion or compulsion of her said husband.
 Witness my hand and seal the day and year above written. Abner Lewis 
 Received on the day of the date of the above written Indenture of and from
 the above named Henry Dunahower the sum of three hundred and seventy
 five dollars being the full consideration money for the above granted premises
 Joseph McCleese. - Witness Abner Lewis Elisha Moore.
 Recorded Sept. 27th. 1839.


Deed
 Henry Gallagher Adm^r
 To
 James Torbert

This Indenture Made the sixteenth day of
 September in the year of our Lord one thousand eight hun-
 -dred and thirty nine Between Henry Gallagher Ad-
 -ministratrix of all and singular the goods chattels
 rights and credits which were of Henry Gallagher late

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of the township of East Caln in the county of Chester and State of Pennsylvania - deceased who died Intestate of the one part and James Torbert of the township county and State aforesaid of the other part. Whereas Obed Lewis and Esther his wife by Indenture under their hands and seals bearing date the twentieth day of ninth month (September) Anno Domini one thousand seven hundred and ninety seven and recorded in the Recorder's Office of Chester county in deed book Q 2 vol. 40 page 321 did grant and convey unto William Hawley and unto his heirs and assigns forever all that lot or parcel of land situate in the township of East Caln and county of Chester aforesaid bounded and described as follows to wit - **Beginning** at a stone by the side of the turnpike road six feet west of a water course thence along the said road South eighty three degrees and a quarter west sixteen perches and seven tenths to a stone thence by a lane next to Samuel Bunningham's line South three degrees East eight perches and six tenths to a stone thence on the old Lancaster road South seventy five degrees and three quarters East eight perches and three tenths to a stone and South eighty seven degrees and a quarter East seven perches and seven tenths to a stone thence down the said water course and within six feet of the same North two degrees west twelve perches and eight tenths to the place of beginning **Containing** one acre twenty three perches and an half be the same more or less. Together with full and free liberty and privileges forever to enter and to pass and repass upon their (Obed Lewis and wife) adjoining land in order to take and use water in and from the above mentioned water course for creatures & house use but not to prevent the residue of the water to pass in the usual channel. And together also with all other appurtenances thereto belonging. And Whereas the said William Hawley and Ann his wife by Indenture under their hands and seals bearing date the ninth day of the fourth month (April) Anno Domini one thousand eight hundred and eleven and recorded in Recorder's Office of Chester county in deed book E 3 vol. 53 page 471 did grant and convey unto Henry Gallagher and Francis Gallagher and to their heirs and assigns forever in fee simple in equal shares as tenants in common all that the aforesaid lot or parcel of land containing one acre and twenty three perches and an half with the messuage and other buildings thereon erected and appurtenances thereto belonging Together with the privilege of passing and repassing and taking and using the water as above mentioned. And Whereas the said Francis Gallagher being so thereof seized of and in the undivided half part of the premises aforesaid made his last will and testament in writing bearing date the twenty fourth day of October Anno Domini one thousand eight hundred and twenty three (duly proven the third day of March Anno Domini one thousand eight hundred and twenty four) did give and devise the same to his brother Henry Gallagher above named and to his heirs and assigns forever as by said will filed in the Register's Office of the said county of Chester recourse being thereunto had will more fully appear. And Whereas at an Orphans Court held at West Chester for the said county of Chester the _____ day of September Anno Domini one thousand eight hundred and thirty eight Meary Gallagher Administratrix &c. of the said Henry Gallagher deceased presented a petition to the said Court setting forth that the said Intestate died seized in his demesne as of fee of and in a tavern house store house two dwelling houses and a lot or piece of land thereunto attached situate in the said township of East Caln bounded by the Philadelphia and Lancaster turnpike road by land of James Torbert and other land of the said deceased and containing one acre and twenty three perches and an half more or less with the appurtenances being the premises above described (and died seized as aforesaid of and in other real estate in said petition mentioned that the personal estate of the said Intestate is insufficient for the payment of his debts as by the account inventory and schedule and affidavit to the said

petition annexed appears. And prayed the said Court to grant her an order to make sale of the said tavern house store house two dwelling houses and lot of land above described with the appurtenances for the payment of the debts of the said Intestate. Whereupon it was ordered and decreed by the said Court that the said Mary Gallagher Administratrix as aforesaid (the first having given security according to the decree of said Court) should expose to public sale on the premises on the twenty third day of November then next ensuing the premises above described for the purpose aforesaid and to give notice of said sale agreeably to the provisions of the 54th section of an act entitled an act relating to Orphans Courts passed March twenty ninth Anno Domini one thousand eight hundred and thirty two and to make report of the proceedings according to law. In pursuance of which said order the said Mary Gallagher Administratrix as aforesaid after having given due public and timely notice of the time and place of sale agreeably to the 54th section did expose the premises aforesaid to sale by public vendue or out cry and sold the same to James Torbert for the sum of Six thousand dollars lawful money of the United States he being the highest and best bidder and that the highest and best price bidden for the same which sale or report thereof made to the Judges of the said Court was on the fourth day of February following by them confirmed. And it was considered and adjudged by the said Court that the same should be and remain firm and stable forever as by the records and proceedings of the said Court relation being thereunto had will at large appear. Now this Indenture witnesseth that the said Mary Gallagher for and in consideration of the said sum of Six thousand dollars to her in hand paid by the said James Torbert at the time of the sealing and delivery hereof the receipt whereof she doth hereby acknowledge hath granted bargained sold released and confirmed and by these presents doth grant bargain sell release and confirm unto the said James Torbert and to his heirs and assigns all that the aforesaid tavern house store house two dwelling houses and lot or piece of land containing one acre and twenty three perches and an half be the same more or less situate bounded and being at the same is herein before particularly mentioned and described. Together with the free liberty and privilege of passing and repassing and using the water as above mentioned. And together also with all and singular the houses buildings ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof. And also all the estate right title interest property claim and demand whatsoever of the said Henry Gallagher at and immediately before the time of his decease in law or equity or otherwise howsoever of or out of the same. To have and to hold the said tavern house store house two dwelling houses and lot or piece of land and privileges above described hereditaments and premises hereby granted or mentioned or intended to be with the appurtenances unto the said James Torbert his heirs and assigns to the only proper use and behoof of the said James Torbert his heirs and assigns forever. And the said Mary Gallagher Administratrix aforesaid for herself her heirs Executors and Administrators doth covenant promise grant and agree to and with the said James Torbert his heirs and assigns by these presents that she the said Mary Gallagher hath not heretofore done or committed any act matter or thing whatsoever whereby the premises hereby granted or any part thereof is are or shall or may be impeached changed or encumbered in title charge estate or otherwise howsoever. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals dated the day and year first above written.

Mary Gallagher 

Sealed and delivered in the presence of Abner Baldwin, Henry Gallagher.
Received the day of the date of the above written Indenture of the above named James Torbert the sum of six thousand dollars being the full consideration money for the

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above granted premises. *Witnessed at signing.* On the sixteenth day of September Anno Domini one thousand eight hundred and thirty nine before me the subscriber one of the Justices of the peace in and for the County of Chester personally came the above named Mary Gallagher and acknowledged the above written Indenture to be her act and deed and desired the same may be recorded as such according to law. *Witness my hand and seal the day and year aforesaid.* John M. Mullin

Recorded Sept. 28th. A.D. 1839.

Deed

Isaac Pyle
vs
William Rachel

This Indenture

Made the twenty first day of September in the year of our Lord one thousand eight hundred and thirty nine between Isaac Pyle of the township of London Grove in the county of Chester and State of Pennsylvania of the one part and William Rachel of the township county and State aforesaid of the other part Witnesseth that the said Isaac Pyle for and in consideration of the sum of seven thousand dollars to him in hand paid by the said William Rachel at and before the sealing and delivering hereof the receipt whereof he doth hereby acknowledge and thereof acquit and forever discharge the said William Rachel his heirs Executors and Administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoffate and confirm unto the said William Rachel his heirs and assigns all that certain messuage and three tracts of land situate in the township of Loudongrove aforesaid bounded and described as follows *viz* one of them **Beginning** at a hickory tree a corner standing in a line of Joseph Michener's line thence by the same North three degrees west thirty five perches and four tenths to a corner stone thence by land of the said Isaac Pyle South eighty eight and an half degrees East sixty perches to a stone South four degrees East eleven perches and seven tenths to a stone and north eighty and three fourths degrees East thirteen perches and six tenths to a stone set for a corner thence by land of Mary and Thebe Morton South twenty one degree and an half East seventy six perches and two tenths to a stone set for a corner thence by land of William Johnston South fifty four degrees west sixty six perches and eight tenths to a stone set in a line of land formerly of Daniel Pennington now Joseph Michener and thence by the same North twenty seven and an half degrees west ninety seven perches and eight tenths to the place of beginning **Containing** fifty four acres of land be the same more or less also the right for a private road from the said described tract through and over the land of Mary and Thebe Morton along by their mansion house out to the public road on the Eastern side of their farm for the use benefit and advantage of the said William Rachel his heirs and assigns forever (It being the tract of land which Thomas Rachel and Martha his wife by Indenture under their hands and seals bearing date the fourth day of April Anno Domini one thousand eight hundred and thirty five for the consideration therein mentioned did grant and confirm unto the said Isaac Pyle and to his heirs and assigns forever as in and by the said recited Indenture recorded in the Recorder's Office of Chester county in deed Book 22 vol. 82 page 258 relation being thereunto had appears. One other of the said tracts **Beginning** at a Stone a corner of the said Isaac Pyle's other land and in the line of Lewis Michener's land thence by the same South twenty seven degrees and an half East thirty three perches and five tenths to a stone thence by land of Mary and Thebe Morton the four following courses *viz* North fifty four degrees East sixty seven perches and eight tenths to a stone North thirty five degrees and an half west twelve perches and seven tenths to a stone North

Chester County Pa. On the twenty first day of February A.D. 1853 Before me the Subscriber one of the Justices of the Peace in and for the County aforesaid came the above named John P. Hartman and acknowledged the above written Indenture to be his act and deed in order that the same might be recorded as such according to Law Witness My Hand and Seal the day and Year aforesaid John M. Milton

Recorded September 17th. A.D. 1853

Deed
James Torbert Mgr.
John E. Fox

This Indenture Made the third day of September in the Year of Our Lord One thousand eight hundred and fifty three (1853) Between James Torbert of the County of Philadelphia Min. Major and Margaret Ann his wife of the One part And John E. Fox of the City of Philadelphia Broker of the other part

Witnesseth That the said James Torbert and Margaret Ann his wife for and in Consideration of the sum of Twenty seven thousand Dollars lawful money of the United States of America unto them well and truly paid by the said John E. Fox at or before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said John E. Fox his heirs and assigns All those the several tracts lots pieces and parcels of land with the improvements thereon erected described respectively as follows Viz. 1st That Certain Messuage or tenement and two several tracts or pieces of land situate in the Township of East Caln in the County of Chester in the State of Pennsylvania bounded and described as follows That is to say One of them Beginning at a stone in the Bradford Road thence along the same south three degrees East ninety nine perches and nine tenths to a stone a corner of William Torberts land thence by the same south eighty seven degrees and a quarter west forty six perches and three tenths to a Chestnut Oak a corner of Joseph R. Gittings land thence by the same south eighty five degrees and three quarters west twenty four perches to a Stone Heap a corner of Abner Baldwins land thence by the same north two degrees and three quarters west ninety one perches to a — a corner of land of Stephen Hatchford thence by the same the two following Courses north seventy five degrees and a half East forty seven perches and three tenths to a — and north nine degrees and three quarters west seven perches and three tenths to a — in other land of the said James Torbert thence by the same south seventy seven degrees East twenty three perches and three tenths to the place of beginning containing forty two acres and twenty three perches be the same more or less And the other of them beginning in the middle of the Pennsylvania Rail way thence by Abner Baldwins land north two degrees and three quarters west fifteen perches and five tenths to the middle of the Philadelphia and Lancaster Turnpike Road north eighty two degrees and a quarter East eighteen perches and twenty five hundredths thence by land of Brinson Jacobs and John Comog intended to have been conveyed to the said James Torbert south four degrees and a half East twelve perches and seven tenths to the middle of the Railway aforesaid thence along the middle of the same the three following Courses to wit south seventy seven degrees and a quarter west three perches and seven tenths south seventy five degrees west four perches and south seventy one degrees and three quarters west eleven perches and six tenths to the place of beginning containing

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One acre and ninety seven perches be the same more or less. (N^o 2) All that certain lot and piece of land situate in the Township of East Caln aforesaid bounded and described as follows Beginning at a post in the middle of the Philadelphia and Lancaster Turnpike Road thence by land of William Forbert North four degrees and a quarter west eighteen perches and five tenths to a stone thence by the same North eighty six degrees and a quarter East seventeen perches and one tenth to a stone thence by the same South thirty seven degrees East six perches to a stone thence along side of a water course and lands of the same South fifty two degrees and an half west eight perches and seventy five hundredths to a stone thence along the same South fifteen degrees west eight perches and nine tenths to the middle of the Turnpike Road thence along the middle of the same South eighty five degrees and an half west ten perches and one tenth to the place of beginning Containing One acre and one hundred and thirteen perches be the same more or less. (N^o 3)

All those two tracts or pieces of land bounded and described as follows The first thereof situate in the Township of East Caln aforesaid beginning at a stone in the middle of a public Road thence by land of William Forbert North eighty four degrees and a quarter East forty nine perches and five tenths to a stone thence North four degrees and a quarter west forty four perches and six tenths to a stone thence North eighty seven and an half East nine perches and two tenths to a stone thence North four degrees west eighteen perches and five hundredths to the middle of the Pennsylvania Rail way thence along the middle of the same South seventy nine degrees and three quarters west fifty four perches and eight tenths to other lands of the said James Forbert thence by the same South three degrees and three quarters East eleven perches and fifteen hundredths thence South seventy six degrees and three quarters two perches and nine tenths to the middle of the road aforesaid thence along the same South three degrees East forty seven perches and four tenths to the place of beginning Containing nineteen acres and thirteen perches and the other of them situate in West Bradford Township in the County aforesaid bounded and described as follows Beginning at a stone in the line of William Forbert and John Ingram thence by the said William Forbert's land North four degrees and a quarter west fifty three perches and five tenths to a stone thence South eighty five degrees and an half west fifty three perches to a stone in Joseph Downing's line thence by land of the said Joseph Downing and Isaac Morgan South four degrees and a quarter East fifty six perches and five tenths to a stone a corner of John Ingram's land thence by the same North eighty five degrees and an half East fifty three perches to the place of beginning Containing eighteen acres One hundred and fourteen perches and an half. (N^o 4)

All that certain lot and piece of land situate in the Township of East Caln aforesaid bounded and described as follows *Beginning in the middle of the Philadelphia and Lancaster Turnpike Road thence by land of the said James Forbert and Stephen Blatchford South two degrees and three quarters East twelve perches and five tenths to the middle of the Pennsylvania Rail way thence along the middle of the same South eighty one degrees thirteen perches and two tenths thence by land of the said Stephen Blatchford South four degrees and an half west twelve perches and seven tenths to the middle of the Turnpike road aforesaid thence along the middle of the same North eighty two degrees and a

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quarter East thirteen perches and seventy five hundredths to the place of beginning containing One acre and eight perches be the same more or less (No 5) All that certain lot piece or parcel of land situate in the Township of East Caln aforesaid bounded and described

→ as follows viz Beginning in the Middle of the Philadelphia and Lancaster Turnpike Road thence by lands of Samuel H. Darrow South three degrees and a half East twenty perches and three tenths to the middle of the Pennsylvania rail road and along the same North eighty degrees and one quarter East twenty six perches and seven tenths to a post thence North three degrees west twenty perches and three tenths to the middle of the turnpike road aforesaid thence along the same South eighty degrees and one quarter west twenty seven perches and one tenth to the place of beginning Containing three acres and forty eight perches be the same more or less (No 6) All that certain lot of land situate in the Township of East Caln aforesaid between the Turnpike and Rail Road bounded and described

→ as follows Beginning in the Middle of the Turnpike Road thence on the line of John Pinn's land South three degrees and a half East twenty perches to the middle of the Rail Road and along the same North eighty four degrees East four perches and by other lands of said Downing North three degrees and a half west twenty perches to the middle of the Turnpike aforesaid and along the same South eighty four degrees west four perches to the beginning Containing half an acre be the same more or less with the appurtenances (No 7)

All that certain lot and piece of land situate in East Caln Township aforesaid bounded and described as follows Beginning at a stone in the line of the said James Forbort and Stephen Blatchford thence along the same South seventy seven degrees East twenty perches to a stone in the middle of a public road thence along the middle of the same South three degrees East one perch and three tenths to a stone thence by other land of the said Stephen Blatchford North seventy five degrees and three quarters west twenty perches and three tenths to a stone a corner of the aforesaid James Forbort's land thence by the said James Forbort and Stephen Blatchford's land North one quarter of a degree East eight tenths to a perch to the place of beginning Containing twenty and an half perches be the same more or less (No 8) All that certain Tavern House Store House two dwelling

→ houses and lot or piece of land situate in the Township of East Caln aforesaid bounded and described as follows viz Beginning at a stone by the side of the Turnpike Road six feet west of a water Course thence along the said road South eighty three degrees and a quarter west sixteen perches and seven tenths to a stone thence by a lane next to Samuel Cunningham's line South three degrees East eight perches and six tenths to a stone thence on the old Lancaster Road South seventy five degrees and three quarters East eight perches and three tenths to a stone and South eighty seven degrees and a quarter East seven perches and seven tenths to a stone thence down the said water Course and within six feet of the same North two degrees west twelve perches and eight tenths to the place of beginning Containing one acre twenty three perches and an half be the same more or less (No 9) And also eight undivided equal

→ tenth parts of a certain Messuage and lot or piece of land situate in the Township of East Caln aforesaid bounded and described as follows to wit Beginning at a stone by the south side of the Philadelphia and Lancaster Turnpike Road six feet west of a water Course thence along said water Course South three and an half degrees west twelve perches and eight tenths to a stone in a lane next to the line of lands late of Samuel Cunningham deceased thence by the same South eighty two and a half degrees East twenty four perches and two tenths to a stone thence North

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six and an half degrees west seventeen perches and five tenths to a stone
 in or near the said Turnpike road thence along the said south eight
 three and an half degrees west twenty one perches and six tenths to
 the place of beginning containing two acres and twenty four perches of
 land be the same more or less the road commonly called the Bradford
 Road being included or intended to be included within the boundaries
 of the said lot as far as the said road extends through or along the
 same The premises hereinbefore described as No. 1 being the same which
 Stephen Blatchford and wife by Indenture dated the first day of April
 A.D. 1847 and recorded in the Recorder's Office in and for Chester county
 in said Book M 5 Vol 109 page 171 granted and conveyed unto the said
 James Torbert in fee under and subject to the payment of the principal
 sum of one thousand one hundred and seventy six dollars and seventy
 eight cents unto the heirs of Henry Gallagher deceased in equal parts
 and shares at and immediately upon the decease of Mary Gallagher
 widow of the said Henry Gallagher deceased the interest thereof to be paid
 annually on the third day of February unto the said Mary Gallagher during
 her life Excepting and reserving from said grant unto the said Stephen
 Blatchford his heirs and assigns the free use right liberty and privilege of
 a certain thirty three feet wide road or lane intended to have been opened
 along the East line of the premises secondly described under No. 1 extending
 from the said Pennsylvania railway to the said Philadelphia and Lancaster
 Turnpike Roads at all times forever. The premises hereinbefore described as No. 2
 being the same which Joseph B. Jacobs and wife et al by Indenture
 dated the twenty third day of March A.D. 1850 intended to be recorded
 granted and conveyed unto the said James Torbert in fee The premises
 hereinbefore described as No. 3 being the same which Mary Gallagher
 Administratrix &c by Indenture dated the first day of April A.D. 1845
 and recorded in the Office aforesaid in said Book C 5 Vol 100 page 301
 granted and conveyed unto the said James Torbert in fee The premises
 hereinbefore described as No. 4 being the same which John Corney
 and wife et al by Indenture dated the seventh day of May A.D. 1847
 intended to be recorded granted and conveyed unto said James Torbert
 in fee Excepting and reserving out of said grant unto said John
 Corney and Bruton Jacobs the right to construct such communication
 on the premises therein conveyed to connect it with the Pennsylvania
 Rail way in such manner and of such form as they in their discretion
 may think proper and also reserving the right at all times to enter
 on said lot to effect such improvements and repairs to said connection
 as may from time to time appear necessary And subject further with
 the above exception and reservation to the payment of the three dollars
 and thirty cents to Mary Gallagher widow of Henry Gallagher deceased
 yearly on the third day of February during the term of her natural
 life being her dower in the said premises at her decease to the
 payment of the principal sum of fifty five dollars to the heirs and
 legal representatives of the said Henry Gallagher deceased the said
 principal sum being charged on said premises and the reversions
 remainders rents issues and profits thereof The premises hereinbefore
 described as No. 5 being the same which Joseph M. Downing and
 wife by Indenture dated the twenty ninth day of March A.D. 1838
 and recorded in the Office aforesaid in said Book P 4 Vol 87 page
 238 granted and conveyed unto the said James Torbert in fee
 The premises hereinbefore described as No. 6 being the same which

Samuel H. Broom and wife by Indenture dated the fourteenth day of April A.D. 1838 and Recorded in the Office aforesaid in said Book 24 vol. 88 page 9 granted and Conveyed unto the said James Torbert in fee The premises herebefore described as No. 7 being the same which Stephen Blatchford and wife by Indenture dated the twenty second day of April A.D. 1845 and Recorded in the Office aforesaid in said Book 65 vol. 120 page 303 granted and Conveyed unto the said James Torbert in fee The premises herebefore described as (No. 8) being the same which Mary Gallagher Administratrix by Indenture dated the sixteenth day of September A.D. 1839 and recorded in the Office aforesaid in said Book 47 vol. 90 page 247 granted and Conveyed unto the said James Torbert in fee And the premises herebefore described as (No. 9) being the same which William Torbert and wife by Indenture dated the twenty fifth day of June A.D. 1836 and recorded in the Office aforesaid in said Book 44 vol. 85 page 36 granted and Conveyed eight undivided tenth parts of, unto said James Torbert in fee Together as respects the premises herebefore described as No 8 with the full and free liberty and privilege forever to enter and repair and repair upon the adjoining lands of Obadiah Lewis and wife in order to take and use water in and from the water Course mentioned for Creatures and House use but not to prevent the residue of the water to pass in the usual Channel And together with all and singular other the buildings Improvements barns stables houses outhouses woods ways roads lanes alleys passages water water Courses rights liberties privileges hereditaments and appurtenances whatsoever unto the hereby granted premises respectively belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and all the estate right title Interest property Claim and demands whatsoever of them the said James Torbert and Margaret Ann his wife either at law or in Equity of us and to the same and every part thereof with the exceptions and reservations aforesaid To Have and to hold the said several tracts lots pieces and parcels of lands with the improvements thereon erected and herebefore mentioned and described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said John E. Fox his heirs and assigns to and for the only proper use and behoof of the said John E. Fox his heirs and assigns forever Under and subject nevertheless as herebefore particularly mentioned And the said James Torbert for himself his heirs executors and administrators doth by these presents Covenant promise and agree to and with the said John E. Fox his heirs and assigns that he the said James Torbert and his heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances (Subject as aforesaid) unto the said John E. Fox his heirs and assigns against him the said James Torbert and his heirs and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof by force or under them or any of them shall and will warrant and forever defend In Witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals Dated the day and Year first above written


Sealed and delivered in the presence of us
 Wm. S. Torbert, James Allen, James Torbert
 Margaret A. Torbert

Received the day of the date of the above written Indenture of the therein named John E. Fox the sum of twenty seven thousand dollars being the full Consideration Money therein mentioned
 Witnesses at signing
 Wm. S. Torbert James Allen

On the third day of September A.D. 1853 Before me the subscriber an alderman in and for the County of Philadelphia personally appeared

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James Torbert and Margaret Ann his wife in the foregoing Indenture named and in due form of law acknowledged the said Indenture to be their and each of their act and deed and desired the same as such might be needed according to law. The said Margaret Ann Torbert being of full age and separate and apart from her said husband by me thereon privately examined the full contents thereof having been by me first made known unto her she did thereupon declare and say that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said Indenture without any coercion or compulsion on the part of her said husband. Witness my hand and seal the day and Year aforesaid.

James Allen 
Notary

Recorded September 19th A.D. 1853

Deed
Clark Palmiter
To
Henry M. Parson


This Indenture made the twentieth day of September A.D. One thousand eight hundred and fifty three between Clark Palmiter of the Borough of West Chester in the County of Chester and State of Pennsylvania of the one part and Henry M. Parson of the Borough County and State aforesaid of the other part. Witnesseth that the said Clark Palmiter for and in consideration of the sum of Four hundred and forty Dollars lawful money of the United States unto him in hand paid by the said Henry M. Parson at and before the executing and delivery hereof the receipt and payment whereof he hereby acknowledges and thereof acquits and forever discharges the said Henry M. Parson his heirs executors and administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and confirm unto the said Henry M. Parson and to his heirs and assigns all that certain Lot or piece of ground situate on the south side of Market Street between Walnut and Mallock Streets in said Borough of West Chester bounded on the north by said Market Street on the west by a lot of ground belonging to David H. and William W. Taylor on the East by a lot of land belonging to Nicholas Mendonhall and on the South by a fourteen feet wide ^{wide} alley being forty feet in front on said Market Street and extending back of that width between parallel straight lines at right angles with said Market Street about one hundred and thirty one feet to the alley aforesaid containing Five thousand two hundred and forty square feet of land be the same more or less being the same premises which John M. Kinley and wife and Henry M. Parson and his wife by their Indenture under their hands and seals bearing date the 15th day of March A.D. 1850 duly executed and recorded in the Recorders Office of Chester County in Deed Book No 5 vol 114 page 448 for the consideration therein mentioned granted and conveyed to the said Clark Palmiter in fee Together with all and singular the houses buildings ways woods water water courses rights liberties privileges hereditaments and appurtenances whatsoever therunto belonging or in any wise appertaining and the reversions remainders rents issues and profits thereof Also all the estate right title interest claim and demands whatsoever of the said Clark Palmiter in law equity or otherwise however of in to or out of the same To have and to hold the said Lot or piece of ground above described hereditaments and premises hereby granted or released

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Chester County ss


Be it remembered that on the seventh day of May AD 1847 before me the subscriber one of the justices of the Peace in and for said county came the above named John Cornog and Sarah his wife and acknowledged the above written Indenture to be their act and deed and desired that the same might be recorded as such according to law. The said Sarah being of full age and by me duly examined separate and apart from her said husband and the contents thereof being first made known to her declared that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hand and seal the day and year above written.

Zebulon Thomas 

City of Philadelphia ss

On the nineteenth day of May AD 1847 before me the subscriber an alderman in and for the City of Philadelphia personally came Brinton Jacobs and Mary Ann his wife and acknowledged the above written Indenture to be their and each of their act and deed and desired that the same might be recorded as such according to law. The said Mary Ann being of full age and by me duly examined separate and apart from her said husband and the contents thereof being first made known to her declared that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband.

Witness my hand and seal this

John Thompson 
Ald

Recorded May 9th AD 1857

Deed

John C Fox
vs
William J Torbert

This Indenture Made the twenty fifth day of November in the year of our Lord one thousand eight hundred and fifty six Between John C Fox of the city of Philadelphia in the State of Pennsylvania of the one part and William J Torbert of the same City of the other part Witnesseth that the said John C Fox for and in consideration of the sum of

three thousand dollars lawful money of the United States of America unto him well and truly paid by the said William J Torbert at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold aliened infeoffed released and confirmed and by these presents doth grant bargain sell alien infeoff release and confirm unto the said William J Torbert and to his heirs and assigns all those three several lots or parcels of land situate in the township of East Caln in the county of Chester bounded and described as follows: one of them beginning in the middle of the Pennsylvania Rail Road thence by Abner Baldwins land north two degrees and three quarters west fifteen perches and five tenths to the middle of the Lancaster Turnpike thence north eighty two degrees and a half East eighteen perches and twenty five hundredths thence by the lot next herein described south four degrees and a half East twelve perches and seven tenths to the middle of the Rail Road a forward and along the middle

of the same south seventy seven degrees and a quarter west three perches and seven tenths and south seventy five degrees west four perches and south seventy one degrees and three quarters west eleven perches and six tenths to the place of beginning containing one acre and ninety seven perches. This lot being subject (with other land) to the payment of the sum of eleven hundred and seventy six dollars and seventy eight cents to the heirs of Henry Gallagher deceased at the decease of Mary Gallagher his widow the interest thereof to be paid annually on the third day of February to the said Mary Gallagher during her life. And is also subject to a right of way thirty three feet wide as reserved to Stephen Blatchford his heirs and assigns along the Eastern side thereof from the Rail Road to the turnpike. One other of them Beginning in the middle of the Lancaster Turnpike thence by land of the said William Sorbert south seven degrees and a quarter East twelve perches and thirty two hundredths to the middle of the Pennsylvania Rail Road thence along the same south eighty one degrees west ten perches and fifty two hundredths thence by the lot above described north four degrees and a half west twelve perches and seven tenths to the middle of the turnpike thence along the same north eighty two degrees and three quarters East nine perches and ninety five hundredths to the place of beginning containing about one hundred and twenty seven square perches to the same more or less this lot being subject to the payment of three dollars and thirty cents to the above named Mary Gallagher yearly on the third day of February during her life and at her decease to the payment of the sum of fifty five dollars to the heirs and legal representatives of the said Henry Gallagher deceased. The other of them Beginning at a corner of the said William Sorberts land in the turnpike aforesaid thence along the same North eighty six degrees East seven perches and three tenths thence by land of Evan Woodward South three degrees and a quarter East nine perches and six hundredths to the Rail Road aforesaid thence ~~thence~~ the same South eighty one degrees west six perches and forty four hundredths to the corner of the said William Sorberts land thence ~~along the~~ same north eight degrees and three quarters west nine perches and sixty eight hundredths to the place of beginning containing sixty four perches to the same more or less. The said three lots or parcels of land being a part of the same premises which James Sorbert and wife by their Indenture bearing date the third day of September in the year of our Lord one thousand eight hundred and fifty three and recorded in the Records office of Chester County in Deed Book No 200 117 Page 105 granted and conveyed to the said John C. Fox in fee simple the first above described lot being a part of No 1 the second a part of No 4 and the third a part of No 9 as described in the Deed above recited) Together with all and singular the Buildings Ways Hoods Waters Water Courses Rights Liberties Privileges Hereditaments and Appurtenances whatsoever thereunto belonging or in any wise appertaining and the Reversions and Remainders Rents Issues and Profits thereof and all the estate right title interest property claim and demand whatsoever of the said John C. Fox in law equity or otherwise howsoever of in and to the same and every part thereof To Have and To Hold the said three lots or parcels of land above described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said William J. Sorbert his heirs and assigns to and for the only proper uses and behoof of the said William J. Sorbert his heirs and assigns forever subject nevertheless to the payments charges and right of way herein above mentioned and described. And the said John C. Fox for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said William Sorbert his heirs and assigns that he the said John C. Fox and his heirs able and singular the hereditaments and premises herein

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above described and granted or mentioned and intended so to be with the appurtenances unto the said William I Sorbert his heirs and assigns against him the said John C Fox and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any of them shall and will by these presents Warrant and for ever Defend. In Witness Whereof the said parties to these presents have hereunto interchangeably set their hands and seals Dated the day and year first above written.

Sealed and Delivered in the Presence of us note the letter S having been interlined over the names of "William Sorbert" whenever the name occurs throughout the above Deed as well as in the receipt before the execution hereof) Joseph B Barry and B Kenney

John C Fox

Received the day of the date of the above Indenture of the above named William I Sorbert the sum of three thousand dollars the consideration money above mentioned in full

Witnessed at signing Joseph B Barry and B Kenney

John C Fox

On the twenty fifth day of November AD 1856 before me the subscriber one of the Aldermen of the City of Philadelphia came the above named John C Fox and acknowledged the above written Indenture to be his act and deed in order that the same might be recorded as such according to law. Witness my hand and seal the day and year aforesaid.

John B Kenney Alderman

Recorded May 9th AD 1857

Deed

William I Sorbert & Wife
to
Henry I Churchman

This Indenture Made

the twenty seventh day of November in the year of our Lord one thousand eight hundred and fifty six Between William I Sorbert of the City of Philadelphia Doer and Hester his wife of the one part and Henry I Churchman of the said City Farmer of the other part

Witnesseth that the said William I Sorbert and Hester his wife for and in consideration of the sum of twenty thousand Dollars lawful money of the United States of America unto them in hand well and truly paid by the said Henry I Churchman at the time of the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained and sold aliened enfeoffed released and confirmed and by these presents do grant bargain and sell alien enfeoff release and confirm unto the said Henry I Churchman his heirs and assigns all those four contiguous lots or pieces of land situate in the townships of East Caln in the county of Chester and State of Pennsylvania with the Buildings and Improvements thereon erected bounded and described as follows viz one of them Beginning in the middle of the middle of the Philadelphia and Lancaster turnpike road thence along the middle thereof south eighty six degrees west thirty perches and seventy four hundredths south eighty two degrees and three quarters west three perches and eight tenths thence by the lot or piece of land third herein after described south seven degrees and a quarter East twelve perches

above described and granted or mentioned and intended so to be with the apo-
sustenance unto the said William I Sorbert his heirs and assigns against
him the said John C Fox and his heirs and against all and every other persons
or persons whomsoever lawfully claiming or to claim the same or any part
thereof by from or under him them or any of them shall and will by these
presents Warrant and for ever Defend. In Witness Whereof the said parties
to these presents have hereunto interchangeably set their hands and seals
Dated the day and year first above written.

Sealed and Delivered in the Presence of us
note: The letter I having been interlined over the name of "William Sorbert"
whenever the name, occurs throughout the above Deed as well as in the receipt before the
execution thereof) Joseph B Barry, Jos B Kenney

John C Fox

Received the day of the date of the above Indenture of the above named William
I Sorbert the sum of three thousand dollars the consideration money above
mentioned in full
Witnessed at signing
Joseph B Barry Jos B Kenney

John C Fox

On the twenty fifth day of November AD 1856 before me the subscriber one of the
Aldermen of the City of Philadelphia came the above named John C Fox and
acknowledged the above written Indenture to be his act and deed in order
that the same might be recorded as such according to law.
Witness my hand and seal the day and year aforesaid.

John B Kenney
Alderman

Recorded May 9th AD 1857

Deed

William I Sorbert & Wife
So
Henry I Churchman

This Indenture Made
the twenty seventh day of November in the year
of our Lord one thousand eight hundred and
fifty six Between William I Sorbert of the
City of Philadelphia Dever and Hester his
wife of the one part and Henry I Churchman
of the said City Farmer of the other part Wit-
nesseth that the said William I Sorbert and Hester his wife for and in con-
sideration of the sum of twenty thousand Dollars lawful money of the United
States of America unto them in hand well and truly paid by the said Henry
I Churchman at the time of the sealing and delivery hereof the receipt
whereof is hereby acknowledged have granted bargained and sold aliened
enfeoffed released and confirmed and by these presents do grant bargain
and sell alien enfeoff release and confirm unto the said Henry I Church-
man his heirs and assigns all those four contiguous lots or pieces of land sit-
uate in the townships of East Calm in the County of Chester and State of
Pennsylvania with the Buildings and Improvements thereon erected bou-
nded and described as follows viz one of them Beginning in the middle
of the middle of the Philadelphia and Lancaster turnpike road thence along
the middle thereof south eighty six degrees west thirty perches and twenty
four hundredths south eighty two degrees and three quarters west three
perches and eight tenths thence by the lot or piece of land third herein
after described south seven degrees and a quarter East twelve perches

and thirty two hundredths to the middle of the Pennsylvania Rail Road thence along the middle of the same north eighty one degrees and a half East thirty four perches and sixty six hundredths thence by the ~~lot~~ piece of land last herein after described north eight degrees and a half west nine perches and sixty eight hundredths to the place of beginning Containing two acres and fifty six perches and seven tenths of land be the same more or less. One other of them Beginning in the middle of the Pennsylvania Rail Road thence by Abner Baldwins lands north two degrees and three quarters west fifteen perches and five tenths to the middle of the Lancaster Turnpike thence north eighty two degrees and a half East eighteen perches and twenty five hundredths thence by the lot next herein after described south four degrees and a half East twelve perches and seven tenths to the middle of the Rail Road aforesaid and along the middle of the same south seventy seven Degrees and a quarter west three perches and seven tenths and south seventy five degrees west four perches and south seventy one Degrees and three quarters West eleven Perches and six tenths to the place of beginning Containing one Acre and ninety seven perches one other of them Beginning in the middle of the said Lancaster Turnpike thence by the lot first above described south seven degrees and a quarter East twelve Perches and thirty two hundredths to the middle of the said Pennsylvania Rail Road thence along the same south eighty one Degrees west ten Perches and fifty two hundredths thence by the lot second herein above described north four degrees and a half west twelve Perches and seven tenths to the middle of the turnpike thence along the same north Eighty two Degrees and three quarters East nine Perches and ninety five hundredths to the place of beginning Containing about one hundred and twenty seven square perches be the same more or less. And the other of them Beginning at a corner of the lot first above described in the Turnpike aforesaid thence along the same north eighty six Degrees East seven perches and three tenths thence by land of Evan Woodward South three Degrees and a quarter East nine perches and sixteen hundredths to the Rail Road aforesaid thence along the same south Eighty one Degrees west six perches and forty four hundredths to another corner of the lot ^{first} above described thence by the same north eight degrees and three quarters west nine Perches and sixty eight hundredths to the place of beginning Containing sixty four perches be the same more or less (which said Premises first above described are are the same which John C Fox by Indenture dated the seventh day of April Anno Domini 1855 recorded in the Records Office of Chester County in Deed Book 5 Vol 123 Page 49 granted and conveyed unto the said William J Torbert in fee and the said John C Fox by Deed Poll endorsed on the above recited Indenture dated the twenty fifth day of this present month of November and intended forthwith to be recorded released and confirmed unto the said William J Torbert in fee two undivided tenth parts of and in certain two acres and twenty four perches so far as the same are contained and imposed within the said first above described lot and the said John C Fox by a certain other Deed Poll also dated the twenty fifth day of this present month of November and intended forthwith to be recorded released and confirmed unto the said William J Torbert in fee a certain triangular lot part of said first above described lot and which said three several lots or pieces of land last above described are the same which the said John C Fox by Indenture also dated the twenty fifth day of this month of November and intended forthwith to be recorded granted and conveyed unto the said William J Torbert in fee under and subject as respects the first described of the said three last mentioned lots (with other land) to the payment of the sum of Eleven hundred and seventy six Dollars and seventy eight cents to the heirs of Henry Gallagher deceased at the decease of Mary Gallagher his widow the interest thereof to be paid annually on the third

day of February to the said Mary Gallagher during her life and also subject to a right of way thirty three feet wide as reserved to Stephen Blatchford his heirs and assigns along the Eastern side thereof from the Rail Road to the turnpike And subject as respects the second described of the said last mentioned three lots to the payment of three dollars and thirty cents to the above named Mary Gallagher yearly on the third day of February during her life and at her decease to the payment of the sum of fifty five dollars to the heirs and legal representatives of the said Henry Gallagher deceased Together with all and singular the Buildings and Improvements ways waters water courses Rights Liberties Privileges Hereditaments and appurtenances what-soever unto the said hereby granted premises belonging or in any-wise appertaining and the Reversions and Remainders Rents Issues and Profits thereof and all the estate right title interest ^{property} claim and demand what-soever of him the said William S Torbert and Hester his wife in law equity or otherwise howsoever of in and to the same and every part thereof To Have and To Hold the aforesaid four several contiguous lots or pieces of land with the Buildings thereon erected Hereditaments and Premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Henry S Churchman his heirs and assigns to and for the only proper use and behoof of the said Henry S Churchman his heirs and assigns forever. Under and subject as respects the premises third above described to the payment of the said three dollars and thirty cents as above particularly mentioned and as respects the premises second above described to the said right of way as aforesaid And freed discharged exonerated and indemnified of and from the payment of the said sum of One hundred and seventy six dollars seventy eight cents to the heirs of Henry Gallagher deceased at the decease of the said Mary Gallagher his widow as well as the interest thereon to be paid annually to the said widow during her natural life. And the said William S Torbert and his heirs all and singular the Hereditaments and premises hereby granted or mentioned or intended so to be, with the appurtenances unto the said Henry S Churchman his heirs and assigns against himself the said William S Torbert and his heirs and against all and every other person or persons whomever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and forever defend by these presents In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written.

Sealed and Delivered in the Presence of us
 Theo: H Davison Joseph B Barry

Wm S Torbert
 Hester Torbert

Received the day of the date of the above ^{written} Indenture of the above named Henry S Churchman the sum of twenty thousand Dollars being the full consideration money therein specified -


Witnessed at the signing
 Theo: H Davison Joseph B Barry

Wm S Torbert

The twenty seventh day of November Anno Domini 1856 Before me the subscriber one of the Alderman of the City of Philadelphia personally appeared the above named William S Torbert and Hester his wife and acknowledged the above written Indenture to be his act and deed and desired the same as such might be recorded. The said Hester being of full age and separate and apart from the said husband by me examined and the full contents of the said

Indenture having ^{been} first made known unto her she did declare that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said Indenture without any compulsion or coercion of her said husband.

Witness my hands and seal the day and year aforesaid

Josh Kenney 
Alderman

Recorded May 9th AD 1857

DEED

W V Penny packer Adm^r
Do
Joseph Funtke
Benjamin Funtke

This Indenture Made the thirtieth day of April in the year of our Lord one thousand eight hundred and fifty seven Between Uriah V Penny packer administrator of all and singular the goods and chattels which were of George Funtke late of California dec^d of the one part and Joseph Funtke and Benjamin Funtke of the township of Schuyl

kill in the county of Chester and State of Pennsylvania of the other part Whereas the said George Funtke was in his life time seized in fee of and in an undivided one third part of a certain lot of Ground situate in the Borough of Phoenix ville County of Chester aforesaid bounded by lands of David Quak walter and others containing twenty thousand two hundred feet of land more or less with the appurtenances and being so thereof seized as aforesaid died intestate and whereas at an Orphans Court held at West Chester in and for the County of Chester aforesaid the 11th day of March AD 1856 upon the petition of Joseph Funtke an inquest was adward by said Court bearing test the 11th day of March AD 1856 to the Sheriff of said County directed commanding him to summon an inquest to make partition of the said Real Estate to and among the heirs and legal representatives of the said Intestate according to law if such partition could be thereof made without prejudice to and spoiling the whole but if such partition could not be made thereof as aforesaid then to value and appraise the same On the first day of May AD 1857 the Sheriff made return of the said writ that the Real Estate therein mentioned could not be parted and divided to and among the parties herein named without prejudice to or spoiling the whole thereof and therefore the inquisition aforesaid had valued and appraised the same at the sum of Three hundred and thirty three dollars which return and valuation were on motion confirmed by the Court And Whereas all the heirs and legal representatives of the said George Funtke having severally and respectfully refused to take the said Real Estate at the valuation aforesaid the said Court then and there made an order commanding the said Uriah V Penny packer administrator as aforesaid to expose the said Real Estate at public Sale In pursuance whereof the said administrator did expose the said Real Estate to sale by public vendue and sold the same to the said Joseph Funtke and Benjamin Funtke at and for the sum of Three hundred and ten dollars they being the highest bidders and that the best price bidder for the same which Sale in return thereon made to the Judge of the said Court was on the 9th day of December AD 1856 confirmed and it was considered and adjudged by the said Court that the said undivided one third part of said Lot with the appurtenances should be transferred and vested in the said Joseph Funtke and Benjamin Funtke as fully as the said George Funtke held the same at his decease as by the records and proceedings of the said Court recitation being thereunto had will more fully and at large appear Now this In-

Deed Book

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him the said William Forbush and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and forever defend by these presents. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written

Sealed and Delivered

Wm Forbush Seal

in the presence of
Wm Rogers, C. H. Forbush

Hannah Forbush Seal

Chester County ss:

Be it remembered that on the twenty fifth day of August in the year of our Lord one thousand eight hundred and fifty nine before the Subscriber one of the Justices of the Peace for the County aforesaid personally appeared William Forbush and Hannah his wife and acknowledged the foregoing Indenture to be their act and deed and desired the same as such to be recorded according to law she the said Hannah Forbush being of full age and being of full age and being first by me separately and apart from her said husband examined and the contents of said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the said indenture without any coercion or compulsion of her said husband. Witness my hand and seal the day and year aforesaid

Wm. Rogers Seal

Recorded September 1st A.D. 1859

Deeds

Henry G. Churchman wife
To
William Forbush

This Indenture made the twenty fourth day of August A.D. one thousand eight hundred and fifty nine between Henry G. Churchman of the County of New Castle in the State of Delaware and Sarah H. his wife

wife of the one part and William Forbush of the township of East Caln in the County of Chester and State of Pennsylvania of the other part witnesseth that the said Henry G. Churchman and Sarah H. his wife for and in consideration of the sum of Ten thousand dollars to them in hand paid by the said William Forbush at and before the sealing and delivery hereof the receipt and payment whereof they hereby acknowledge and thereof acquit and forever discharge the said William Forbush his heirs executors and administrators by these presents have granted bargained sold aliened enjoyed released and confirmed and by these presents do grant bargain sell alien enjoy release and confirm unto the said William Forbush and to his heirs and assigns all three three contiguous Lots or pieces of Land situate in the township of East Caln aforesaid bounded and described as follows viz one of them Beginning in the middle of the Philadelphia and Lancaster turnpike road thence along the middle thereof South eighty six degrees West thirty paces and seventy four hundredths South eighty two degrees and four quarters West three paces and eight tenths thence by the Lot last herein described South seven degrees and a quarter

East twelve perches and thirty two hundredths to the middle of the Pennsylvania Rail Road thence along the middle of the same North eighty one degrees and a half East thirty four perches and sixty six hundredths thence by the warehouse lot North eighty degrees and a half West nine perches and sixty eight hundredths to the place of beginning Containing Two acres and fifty six perches and seven tenths be the same more or less: One other of them Beginning in the middle of the Pennsylvania Rail Road thence by Abner Baldwins land North two degrees and three quarters West fifteen perches and five tenths to the middle of Lancaster Turnpike thence North eighty two degrees and a half East eighteen perches and twenty five hundredths thence by the lot next hereafter described South four degrees and a half East twelve perches and seven tenths to the middle of the middle of the Rail Road aforesaid and along the middle of the same South seventy seven degrees and a quarter West three perches and seven tenths and south seventy five degrees West four perches and South seventy one degrees and three quarters West eleven perches and six tenths to the place of beginning Containing One acre and ninety seven perches one other of them Beginning in the middle of the said Lancaster turnpike thence by the lot first above described South seven degrees and a quarter East twelve perches and thirty two hundredths to the middle of the said Pennsylvania Rail Road thence along the same South eighty one degrees West ten perches and fifty two hundredths thence by the lot last above described North four degrees and a half West twelve perches and seven tenths to the middle of the turnpike thence along the same North eighty two degrees and three quarters East nine perches and ninety five hundredths to the place of beginning Containing about one hundred and twenty seven square perches be the same more or less Under and Subject as regards the said and described lot to a right of way ^{than} thirty feet wide as reserved to Stephen Bladenford his heirs and assigns along the eastern side thereof from the Rail Road to the turnpike and Subject as regards the last described lot to the payment of Three dollars and thirty cents to Mary Gallagher widow of Henry Gallagher deceased during her life yearly on the third day of February and at her decease to the payment of the sum of Fifty five dollars to the heirs and legal representatives of the said Henry Gallagher deceased. (Being a part of the same premises which William G. Torbert and Hester his wife by their Indenture bearing date the 27th day of November Anno Domini 1856 and recorded in the Records Office of Chester County in Deed Book C to Vol 127 page 437 granted and conveyed to the said Henry G. Churchman and to his heirs and assigns forever.) Together with all and singular the houses buildings ways woods waters water-courses rights liberties privileges hereditaments and appurtenances whatsoever thenceunto belonging or in any wise appertaining and the reversions remainders rents issues and profits thereof Also all the estate right title interest claim and demand whatsoever of the said Henry G. Churchman and Sarah H. his wife in law or equity or otherwise howsoever of in to or out of the same So have and to hold the said Three adjoining Lots or pieces of land hereditaments and premises hereby granted or released or mentioned or intended so to be with the appurtenances unto the said William Torbert his heirs and assigns to the only proper use benefit and behoof of the

said William Forbat his heirs and assigns forever. Subject to the right of way and payments herein before mentioned And the said Henry G. Churchman for himself his heirs executors and administrators doth covenant promise grant and agree to and with the said William Forbat his heirs and assigns by these presents that he the said Henry G. Churchman and his heirs the said three adjoining Lots or pieces of Land hereinafter and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said William Forbat his heirs and assigns against him the said Henry G. Churchman and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and forever defend by these presents. In witness whereof the said parties to these presents have hereunto with changeably set their hands and seals the day and year first above written

Sealed and Delivered
in the presence of us
S. Fairlamb, C. Churchman



Henry G. Churchman
Sarah R. Churchman

State of Pennsylvania
Delaware County 33:

On the twenty fourth day of August in the year of our Lord 1859 before the subscriber a Justice of the Peace in and for the said county of Delaware came the above named Henry G. Churchman and Sarah R. his wife and acknowledged the above written Indenture to be their act and deed in order that the same might be recorded as such. The said Sarah R. being of full age and by me examined separate and apart from her said husband the contents of said Indenture being by me first made known to her declared on such separate examination that she voluntarily and of her own free will and accord read and as her act and deed delivered the said Indenture without any coercion or compulsion of her said husband In testimony whereof I have hereunto set my hand and seal the day and year aforesaid

S. Fairlamb J. P.

Recorded September 1st A. D. 1859

Deed

John W. McCurdy Admr.
To
Patrick Ward

This Indenture made the fourth day of April in the year of our Lord one thousand eight hundred and fifty nine Between John W. McCurdy of the township of Charlestown County of Chester and State of Pennsylvania Administrator of all and singular the goods and chattels rights and credits which were of Marshall Hampton late of the aforesaid place laborer who died intestate of the one part And Patrick Ward laborer of the same place of the other part Whereas the said Marshall Hampton in his lifetime and at the time of his death was seized in his demesne as of fee of and in a certain Messuage and Lot or tract of land situate in the said township of Charlestown containing one Acre and one hundred and fifty four perches And whereas letters

DEED.

William Torbert & wife
To
Levi Wagenseller.

This Indenture

MADE the

Twenty fifth day of March, in the year of our Lord one thousand eight hundred and sixty seven (1867) BETWEEN William Torbert of the Township of East Calw, in the County of Chester, and State of Pennsylvania, and Hannah, his wife, of the one part, and Levi Wagenseller, of the township of West Brandywine, in the County and State aforesaid,

of the other part, **Witnesseth**, That the said William Torbert, and Hannah, his wife,

for and in consideration of the sum of

Seven thousand nine hundred and forty five dollars,
lawful money of the United States of America, unto them, well and truly paid by the said Levi Wagenseller,

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do bargain, sell, alien, enfeoff, release and confirm unto the said Levi Wagenseller, and to his

Heirs and Assigns,

All those three contiguous lots or pieces of land situate in the Township of East Calw aforesaid, bounded and described as follows, viz: One of them, Beginning in the middle of the Philadelphia and Lancaster turnpike road, thence along the middle thereof south eighty six degrees west thirty perches and seventy four hundredths south eighty two degrees and three quarters west three perches and eight tenths, thence by the lot last herein described south seven degrees and a quarter east, twelve perches and thirty two hundredths to the middle of the Pennsylvania Rail Road, thence along the middle of the same north eighty one degrees and a half east thirty four perches and sixty six hundredths, thence by the Warehouse lot north eight degrees and a half west nine perches and sixty eight hundredths to the place of beginning, containing two acres & fifty six perches & seven tenths, be the same, more or less, One other of them, Beginning in the middle of the Pennsylvania Rail Road, thence by Abner Baldwins' land north two degrees and three quarters west, fifteen perches and five tenths to the middle of the Lancaster turnpike, thence north eighty two degrees, and a half east, eighteen perches and twenty five hundredths, thence by the lot next herein after described south four degrees and a half east, twelve perches and seven tenths to the middle of the Rail Road, aforesaid, and along the middle of the same south seventy seven degrees and a quarter west, three perches and seven tenths, and south seventy five degrees west, four perches, and south seventy one degrees and three quarters west, eleven perches and six tenths to the place of beginning, containing one acre and ninety seven perches. One other of them Beginning in the middle of the said Lancaster turnpike, thence by the lot first above described, south seven degrees and a quarter east, twelve perches and thirty two hundredths to the middle of the said Pennsylvania Rail Road, thence along the same north eighty one degrees west, ten perches and fifty two hundredths, thence by the lot last above described north four degrees and a half west twelve perches & seven tenths to the middle of the turnpike, thence along the same north eighty two degrees & three quarters east, nine perches & ninety five hundredths to the place of beginning, containing about one hundred & twenty seven square perches, be the same, more or less, Under & subject, as regards, the second described lot, to a right of way, thirty three feet wide, as reserved to Stephen Blatchford, his heirs and assigns, along the eastern side thereof, from the Rail Road to the Turnpike, And, subject as regards, the last described lot, to the payment of three dollars, and thirty cents, to Mary Gallagher, widow of Henry Gallagher, deceased, during her life yearly, on the third day of February, and at her decease, to the payment of the sum of fifty five dollars to the heirs and legal representatives of the said Henry Gallagher, deceased, Being the same three lots of land, which Henry L. Churchman, and Sarah R. his wife, by their Indenture, duly executed, bearing date the twenty fourth day of August, A.D. 1859, did grant, and confirm unto the said William Torbert, party hereto, in fee, Recorded in the Records' office of Chester County, in Deed Book, "M" 6, Vol. 134, Page 350, Sept. 1st, 1859. Reference had, will more fully, and at large appear.

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Together with all and singular the Houses, buildings, improvements, Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever therunto belonging or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said William Torbert, and Hannah, his wife, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof, Reserved out of the same, the right and privilege for himself, his heirs & assigns, to enter the above described premises to dig and take up the present water pipe, that carries the water to his other premises to repair and relay the same, at any time, and all times hereafter, by doing as little damage, as possible, To have and to hold the said Three adjoining lots, or pieces of land, Hereditaments and Premises hereby granted or mentioned and intended so to be, with the Appurtenances, unto the said

Levi Wagenseller, his Heirs and Assigns, to and for the only proper use and behoof of the said Levi Wagenseller, his Heirs and Assigns for ever, subject, to the right of way, and payments herein before mentioned,

And the said William Torbert, for himself, his Heirs, Executors and Administrators, DO by these presents, covenant, grant and agree, to and with the said Levi Wagenseller, his Heirs and Assigns, that he, the said William Torbert, his Heirs, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Levi Wagenseller, his Heirs and Assigns, against him, the said William Torbert, his Heirs, and against all and every other Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, them, or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the said Parties to these presents have hereunto interchangeably set their hands and seals. Dated the day and year first above written.

SEALED AND DELIVERED IN THE PRESENCE OF US,

Isaac Koertz,
Benj. J. Lewis,

\$ 8.00
Ms.
Revenue
Stamp

Wm. Torbert (Seal)
Hannah Torbert (Seal)

Received, the day of the date of the ^{above} ~~written~~ ^{above} ~~Indenture~~ of the ~~parties~~ ^{parties} named Levi Wagenseller, the sum of seven thousand nine hundred and forty five dollars, the consideration money, in full (\$ 7945.00) Witnesses present, } Wm. Torbert.
O. H. Torbert.

On the Twenty fifth day of March, Anno Domini 1867, before me, one of the Justices of the Peace, in and for the county of Chester, and State of Pennsylvania, personally appeared the above named William Torbert, and Hannah, his wife, and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such; and the said Hannah, being of full age and separate and apart from her said husband by me thereon privately examined, and the full contents of the above Deed being by me first made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal, and as her act and deed, deliver the above written Indenture, Deed, or Conveyance, without any coercion or compulsion of her said husband. WITNESS my hand and seal, the day and year aforesaid.

Benj. J. Lewis J.P.

Recorded May 30th A.D. 1867.

State of Iowa, Chickasaw County ss. I, J. M. Gilliland Clerk of the District Court, in and for said County do hereby certify that John McHugh whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument as Notary Public was on the day of the date thereof and now is acting Notary Public in and for said County duly commissioned and qualified as such, that the signature thereto is genuine, and all his Official acts full faith and credit are and ought to be given. Witness my hand and seal of District Court at my Office in New Hampton, this 20th day of September A. D. 1877.

J. M. Gilliland
Clerk of the District Court.



Recorded Oct. 2. 1877

Deed.
Seri Wagenseller & wife
vs.
Thomas Waley

This Indenture made the fourteenth day of April in the year of our Lord one thousand eight hundred and seventy five Between Seri Wagenseller of the Township of Caln in the County of Chester and State of Pennsylvania and Catharine his wife of the first part and Thomas Waley of the same Township, County and State aforesaid of the

Second part. Witnesseth That the said party of the first part, for and in consideration of the sum of One thousand and fifty dollars (\$1050) lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns, all that certain one half of a double stone dwelling house and lot or piece of land, situate in the Township of Caln aforesaid, bounded and described as follows viz: Beginning in the Southeast turnpike at an Iron pin, South three degrees and a quarter East one hundred and thirty one feet and a half to a stone, in a line of Jacob Lawrence land, thence by the same North eighty six degrees and a quarter West eleven feet and eight tenths to a stone, thence by the same South six degrees and a half West eighty three feet to the North line of the Pennsylvania Rail Road, thence along the same South eighty four degrees and three quarter West sixteen feet to a stake, thence by other land of the said Seri Wagenseller north two degrees and ten minutes West two hundred and eleven feet through the centre of said double stone house to the middle of the aforesaid turnpike road, thence along the middle of the same north eighty three degrees and a half East thirty six feet and four tenths to the place of beginning, containing five thousand five hundred and seventy four square feet of land more or less. It being a part of the same premises which Wm. Tolbert and wife by their Deed dated the 25th day of March A. D. 1867, did grant and confirm unto the said Seri Wagenseller party hereto, in fee, and recorded in Recorder's Office of Chester County in Deed Book G. T. Vol. 154 page 202. May 30th A. D. 1867. Together with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in anywise appertaining, and the reversions and reversions, remainders and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title interest, property, possession, claim and demand, what soever, both in law and equity of the said party of the first part, of, in, and to the said premises with the appurtenances; To have and to hold the said premises, with all and singular the appurtenances unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever, And the said Seri Wagenseller for himself, his heirs, executors and administrators, do by these presents covenant grant and agree to and with the said party of the second part, his heirs and assigns, that he the said Seri Wagenseller his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, his heirs and assigns, against him the said Seri Wagenseller his

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heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any of them shall and will by these presents warrant and for ever defend. In witness whereof the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written

Signed, sealed and delivered in presence of John D. Mathews.

Devi Wagenseller. Catharine Wagenseller.

Chester County ss. On the Fourteenth day of April Anno Domini 1875 before me a Justice of the Peace in and for said County personally appeared the above named Devi Wagenseller and Catharine his wife and in due form of law acknowledged the above Indenture to be their and each of their act and deed and desired the same might be recorded as such, and the said Catharine being of full age and separate and apart from her said husband by me thereon privately examined and the full contents of the above Deed being by me first made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the above written Indenture Deed or conveyance without any coercion or compulsion of her said husband. Witness my hand and seal the day and year aforesaid.

Benj. T. Lewis J.P.

Recorded Oct. 8. 1877

Deed Robert Allison & wife To Nathan Hunt.

This Indenture made the Eighteenth day of March A.D. one thousand eight hundred and fifty three Between Robert Allison of the Township of Sadsbury County of Chester and State of Pennsylvania (labour) and Lydia his wife of the one part And Nathan Hunt of the Township of East Pallowfield County of Chester and State of Pennsylv.

vania of the other part. Witnesseth That the said Robert Allison and Lydia his wife for and in consideration of the sum of Four hundred and twenty five dollars good and lawful money of the United States in hand paid by the said Nathan Hunt at and before the sealing and delivery hereof the receipt and payment whereof they hereby acknowledge and thereof acquit and forever discharge the said Nathan Hunt his heirs executors and administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Nathan Hunt and to his heirs and assigns all that messuage lot or piece of land situate in Sadsburyville in the Township and County aforesaid bounded by lands of Margaritta Carlisle James Middleton Deed and others containing thirty four and four tenths Perches of land be the same more or less with the appurtenances it being the same lot of land which John Cowan by Deed under his hand and seal bearing date the twenty seventh day of March A.D. 1830 did grant and confirm unto the said Robert Allison and to his heirs and assigns for ever It being the same lot of land which James Bayard Wood High Sheriff of Chester County by Deed Poll under his hand and seal bearing date the twenty eighth day of October A.D. 1847 did grant and confirm unto John Cowan his heirs and assigns and duly acknowledged & Recorded in the Recorder's Office of Chester County Deed Book No. 5 page 270. Reference therunto had well more fully appear Together with all and singular the houses buildings ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever therunto belonging or in anywise appertaining and the reversions remainders rents issues and profits thereof Also all the estate right title interest claim and demand whatsoever of the said Robert Allison and Lydia his wife in law or equity or otherwise however of in to or out of the same To have and to hold the said messuage or lot of land above described hereditaments and premises hereby granted or released or mentioned or intended so to be with the appurtenances unto the said Nathan Hunt his heirs and assigns to the only proper use

Deed Book

X-8 Vol. 195

DEED.

Thomas Haley and wife

This Indenture, Made the Tenth day of July

George F. Fox

in the year of our Lord one thousand eight hundred and ninety seven (1897) BETWEEN Thomas Haley of Downingtown (formerly of Calb Township) in the County of Chester State of Pennsylvania, Laborer, and Mary his wife of the one part

granted and George F. Fox of the city of Philadelphia, Banker of the other part, WITNESSETH, That the said grantor

for and in consideration of the sum of Four hundred and seventy five dollars lawful money of the United States of America, unto them well and truly paid by the said grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said grantee his Heirs and Assigns,

All that certain messuage or tenement and lot or piece of ground situate in the Township of Calb, County of Chester and State of Pennsylvania, described according to a survey thereof made May 18th A.D. 1897 as follows, viz: Beginning at an iron pin in the middle of the Philadelphia and Lancaster Turnpike a corner of land of John Wagneller about to be conveyed to the said George F. Fox thence by the same South two degrees East one hundred and thirty one feet and five tenths of a foot to a point in the line of land of the Estate of Jacob Lawrence, deceased, thence by the same North eighty five and a half degrees West eleven feet and eight tenths of a foot to a point thence still by the same land South seven and three quarters degrees West seventy nine feet and five tenths of a foot to a point in the former middle line of the Pennsylvania Railroad, thence by the same South eighty four and a quarter degrees West sixteen feet to a point in the line of other land of John Wagneller also about to be conveyed to said George F. Fox, thence by the same North fifteen minutes West two hundred and four feet to the middle line of said Philadelphia and Lancaster Turnpike and thence by the said line North eighty six degrees East thirty six feet and four tenths of a foot to the place of beginning. & Being the same premises which Levi Wagneller and Catharine his wife by Indenture bearing date April 14th A.D. 1875 recorded in the office for Recording of Deeds &c. in and for the County of Chester in Deed Book X 8 vol. 195 page 53/40. granted and conveyed unto the said Thomas Haley in fee &

Together with all and singular the Buildings, Improvements, ^{ways, streets, alleys, passages,} Ways, Waters, Water Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever ^{the hereby granted premises} ~~thereunto~~ belonging, or in any wise appertaining; and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever, of ~~them~~ ^{the grantors as well at law as} in ~~law~~ equity or otherwise whatsoever, of, in and to the same ~~and every part thereof.~~

To Have and to hold the said messuage or tenement and lot or piece of ground Hereditaments and Premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the ~~said grantee his~~ Heirs and Assigns to and for the only proper use and behoof of the ~~said grantee his~~ Heirs and Assigns forever.

AND the said ~~Thomas Haley for himself his~~ Heirs, Executors and Administrators, do ~~by these presents covenant, grant and agree, to and with the said grantee his~~ ^{promise} Heirs and Assigns, that ~~he~~ ^{by these presents} the said ~~Thomas Haley and his~~ Heirs, all and singular the Hereditaments and Premises ~~herein~~ ^{by} ~~above described and granted, or mentioned~~ and intended so to be, with the appurtenances, unto the ~~said grantee his~~ Heirs and Assigns, against ~~him~~ the said ~~Thomas Haley and his~~ Heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, ~~by fraud or under~~ ^{by} ~~him, them, or any of them~~ shall and will Warrant and forever Defend.

In Witness Whereof, The said parties ~~to these presents~~ have hereunto ~~interchangeably~~ set their hands and seals. Dated the day and year first above written.

Sealed and Delivered in the presence of us:
John T. Haley, S. A. Black }
Peter Sheridan }

Thus Haley } SEAL
Mary ^{her} Haley } SEAL
Wife

Received, the day of the date of the ~~within~~ ^{about} or aforesaid Indenture, of the ~~within~~ ^{about} named ~~grantee~~ the full consideration money therein mentioned
Witness at signing John T. Haley } Thus Haley
S. A. Black }

ON THE Tenth day of July Anno Domini 1897 before me a Notary Public for the Commonwealth of Pennsylvania residing in the County of Chester personally appeared the ~~above~~ ^{above} named Thomas Haley and Mary, his wife and in due form of law acknowledged the ~~above~~ ^{above} INDENTURE to be their ~~and each of their~~ act and deed, and desired the same might be recorded as such.

And the said ~~Mary~~ ^{Mary} being of full age, and separate and apart from ~~her~~ ^{her} said husband by me thereon privately examined, and the full contents of the ~~above~~ ^{above} Deed being by me first made known unto ~~her~~ ^{her} did thereupon declare and say that ~~she~~ ^{she} did voluntarily and of ~~her~~ ^{her} own free will and accord, sign, seal, and as ~~her~~ ^{her} act and deed, deliver the ~~above~~ ^{above} written Indenture, Deed or Conveyance, without any coercion or compulsion of ~~her~~ ^{her} said husband.

WITNESS my hand and Notarial seal the day and year aforesaid.

Recorded July 12th 1897.

Samuel A. Black, Notary Public



IN THE ORPHANS' COURT FOR THE COUNTY OF CHESTER.

In the Matter of the
Estate of George Francis Fox, Deceased.

To the Honorable the Judges of the said Court:-

The Petition of Elizabeth L. Fox respectfully
represents:-

That the said George Francis Fox departed this life on or about the Third day of October, A. D. 1906, leaving to survive him, his widow, your petitioner, and two children only, viz.- George Francis Fox, Junior, and Richard Lauman Fox, both minors, who have for Guardian The Commonwealth Title Insurance and Trust Company of Philadelphia; and having first made and published his last will and testament in writing, bearing date the Thirtieth day of November, A. D. 1903, duly proved at Philadelphia on the Twelfth day of October A. D. 1906, and registered in the Office of the Register of Wills of Philadelphia County, in Will Book No. 281, page 228, &c., wherein he did bequeath, inter alia, as follows: "Item. I give and bequeath to my said wife, Elizabeth L. Fox, the sum of One hundred thousand dollars absolutely," and further did give, devise and bequeath the sum of Two hundred thousand dollars, together with his entire residuary estate, to his Executrix, to be held in trust for her to have and receive the whole income thereof for and during all the term of her natural life, and from

and after her decease, the said income thereof is to be paid to his said two sons, George Francis Fox, Junior, and Richard Lauman Fox, in equal shares, with remainder to their lawful issue respectively, and of his said will did appoint your petitioner sole Executrix and Trustee for the portions of his estate and residuary estate, as in said will specified, and did authorize and direct as follows: "Item. I authorize my said Executrix and Trustee whenever she may deem it advantageous to my said estate, to bargain and sell all or any of my Real and Personal Estate to any person or persons whomsoever for the best price and prices that can be reasonably had and obtained for the same, and to make and execute good and sufficient deeds, conveyances, assignments and transfers thereof to the purchaser and purchasers thereof in fee simple or otherwise free from all legacies, trusts and payments in this my will contained, and without any liability on the part of such purchaser and purchasers to see to the application of the purchase moneys in the hands of my said Executrix and Trustee.

That the personal estate of the said decedent was appraised at the sum of Four hundred and forty-nine thousand four hundred and twenty-one dollars and nine cents.

That all the legacies in said will bequeathed have been paid in full, excepting those to your petitioner, in her own right and to her in trust, as well as all the Collateral Inheritance Tax due from said estate.

That at the time of his decease, the said George Francis Fox was seised in his demeane as of fee of (inter alia) the following real estate described according to a recent survey as follows, to-wit: All those certain tracts or pieces of land with the buildings and improvements thereon erected, Situate in the Township of Calm, County of

Chester, and State of Pennsylvania, one of them beginning at a stake a corner of land of the Pennsylvania Railroad Company, thence extending along the same North Eighty-six degrees, thirty-six minutes, East four hundred and forty five and sixty-three hundredths feet to a point, thence still along the same land North Eighty-five degrees forty-nine minutes, East Two thousand six hundred and fifteen and fifty hundredths feet to a stake, thence along land of Lydia Edge, South Three minutes, West one thousand three hundred and sixty-six and forty-two hundredths feet to a stake, thence the following courses and distances, viz.- South Eighty-seven degrees fifty-one minutes, West Two hundred and sixty-seven and nine-tenths feet to a stake, North Eighty-eight degrees twenty-nine minutes, West four hundred and twenty-eight and forty-four hundredths feet to a stake, South Four degrees thirty-nine minutes, East One hundred and ninety-eight feet to a stake, South four degrees thirty-one minutes, West two hundred and seventy-six and fifty-four hundredths feet to a stake, thence along land of G. J. Lyons and land of E. A. Lyons, South seventy-eight degrees thirty-one minutes, West Nine hundred and fifty-eight and ninety-eight hundredths feet to a stake, South Twenty-six degrees thirty-one minutes, West Two hundred and fifty-four and seventy-six hundredths feet to a stone, South sixteen minutes, West nine hundred and forty-five and two-tenths feet to a stone, South eighty-nine degrees fifty-one minutes, West seven hundred and sixty-four and ninety-four hundredths feet to a stake, North forty-four degrees thirty-four minutes, East One hundred and forty-seven and eighty-four hundredths feet to a point, North Twenty-six degrees four minutes, East Forty-seven and five-tenths feet, North

Eighty-six degrees, twenty-six minutes, West Eighty-eight and four-tenths feet, South seventy-two degrees four minutes, West Eighty and five-tenths feet, South Fifty five degrees thirty-nine minutes, West Seventy-one and three-tenths feet, thence along lands of the Estates of A. W. Wills and Isaac Morgan, and land of the Pennsylvania Railroad Company, North Twenty-two degrees, West twenty-eight feet, North one degree thirty-six minutes, East Five hundred and eight and five-tenths feet, North Fourteen minutes, West One thousand two hundred and sixty-nine feet to a stone, North Eighty-eight degrees fifty-nine minutes, West Three hundred and ninety-six feet to a stake, and North Twenty-six minutes, West One thousand four hundred and ninety-seven feet to the place of beginning, Containing One hundred and forty and seventy-eight hundredths acres; and the other of them Beginning at a point a corner of land of The Pennsylvania Railroad Company, thence along said land North Thirty-six minutes, West Two thousand five hundred and forty-three and seventy-five hundredths feet to a stake and land of the Estate of Thomas Davis, thence along said land, and land of Edward Groff, and of the Estate of J. D. Gardner, North Eighty-nine degrees, six minutes, East Three thousand and seventy-three and sixty-five hundredths feet to a post, thence along land of Lydia Edge, South six minutes, West Two thousand one hundred and twelve feet to a point in the middle of the Philadelphia and Lancaster Turnpike, thence along the same the following courses and distances, viz. - South Eighty-five degrees six minutes, West One thousand five hundred and forty and six tenths feet, and South Eighty-seven degrees thirty-six minutes, West Five hundred and fourteen and three-tenths feet to a point,

thence along other lands of the Pennsylvania Railroad Company, South Fifteen minutes, East One hundred and fifty-nine and seven-tenths feet to a post, thence along the said land by various courses One thousand and eighteen feet to the place of beginning, Containing one hundred and sixty and twenty-three hundredths acres.

P
t
That your petitioner is about to expose the aforesaid land with improvements to public sale, and is desirous of becoming a bidder for said real estate at such sale to be made thereof, and if permitted by the court, will bid at least Thirty-five thousand dollars for the same.

Your petitioner therefore prays the Court to grant her permission to bid on the real estate aforesaid whenever offered for sale, and become the purchaser thereof.

And she will ever pray, etc.

Elizabeth L. Fox

CITY AND COUNTY OF PHILADELPHIA, ss:

ELIZABETH L. FOX, being duly sworn, deposes and says that the facts set forth in the foregoing Petition are true.

Sworn and subscribed to
before me this *Sixteenth*
day of February, A.D. 1908.)



James H. Wolfe
NOTARY PUBLIC.

Commission Expires Jan. 3, 1909.

Elizabeth L. Fox

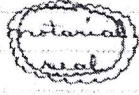
George W. Porter and Jane M. Porter, being the only children and heirs at law of Joseph W. Porter deceased) by indenture, bearing date fourteenth day of May A. D. 1907, and recorded in the Recorder's office of Chester County, in Deed Book, M. 13, Vol. 309, Page 1012c, for the consideration therein mentioned, granted and conveyed to Alfred H. Rush and Emma P. Borgan, parties hereto as tenants in common, together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, of, in and to the same and every part thereof. To have and to hold, the above described premises with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, do hereby covenant and agree, it and with their said party of the second part, that they, the said parties of the first part, their heirs, executors and administrators, shall and will, warrant and forever defend, the herein above described premises, with the hereditaments and appurtenances, unto the said party of the second part his heirs and assigns, against the said parties of the first part, and against every other person lawfully claiming, or who shall hereafter claim, the same or any part thereof, by, from, or under him, her, them or any of them. In witness whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of Frank E. Bader, Sec. K. Oberholzer

Alfred H. Rush. 
Emma W. Rush. 

State of Pennsylvania
Chester County

On this eighth day of June A. D. 1908, before me, the subscriber, a Notary Public, residing in the borough of Phoenixville, personally came the above named Alfred H. Rush and Emma W. his wife, who in due form of law, acknowledged the foregoing Indenture, to be their act and deed, and desired that the same might be recorded as such. Witness my hand and notarial seal, the day and year aforesaid.

Frank E. Bader. 
Notary Public.

Commission expires January 3, 1909.

Recorded June 9th 1908.

<p>Deed. Elizabeth L. Joy, Executrix — Do — Elizabeth L. Joy.</p>	<p>This Indenture, made the twenty seventh day of March, in the year of our Lord, one thousand nine hundred and eight (1908). Between Elizabeth L. Joy, Executrix and Trustee, under the last will and testament of George Francis Joy, late of the City of Philadelphia, deceased, (hereinafter called Grantor) of the one part and Elizabeth L. Joy, formerly of the said City, widow, hereinafter called Grantee) of the other part. Whereas, George Francis Joy, David B. Joy and John H. Weiss, Executors of the last will and testament of John L. Joy, deceased, by Indenture bearing date the twenty sixth day of December, A. D. 1882 recorded in the office for Recording of Deeds etc. in and for the County of Chester, in Deed Book, R. 9, Vol. 214, Page 3747c, granted and conveyed part of the premises hereinafter described (inter alia), unto George Francis Joy in fee. And whereas, the Commonwealth Title Insurance and Trust Company, by Indenture, bearing date the seventeenth day of November A. D. 1891, recorded in the office aforesaid, in Deed Book, R. 10, Vol. 245, Page 4557c, granted and conveyed other part of said premises (inter alia) unto the said George Francis Joy in fee. And whereas, John Wagneller and Mary L. his wife, by Indenture bearing date the eighth day of July A. D. 1897, recorded in the office aforesaid, in Deed Book, U. 1, Vol. 267, Page 3487c, granted and conveyed other part of said premises unto the said</p>
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George Francis Doy, in fee. And whereas, Thomas Hooker and Mary his wife, by Indenture, bearing date the
 tenth day of July A. D. 1897, recorded in the office aforesaid in Book No. 3.11, Vol. 226, Page 147c, granted and
 conveyed other part of the said premises, unto the said George Francis Doy, in fee. And whereas, John
 Wagoner, Administrator of the estate of Jacob Lawrence deceased, by Indenture bearing date the
 fourteenth day of February A. D. 1898, recorded in the office aforesaid in Book No. 11, Vol. 219, Page 1157c,
 granted and conveyed other part of said premises, unto the said George Francis Doy, in fee. And whereas,
 the said George Francis Doy, being seized of the premises herein after described (inter alia), departed
 this life on or about the third day of October A. D. 1906, having first made and published his last
 will and testament in writing, bearing date the thirtieth day of November A. D. 1903, duly proved
 at Philadelphia, on the twelfth day of October A. D. 1906, and registered in the office of the Register
 of Wills of Philadelphia County in Will Book No. 281, Page 2287c, wherein he did authorize and direct
 as follows: "I do authorize my said Executrix and Trustees, whenever she may deem it ad-
 vantageous to my said estate to bargain and sell all or any of my real and personal estate
 in my person or persons, whomsoever, for the best price and prices, that can be reasonably
 had and obtained for the same, and to make and execute good and sufficient deeds, convey-
 ances, assignments and transfers thereof to the purchaser or purchasers thereof in fee simple
 or otherwise free from all legacies, trusts and payments in this my will contained and without
 any liability on the part of such purchaser and purchasers to see to the application of the pur-
 chase money in the hands of my said Executrix and Trustees." And of his said Will did
 appoint his wife, Elizabeth D. Doy, sole Executrix and Trustee, and to whom letters Testamen-
 tary, were duly granted. And at an Orphan's Court, for the County of Chester, held at
 New Chester, on the eighth day of February A. D. 1908, the petition of Elizabeth D. Doy was
 presented, setting forth as in said petition mentioned and praying the Court that
 she might be authorized and permitted to bid at a public sale of the said premises, in
 said petition and herein particularly described, about to be made by the said Executrix,
 for the purpose of becoming the purchaser thereof, for not less than the price in said pe-
 tition mentioned. Whereupon it was the same day ordered and decreed by the said
 Court, that the prayer of the said petition be granted, and permission was given to
 the said petitioner, to bid for and become the purchaser of the real estate in her petition
 mentioned and described at any public sale thereof, if she should be the highest bidder
 at a price not less than the sum therein named. And on the twenty third day of March
 A. D. 1908, the return of the said Elizabeth D. Doy, Executrix aforesaid, was presented and
 filed in the Orphan's Court aforesaid, setting forth that the said Executrix on the eight-
 enth day of March A. D. 1908, after having given due public notice thereof by advertisement
 in various newspapers and by handbills, she did expose for sale at public outcry the
 said premises hereinafter described and granted, and that she the herein named Grantee
 thereupon became the purchaser thereof, for the price or sum of thirty five thousand dol-
 lars, under her own behalf, and not as Executrix or Trustee, that being the highest and best
 price bid for the same, whereupon the said sale was approved by the aforesaid Court
 as by reference to the proceedings will appear. Now this Indenture witnesseth, That the
 said Grantor, for and in consideration of the sum of thirty five hundred dollars, lawful
 money of the United States of America, unto her, well and truly paid by the said Grantee
 at and before the sealing and delivery of these presents, the receipt whereof is hereby acknow-
 ledged, hath granted, bargained, sold, aliened, released and confirmed, and by these presents
 doth give and authority of the power in said last will and testament contained, and every
 other power and authority her thereto enabling, doth grant, bargain, sell, alien, release
 and confirm unto the said Grantee, her heirs and assigns, All those certain tracts or pieces
of land with the buildings and improvements thereon erected, described according to a
recent survey made thereof, as follows, to wit: Situate in the township of Adams, County of
Chester, and State of Pennsylvania. One of them. Beginning at a stake, a corner of land
of the Pennsylvania Railroad Company, thence extending along the same north eighty six

George Francis Topinfee, And whereas, Thomas Hooley and Mary, his wife, by Indenture, bearing date the tenth day of July A. D. 1897, recorded in the office aforesaid in Deed Book S. 11, Vol. 266, Page 147c, granted and conveyed other part of the said premises, unto the said George Francis Topinfee. And whereas, John Noyes Miller, Administrator of the estate of Jacob Lawrence deceased, by Indenture bearing date the fourteenth day of February A. D. 1898, recorded in the Office aforesaid in Deed Book W. 11, Vol. 269, Page 1157c, granted and conveyed other part of said premises, unto the said George Francis Topinfee. And whereas, the said George Francis Topinfee, being seized of the premises herein after described (inter alia), departed this life on or about the third day of October A. D. 1906, having first made and published his last will and testament in writing, bearing date the thirtieth day of November A. D. 1908, duly proved at Philadelphia, on the twelfth day of October A. D. 1906, and registered in the Office of the Register of Wills of Philadelphia County in Will Book No. 281, Page 2287c, wherein he did authorize and direct as follows: "I do authorize my said Executrix and Trustee, whenever she may deem it advantageous, to my said estate to bargain and sell all or any of my real and personal estate to any person or persons, whomsoever, for the best price and prices, that can be reasonably had and obtained for the same, and to make and execute good and sufficient deeds, conveyances, assignments and transfers thereof to the purchaser or purchasers thereof in fee simple or otherwise free from all legacies, trusts and payments in this my will contained and without any liability on the part of such purchaser and purchasers to see to the application of the purchase money in the hands of my said Executrix and Trustee." And of his said Will did appoint his wife, Elizabeth G. Topinfee, sole Executrix and Trustee, and to whom Letters Testamentary, were duly granted. And at an Orphan's Court, for the County of Chester, held at West Chester, on the eighteenth day of February A. D. 1908, the petition of Elizabeth G. Topinfee was presented, setting forth as in said petition mentioned and praying the Court that she might be authorized and permitted to bid at a public sale of the said premises, in said petition and herein particularly described, about to be made by the said Executrix, for the purpose of becoming the purchaser thereof, for not less than the price in said petition mentioned. Whereupon it was the same day ordered and decreed by the said Court, that the prayer of the said petitioner be granted, and permission was given to the said petitioner, to bid for and become the purchaser of the real estate in her petition mentioned and described at any public sale thereof, if she should be the highest bidder at a price not less than the sum therein named. And on the twenty third day of March A. D. 1908, the return of the said Elizabeth G. Topinfee aforesaid, was presented and filed in the Orphan's Court aforesaid, setting forth that the said Executrix on the eighteenth day of March A. D. 1908, after having given due public notice thereof by advertisement in various newspapers and by handbills, she did expose for sale at public outcry the said premises hereinafter described and granted, and that she the herein named Grantee thereupon became the purchaser thereof, for the price or sum of thirty five thousand dollars, in her own behalf, and not as Executrix or Trustee, that being the highest and best price bidden for the same, whereupon the said sale was approved by the aforesaid Court as by reference to the proceedings will appear. Now this Indenture witnesseth, That the said Grantor, for and in consideration of the sum of thirty five hundred dollars, lawful money of the United States of America, unto her, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, both granted, bargained, sold, aliened, released and confirmed, and by these presents by virtue and authority of the power in said last will and testament contained, and every other power and authority her thereto enabling, doth grant, bargain, sell, alien, release and confirm unto the said Grantee, her heirs and assigns, All those certain tracts or pieces of land with the buildings and improvements thereon erected, described according to a recent survey made thereof, as follows, to wit: Situate in the township of Adams, County of Chester, and State of Pennsylvania. One of them, Beginning at a stake, a corner of land of the Pennsylvania Railroad Company, thence extending along the same North eighty six

degrees, thirty six minutes East, four hundred and forty five and sixty three hundredths feet to a point
 thence still along the same land, North eighty five degrees forty nine minutes East, two thousand six
 hundred and fifteen and fifty hundredths feet to a stake, thence along land of Lydia Lodge, South three
 minutes West, with thousand three hundred and sixty six and forty two hundredths feet to a stake,
 thence the following courses and distances, viz: South eighty seven degrees fifty one minutes West, two
 hundred and sixty seven and nine tenths feet to a stake, North eighty eight degrees, twenty nine
 minutes West, four hundred and twenty eight and forty four hundredths feet to a stake, South
 four degrees, thirty nine minutes East, one hundred and ninety eight feet to a stake, South four
 degrees thirty one minutes West, two hundred and seventy six and fifty four hundredths feet to
 a stake, thence along land of S. G. Lyons, and land of E. A. Lyons, South seventy eight degrees
 thirty one minutes West, nine hundred and fifty eight and ninety eight hundredths feet to
 a stake, South twenty six degrees thirty one minutes West, two hundred and fifty four and
 seventy six hundredths feet to a stone, South sixteen minutes West nine hundred and
 forty five and two tenths feet to a stone, South eighty nine degrees fifty one minutes West
 seven hundred and sixty four and ninety four hundredths feet to a stake, North forty
 four degrees, thirty four minutes East, one hundred and forty seven and eighty four
 hundredths feet to a point, North twenty six degrees four minutes East, forty seven and
 five tenths feet, North eighty six degrees, twenty six minutes West, eighty eight and four
 tenths feet South seventy two degrees, four minutes West eighty and five tenths feet
 South fifty five degrees thirty nine minutes West seventy one and three tenths feet, thence
 along lands of the estates of A. W. Wells and Isaac Morgan and land of the Pennsylvania
 Railroad Company, North twenty two degrees West twenty eight feet North one degree thirty
 six minutes East, five hundred and eight and five tenths feet, North fourteen min
 utes West, one thousand two hundred and sixty nine feet to a stone North eighty eight
 degrees fifty nine minutes West three hundred and ninety six feet to a stake, and
 North twenty six minutes West, one thousand four hundred and ninety seven feet to
 the place of beginning. Containing one hundred and forty and seventy eight hund
 redths acres. And the other of them Beginning at a point, a corner of land of the Penn
 sylvania Railroad Company, thence along said land, North thirty six minutes West
 two thousand five hundred and forty three and seventy five hundredths feet to a
 stake, and land of the estate of Thomas Davis, thence along said land, and land of
 Edward Broff, and of the estate of G. W. Gardner, North eighty nine degrees six minutes
 East, three thousand and seventy three and sixty five hundredths feet to a post,
 thence along land of Lydia Lodge, South six minutes West two thousand one hundred
 and twelve feet to a point in the middle of the Philadelphia and Lancaster Turnpike,
 thence along the same the following courses and distances viz: South eighty five degrees
 six minutes West, one thousand five hundred and forty six tenths feet and South
 eighty seven degrees thirty six minutes West five hundred and fourteen and three tenths
 feet to a point, thence along the lands of the Pennsylvania Railroad Company, South
 fifteen minutes East, one hundred and fifty nine and seven tenths feet to a post, thence
 along the said land by various courses, one thousand and eighteen feet to the place of
 beginning. Containing one hundred and sixty and twenty three hundredths acres.
 Together with all and singular the buildings, improvements, streets, alley, passages, ways
 waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatever
 thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents,
 issues and profits thereof, and all the estate, right, title, interest, property, claim and de
 mand whatsoever, which were of the said George Francis Fox, at and immediately be
 fore the time of his decease, or are of the said Grantor, in law, equity, or otherwise he was
 ever of, or, and to the same and every part thereof, do have and to hold the said ten tracts
 or pieces of land, with the buildings and improvements thereon erected, hereditaments
 and premises hereby granted, or mentioned, and intended as to be, with the appurtenances

with the said grantee, her heirs and assigns, etc. and for the only purpose and behoof of the said grantee her heirs and assigns forever, freed and cleared from all legacies, trusts and payments in the will of the said George Francis Fox, deceased, contained. And the said Elizabeth G. Fox, Executrix and trustee aforesaid, for herself, her heirs, executors and administrators, doth covenant, promise and agree, etc. and with the said grantee, her heirs and assigns, by these presents, that she the said, Elizabeth G. Fox, hath not done, committed, or knowingly or unknowingly suffered to be done or committed, any act, matter, or thing which may, whereby the premises hereby granted, or any part thereof, is, was, shall, or may be impeached, charged or unincumbered, in title, charge, estate, or otherwise howsoever. In witness whereof, the said parties to these presents, have hereunto interchangeably set their hands and seals, the day and year first above written.

Sealed and delivered
in the presence of us,
James H. Wolfe.
Chas. J. Kloppe.

Elizabeth G. Fox ^{real}
Executrix, etc.

Received, the day of the date of the above Indenture, of the above named grantee, the full consideration money therein mentioned.

Witness at signing
James H. Wolfe.
Chas. J. Kloppe.

Elizabeth G. Fox
Executrix etc.

On the twenty seventh day of March, Anno Domini, 1908, before me, a Notary Public, for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared the above named Elizabeth G. Fox, Executrix and trustee as aforesaid, and in due form of law, acknowledged the above Indenture to be her act and deed, and desired the same might be recorded as such, Witness my hand and notarial seal, the day and year aforesaid.

James H. Wolfe. ^{Notary Public}
Notary Public.
Commission expires Jan. 3, 1909

Recorded June 13th. 1908

Deed.
Sydia W. Wright, et. al.
-Do-
George Franklin Wright.

This Indenture, made the twenty first day of May A. D. one thousand nine hundred and eight, between Sydia W. Wright, of the Borough of Ufford, in the County of Chester and State of Pennsylvania, widow of Wilson Wright, late of said Borough, County and State, deceased, W. Taylor Wright and Eva S. his wife, and J. Lawrence Wright and Della W. his wife, of the said Borough of Ufford, J. Wood Wright and Rita his wife of the Township of Elk, in the County of Chester, Edward Earl Barry and Bertha S. his wife, late Bertha S. Wright, of the Borough of Aldan, in the County of Delaware, and State of Pennsylvania, aforesaid, and Sutton Alley Wright and Jean Langhoy, his wife, of the City of New York, in the State of New York, of the first part and George Franklin Wright, of the Township of Elk, in the County of Chester and State of Pennsylvania, aforesaid, of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of two thousand four hundred dollars, lawful money of the United States of America, well and truly paid by the said party of the second part, to the said parties of the first part, at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents, do grant bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns. All that certain messuage or tenement and tract of land, situated in the Township of Elk, formerly East Nottingham, in the County of Chester and State of Pennsylvania aforesaid

DEED

This Indenture, Made the

Third

day of

Elizabeth L. Fox
TO
Merris C. Phillips

January in the year of our Lord one thousand nine hundred and twelve (1912).
BETWEEN Elizabeth L. Fox, widow, of the Township of Galen
County of Chester and State of Pennsylvania, party of the first
part, and Merris C. Phillips, of the Township of Addicks County
and State of said party.

and part WITNESSETH the said part of the first part, for and in consideration of the sum of One Dollar and other val-
uable considerations lawful money of the United States of America, well and truly paid by the said part of the second part to the said
part of the first part at and before the ensuing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents, does grant, bargain, sell, alien, enfeeoff, release, convey
and confirm unto the said part of the second part, his Heirs and Assigns, all those certain messuages and tracts of
land situate in the township of Galen, aforesaid, more particularly bounded and described as follows:
Beginning at a point in a line of the Pennsylvania Railroad Company; thence by land of
the said Railroad Company north no degree thirty-six minutes West two thousand five
hundred and forty-three and twenty-five hundredths feet to a stake in line of land of the
estate of Thomas Davis, thence by the last mentioned land and land of Edward Goff and
of the Estate of J. D. Gardner, north eighty-nine degrees six minutes East three thousand
and seventy-three and sixty-four hundredths feet to a post, thence still by said Gardner's
land and land of Lydia Edge, south no degrees and six minutes West two thousand one
hundred and twelve feet to a point in the center of the Philadelphia and Lancaster
Turnpike, thence along the center of the Philadelphia and Lancaster Turnpike South
eighty-five degrees six minutes West fifteen hundred and forty and six tenths feet to
a point, thence still along the middle of said Turnpike south eighty-seven degrees thirty-
six minutes West five hundred and fourteen and three tenths feet, thence leaving
said Turnpike south no degrees fifteen minutes East one hundred and fifty-nine and seven
tenths feet to the line of the Pennsylvania Railroad; thence along said Railroad according
to its several courses ten hundred and eighteen feet to the place of beginning, containing one
hundred and sixty acres and twenty-three hundredths acres of land, or the same more
or less, being a portion of the same premises which Elizabeth L. Fox, executrix and trustee
under the last will and testament of George Francis Fox, deceased, dated the 27th day of
March A.D. 1908, and recorded in the Office of the Recorder of Deeds of Chester County, Pa.,
in Deed Book L-13, Vol. 308, page 46 granted and conveyed unto the said Elizabeth L.
Fox in fee. Together with such rights as are appurtenant to the premises hereby conveyed, more
particularly set forth in an agreement between George Francis Fox and wife, parties of the
first part, and the West Chester Street Railway Company, parties of the second part,
dated the third day of March 1903, and recorded in the Office of Recorder of Deeds of
Chester County in Miscellaneous Deed Book No. 31, page 96. And also the right on the
part of the grantee, his heirs and assigns to use and maintain the present pipe line from
its source of the two springs only, which now supply said pipe line with water on other
lands of said grantor to the present buildings on the premises hereby conveyed together with
the right to have and maintain thereon the outside supply as now arranged and used,
excepting and reserving however unto the said grantor, her heirs and assigns, in the event
of her remaining premises lying south of the Pennsylvania Railroad the right at any time
hereafter to tap said pipe line to provide a water supply for her present building and for one
additional dwelling to be hereafter erected.

TOGETHER with all and singular the buildings, improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest property, possession, claim and demand whatsoever both in law and equity, of the said part of the first part, of, in and to the said premises, with the appurtenances

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said part of the second part his Heirs and Assigns, to the only proper use, benefit and behoof of the said part of his Heirs and Assigns forever.

AND the said Elizabeth L. Fox, for herself her Heirs, Executors and Administrators, do as by these presents covenant, grant and agree, to and with the said part of the second part his Heirs and Assigns forever, that she the said Elizabeth L. Fox, her Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part of the second part his Heirs and Assigns, against her the said Elizabeth L. Fox, her Heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under them or any of them.

SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND. In Witness Whereof, The said part of the first part to these presents her hereunto set her hand and seal Dated the day and year first above written.

Signed, Sealed and Delivered in the Presence of
W. Logan Rogers
Richard L. Fox

Elizabeth L. Fox
SEAL
SEAL

Received the day of the date of the above indenture, of the above named grantee, the within mentioned consideration in full.
Elizabeth L. Fox

State of Pennsylvania County of Chester
ON the 17th day of January Anno Domini 1912 before me the subscriber a Notary Public, duly commissioned and qualified in and for said State and residing at West Chester Pa personally appeared the above named Elizabeth L. Fox her who being of full age and separate and apart from said husband by me thereupon privately examined, and the full contents of the above Deed being by me read made known unto her she did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal and as act and deed deliver the above written Indenture, Deed or Conveyance, with any coercion or compulsion of said husband.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Edith M. Russell
Notary Public
My Commission Expires
March 30th 1918
Notarial Seal

Recorded January - 3 - 1912

Paul D. I. Maier, as to J. H. S. & A. T. S.

Rowland Comly.

M. L. Irwin, as to R. C.

J. Henry Scattergood.

John H. Wood,

G. W. Emlen, Jr.

Alfred G. Scattergood.

Eleanor Clark Emlen.

On the Sixth day of December Anno Domini 1918, before me, the subscriber, a Pennsylvania Notary, resident in Montgomery County, personally appeared the above named Rowland Comly and Helen Chambers, his wife, J. Henry Scattergood and Anne T., his wife, Alfred G. Scattergood and Mary C., his wife, and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such. WITNESS my hand and Official seal the day and year aforesaid.

Francis R. Taylor, Notary Public.
Commission expires Feb. 21, 1919.

.....
: NOTARIAL :
: SEAL :
:.....

Recorded January 20, 1919.

DEED :
MORRIS T. PHILLIPS & WF. :
TO :
CHARLES F. HUMPTON,

*Said Charles F. Humpton
Ch. No. 42 pg. 147 1919*

THIS INDENTURE, Made the Fifteenth day of January in the year of our Lord one thousand nine hundred and nineteen. BETWEEN Morris T. Phillips and Lucy C. Phillips, his wife of the Township of Sadsbury, County of Chester and State of Pennsylvania of the first part, AND Charles F. Humpton of the City of Coatesville, County of Chester aforesaid of the second part; WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Forty thousand dollars lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part,

at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns, ALL THOSE CERTAIN messuages and tract of land situate in the Township of Cain, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:- BEGINNING at a point in a line of the Pennsylvania Railroad Company; thence by land of Charles Downing formerly of the said Railroad Company, north thirty six minutes west, two thousand five hundred and forty three and seventy five hundredths feet to a stake in line of land of the Estate of Thomas Davis; thence by the last mentioned land and land now or late of Edward Groff and of the estate of J. D. Gardner, north eighty nine degrees six minutes east, three thousand and seventy three and sixty five hundredths feet to a post; thence still by land of the Estate of J. D. Gardner and land of Lydia Edge, south six minutes west, two thousand one hundred and twelve feet to a point in the center of the Philadelphia and Lancaster Turnpike; thence along the center of the Philadelphia and Lancaster Turnpike south eighty five degrees six minutes west, fifteen hundred and forty and six tenths feet to a point; thence still along the middle of said Turnpike south eighty seven degrees thirty six minutes west, five hundred and fourteen and three tenths feet; thence leaving said Turnpike south fifteen minutes east one hundred and fifty nine and seven tenths feet to the line of land of the Pennsylvania Railroad; thence along land of said Railroad according to its several courses, ten hundred and eighteen feet to the place of beginning. CONTAINING one hundred and sixty acres and twenty three hundredths acres of land be the same more or less. BEING the same premises which Elizabeth L. Fox by Deed dated January 3, 1912 and duly recorded in the Recorder's Office of Chester County, Pa., in Deed Book I-14, Vol. 331, Page 3 granted and conveyed unto the said Morris T. Phillips party of the first part hereto, in fee. TOGETHER with such rights as are appurtenant to the premises hereby conveyed, more particularly set forth in an agreement between George Francis Fox and wife, parties of the first part and the West Chester Street Railway Company, party of the second part, dated the Third day of March 1905 and recorded in the Office of the Recorder of Deeds of Chester County in Miscellaneous Deed Book No. 31, Page 70. AND also the right on the part of the Grantee, his heirs and assigns to use and maintain the present pipe line from its source of the two springs only, which now supply said pipe line with water on adjoining lands of Elizabeth L. Fox to the present buildings on the premises hereby conveyed together with the right to have and maintain thereon the outside supply as now arranged and used, excepting and reserving however unto the said Elizabeth L. Fox her heirs and assigns for the benefit of her land lying south of the Pennsylvania Railroad, the right at any time hereafter to tap said pipe line to provide a water supply for her present building and for one additional dwelling to be hereafter erected. BEING the same right with exception which the said Elizabeth L. Fox granted and conveyed unto the said Morris T. Phillips, Grantor herein by Deed dated January 3, 1912 as above recited. TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof. AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the said parties of the first part, of, in and to the said premises, with the appurtenances. TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. AND the said Morris T. Phillips, for himself, his heirs, executors and administrators, does by these presents, covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that he, the said Morris T. Phillips,

and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be, with the appurtenances unto the said party of the second part, his heirs and assigns, against him, the said Morris T. Phillips, his heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them, shall and will by these presents warrant and forever defend. IN WITNESS WHEREOF, the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, sealed and delivered in the presence of.....
 Mabel E. Entrekin. : \$40 :
 W. S. Harlan. : I. R. :
 : STAMP :
 :.....:

Morris T. Phillips. (SEAL)
 Lucy C. Phillips. (SEAL)

RECEIVED, the day of the date of the above Indenture, of the above named Charles F. Humpton the full consideration money herein mentioned.

Morris T. Phillips.

State of Pennsylvania, County of Chester, ss:-

On the Fifteenth day of January Anno Domini 1919, before me, a Notary Public duly commissioned in and for the Commonwealth of Pennsylvania and in commission residing in Coatesville, Penna., personally appeared the above named Morris T. Phillips and Lucy C. Phillips, his wife, and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such. WITNESS my hand and Notarial seal the day and year aforesaid.

Mabel E. Entrekin, Notary Public. : NOTARIAL :
 Commission expires Mar. 17th, 1919. : SEAL :
 :.....:

Recorded January 21, 1919.

DEED : THIS INDENTURE, Made the Ninth day of January in the year of our Lord one thousand nine hundred and nineteen. BETWEEN Franklin Megargee, a widower, of the CITY OF COATESVILLE, County of Chester and State of Pennsylvania, by George L. Megargee, his Attorney-in-Fact, duly constituted by Letter of Attorney bearing date the 18th day of October 1913 and recorded in the Office for Recording of Deeds etc., in and for the County of Chester aforesaid, in Letter of Attorney Book W 22, Page 254, party of the first part, AND Charles F. Humpton of the said City of Coatesville, party of the second part. WITNESSETH, That the said party of the first part for and in consideration of the sum of Eight hundred and forty dollars lawful money of the United States of America, well and truly

paid by the said party of the second part to the said party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, his heirs and assigns:- ALL THAT CERTAIN lot of land situated in Township of Caln, County of Chester and State of Pennsylvania, known and designated as Lot No. 120 on a tract called "Megargee Heights", a map or plan of which is recorded in the said Office for Recording Deeds in and for the County of Chester, Penna., in Plan Book No. 1, Page 76, bounded and described as follows: BEGINNING at the intersection of the east curb line of Fourteenth Avenue, with the north curb line of Oak Street; thence by the east curb line of Fourteenth Avenue north four degrees fifty six minutes thirty seconds west one hundred sixty eight feet to the south side of Filbert Street; thence by the same north eighty five degrees three minutes thirty seconds east sixty seven feet to a corner of Lot No. 119; thence by Lot No. 119 south four degrees fifty six minutes thirty seconds east one hundred sixty eight feet to the north curb line of Oak Street; thence by the same south eighty five degrees three minutes thirty seconds west sixty seven feet to the place of beginning. CONTAINING eleven thousand two hundred fifty six square feet of land be the same more or less. BEING part of the same premises which Benjamin Vandever and wife conveyed to said Franklin Megargee by Deed dated March 31, A. D. 1900 and recorded in the Recorder's Office of Chester County in Deed Book E 12, Vol. 277, Page 232. SUBJECT however, to the following express conditions:-

FIRST: No building shall be erected upon said lot but a private dwelling, either detached for one family only or semi-detached for not more than two families; building to be at least two stories in height, with a cellar, and the roof must not be of the character or description known as flat roof. Private stable or garage excepted
 SECOND: No article shall be manufactured or sold on these premises and no trade or business whatsoever shall be carried on.

THIRD: Any dwelling house hereafter erected on said plot to be set back at least twenty eight (28) feet from the curb line.

FOURTH: Every dwelling house to be supplied with a vitrified cess pool until public sewerage is provided. These covenants to run with the land and to be constructed as covenants running with the land until January 1st Nineteen hundred and fifty, when they shall cease and terminate, except, however, it is mutually understood and agreed that the above covenants and restrictions, or any of them, may be altered or annulled at any time prior to said January 1st, Nineteen hundred and fifty, by written agreement by and between the seller, his heirs, successors or assigns, and the purchaser, his heirs, successors or assigns. TOGETHER, with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders; rents, issues and profits thereof and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the said party of the first part, of, in and to the said premises with the appurtenances. TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the

DEED

CHARLES F. HUMPTON & WIFE

TO

ABRAM F. HUSTON.

This Indenture, Made the Thirty first day of May in the year of our Lord one thousand nine hundred and nineteen,

BETWEEN Charles F. Humpton and Pauline B. Humpton, his wife of the City of Coatesville, County of Chester and State of Pennsylvania, of the first part,

AND

Abram F. Huston of the same place,

of the second part: Witnesseth That the said part ies of the first part, for and in consideration of the sum of Forty Thousand Dollars lawful money of the United States of America, well and truly paid by the said part y of the second part to the said part ies of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part y of the second part, his Heirs and Assigns,

ALL THOSE CERTAIN messuages and tract of land situate in the Township of Cain, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:-

BEGINNING at a point in a line of the Pennsylvania Railroad Company; thence by lands of Charles Downing, formerly of the said Railroad Company, north thirty six minutes west two thousand five hundred and forty three and seventy five hundredths feet to a stake in line of land of the estate of Thomas Davis; thence by the last mentioned land and land now or late of Edward G. Hoff and of the estate of J. D. Gardner, north eighty nine degrees six minutes east, three thousand and seventy three and sixty five hundredths feet to a post; thence still by land of the estate of J. D. Gardner and land of Lydia Edge, south six minutes west two thousand one hundred and twelve feet to a point in the center of the Philadelphia and Lancaster Turnpike; thence along the center of the Philadelphia and Lancaster Turnpike south eighty five degrees six minutes west fifteen hundred and forty and six tenths feet to a point; thence still along the middle of said Turnpike south eighty seven degrees thirty six minutes west five hundred and fourteen and three tenths feet; thence leaving said Turnpike south fifteen minutes east one hundred and fifty nine and seventenths feet to the line of land of the Pennsylvania Railroad; thence along land of said Railroad according to its several courses ten hundred and eighteen feet to the place of beginning. CONTAINING one hundred and sixty acres and twenty three hundredths acres of land be the same more or less. BEING the same premises which Morris T. Phillips and wife, by deed dated January 15th, 1919, and duly recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book M-15, Vol. 359, Page 190, granted and conveyed unto the said Charles F. Humpton, party of the first part hereto, in fee.

TOGETHER with such rights as are appurtenant to the premises hereby conveyed, more particularly set forth in an agreement between George Francis Fox and wife, parties of the first part, and the West Chester Street Railway Company, party of the second part, dated the third day of March 1903, and recorded in the Office of the Recorder of Deeds of Chester County in Miscellaneous Deed Book No. 31, Page 70. AND also the right on the part of the grantee, his heirs and assigns to use and maintain the present pipe line from its source of the two springs only, which now supply said pipe line with water on adjoining lands of Elizabeth L. Fox to the present buildings on the premises hereby conveyed, together with the right to have and maintain thereon the outside supply as now arranged and used, excepting and reserving, however, unto the said Elizabeth L. Fox, her heirs and assigns for the benefit of her land lying south of the Pennsylvania Railroad the right at any time hereafter to tap said pipe line to provide a water supply for her present building and for one additional dwelling to be hereafter erected. BEING the same right, with exception which the said Morris T. Phillips granted and conveyed unto the said Charles F. Humpton, grantor herein, by deed dated January 15th, 1919, as above recited. TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part ies of the first part, of, in and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises with all and singular the appurtenances unto the said part y of the second part, his Heirs and Assigns, to the only proper use, benefit, and behoof of the said part y of the second part his Heirs and Assigns forever

And the said Charles F. Humpton, for himself, his Heirs, Executors and Administrators, does by these presents covenant, grant and agree, to and with the said party of the second part his Heirs and Assigns forever, that he the said Charles F. Humpton, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part y of the second part, his Heirs and Assigns, against him the said Charles F. Humpton, his heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them, SHALL AND WILL, by these presents

IN WITNESS WHEREOF, The said part ies of the first part to these presents have hereunto set their hands and seal: Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of : \$40. : Char. F. Humpton. (SEAL) E. J. Bassett. : I. B. : Pauline B. Humpton. (SEAL) Jos. Humpton. : STAMP :

Received the day of the date of the above Indenture of the above named Abram F. Huston the full consideration money herein mentioned. Chas. F. Humpton.

State of Pennsylvania, County of Chester, ss: ON THE thirty first day of May Anno Domini 1919 before me a Notary Public duly commissioned in and for the Commonwealth of Pennsylvania, and in commission residing in Coatesville, Penna., personally appeared the above named Charles F. Humpton and Pauline B. Humpton, his wife, and in due form of law acknowledged the above INDENTURE to be their act and deed, and desired the same might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid. Recorded June 3, 1919. Arthur E. Yearley, Notary Public. Commission expires March 29, 1921. NOTARIAL SEAL

DEED

ABRAM F. HUSTON & WIFE

TO

MARJORIE H. HATHAWAY

This Indenture, Made the Seventeenth day of

January In the year of our Lord one thousand nine hundred and twenty nine BETWEEN Abram F. Huston and Frances S. Huston his wife of Coatesville, Chester County, Pennsylvania (hereinafter called the Grantors) of the first part;

AND

Marjorie H. Hathaway, wife of Charles Hathaway, Jr of the Township of Calm County of Chester and State of Pennsylvania (hereinafter called the Grantee)

second of the one part; WITNESSETH, That the said Grantors for and in consideration of the sum of --- natural love and affection and the sum of One Dollar lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, entcoffed, released and confirmed and by these presents do grant, bargain, sell, alien, entcoff, release and confirm unto the said Grantee, her heirs and assigns

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ALL THOSE CERTAIN messuAges and tract of land situate in the Township of Calm, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:- BEGINNING at a point in a line of the Pennsylvania Railroad Company; thence by land of Charles Downing formerly of the said Railroad Company, north thirty six minutes west, two thousand five hundred and forty three and seventy five hundredths feet to a stake in line of land of the Estate of Thomas Davis; thence by the last mentioned land and land now or late of Edward Groff and of the Estate of J. D. Gardner, north eighty nine degrees six minutes east, three thousand and seventy three and sixty five hundredths feet to a post; thence still by land of the Estate of J. D. Gardner and land of Lydia Edge, south six minutes west, two thousand one hundred and twelve feet to a point in the center of the Philadelphia and Lancaster Turnpike; thence along the center of the Philadelphia and Lancaster Turnpike south eighty five degrees six minutes west, fifteen hundred and forty and six tenths feet to a point thence still along the middle of said Turnpike south eighty seven degrees thirty six minutes west, five hundred and fourteen and three tenths feet; thence leaving said Turnpike south fifteen minutes east, one hundred and fifty nine and seven tenths feet to the line of land of the Pennsylvania Railroad; thence along land of said Railroad, according to its several courses ten hundred and eighteen feet to the place of beginning;

CONTAINING one hundred and sixty acres and twenty three hundredths acres of land be the same More or less;

BEING the same premises which Charles F. Hampton, et ux by Indenture bearing date the 31st day of May A. D: 1919 and recorded in the Office for Recording of Deeds in and for Chester County in Deed Book C-15 Vol: 361, Page 47 &c: granted and conveyed unto Abram F. Huston in fee;

TOGETHER with the rights more fully set forth in the aforesaid Indenture. AND

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TOGETHER with all and singular the buildings and improvements ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in any wise appertaining; and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lots or pieces of ground above described with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

AND the said Grantors for themselves, their heirs, executors and administrators do by these presents covenant, grant and agree, to and with the said Grantee her heirs and assigns that they the said Grantors and their heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them the said Grantors and their heirs; and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof. By, from or under them or any of them shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties interchangably and seal. Dated the day and year first above written. to these presents have hereunto

Scaled and delivered in the presence of us:

<u>Elizabeth T. Hughes</u>	<u>Abram F. Huston</u>	
<u>Isaac S. H. Jones</u>	<u>Frances S. Huston</u>	

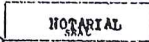
Received, on the day of the date of the above Indenture of the above named the full consideration within mentioned

Witness

<u>Isaac S. H. Jones</u>	<u>Abram F. Huston</u>
--------------------------	------------------------

ON THE 17th day of January Anno Domini 1929 before me, the subscriber a Notary Public in and for the Commonwealth of Pennsylvania, at Philadelphia personally appeared the above named Abram F. Huston and Frances S. Huston, his wife

and in due form of law acknowledged the above INDENTURE to be their act and deed, and desired the same might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid. Isaac S. H. Jones, Notary Public 
My commission expires March 2nd, 1929

RECORDED January 29, 1929

DEED

This Indenture,

Made the 24th day of

March in the year of our Lord, one thousand nine hundred and forty seven (1947) BETWEEN MARJORIE HUSTON SHIELDS and EDWARD M. SHIELDS, her husband, of the Borough of West Chester, in the County of Chester and State of Pennsylvania, Parties of the first part AND PAUL L. NELMS and ANNA M. NELMS, his wife, of the Township of Cain, in the County and State aforesaid, Parties

MARJORIE HUSTON SHIELDS & HUSBAND TO PAUL L. NELMS & WIFE. See Book of Confirmation in Deed Sh. R.A. Vol. Pg 94 11/1/50

241-111 241/60 007-A

13-944 24
00-248094
50-106-P
74
129,741
52,221
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F P 24-20
160 5751
9 No 1254
WA. 61-471

of the second part; Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS lawful money of the United States of America, well and truly paid by the said part 1st of the second part to the said part 1st of the first part, at and before the encensing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm unto the said part 1st of the second part, their heirs and assigns, as to them by the authorities

ALL THAT CERTAIN tract of land with the buildings and improvements erected thereon, situate in Cain Township, Chester County, Pennsylvania, according to a plan and survey made by T.O. Colesworthy, dated the 11th day of February 1947, being bounded and described as follows:-

BEGINNING in the center line of Lincoln Highway in a line of land belonging formerly to Lydia Edge now of Samuel N. Mentz; thence extending along the present center line of Lincoln Highway South eighty-four degrees fifty-six minutes thirty seconds West (S. 84° 56' 30" W.) one thousand five hundred forty and six tenths (1540.60) feet thence along the old center line of Lincoln Highway South eighty-eight degrees thirty-four minutes West, (S. 88° 34' W.) four hundred and ninety six (406.00) feet; thence leaving the highway and extending along land of the Pennsylvania Railroad Company the next four courses and distances to wit: South no degrees four minutes twenty seconds East, (S. 0° 04' 20" E.) one hundred thirty-seven and ninety two hundredths (137.92) feet to an iron pin set forty (40) feet north of the center line between the west-bound tracks; thence extending parallel to and forty (40) feet north of said center line of the two west-bound tracks, South eighty degrees forty minutes forty seconds West, (S. 80° 40' 40" W.) five hundred three and twenty-five hundredths (503.25) feet to an iron pin; thence, South eighty-three degrees nineteen minutes fifty seconds West, (S. 83° 19' 50" W.) two hundred forty-six and forty eight hundredths (246.48) feet to an iron pin set fifty one and four tenths (51.40) feet north of said center line of the two west bound tracks; thence, South eighty-three degrees twenty three minutes West, (S. 83° 23' W.) two hundred seventy-two and one tenth (272.10) feet to an iron pin in a line of land belonging to J. Lawrence Webster and being sixty four and ninety nine hundredths (64.99) feet north of the center line of the two west bound tracks, measured along the extension of the little line dividing the herein described premises from that of Webster on the West; thence extending along land of J. Lawrence Webster crossing over Lincoln Highway North No degrees thirty-four minutes twenty seconds West, (N. 0° 34' 20" W.) two thousand four hundred ninety and thirteen hundredths (2490.13) feet to a point six and five tenths (6.50) feet north of a concrete marker to a line of land belonging to W.I. Pollock; thence extending along land of W.I. Pollock, North eighty-eight degrees eight minutes East, (N. 88° 08' E.) one hundred twenty six and eighty two hundredths (126.82) feet to an iron pin a corner of land belonging to Elizabeth Pollock; thence extending along land of Elizabeth Pollock North eighty nine degrees thirty seven minutes fifty seconds East, (N. 89° 37' 50" E.) seven hundred sixty three and ninety seven hundredths (763.97) feet to an iron pin a corner of land belonging to Earl S. Entriken; thence extending along land of Earl S. Entriken, North eighty nine degrees two minutes forty seconds East, (N. 89° 02' 40" E.) two thousand one hundred eighty three and thirty two hundredths (2183.32) feet to an iron pin set in a line of other land belonging to Alice H. Wolcott about to be conveyed to Paul L. Nelms, Et Ux; thence extending along said land of Alice H. Wolcott, South no degrees eight minutes twenty seconds West (S. 0° 08' 20" W.) three hundred seventy one and fifty three hundredths (371.53) feet to a limestone corner of land belonging to Samuel J. Mentz; thence extending along land of Samuel N. Mentz, South No degrees eleven minutes fifty seconds West, (S. 0° 11' 50" W.) one thousand seven hundred thirty-six and thirty nine hundredths (1736.39) feet to the first mentioned point and place of beginning.

CONTAINING one hundred fifty eight and eight hundred thirty-one thousandths (158.831) acres of land, be the same more or less.

BEING the same premises which Abram F. Huston and Frances S. Huston, his wife, by deed dated January 17 1929, and recorded in the Office for the Recording of Deeds for said Chester County, in Deed Book S-17, Volume 421 at page 100, granted and conveyed unto Marjorie H. Hathaway, and the said Marjorie H. Hathaway was granted an absolute divorce from Charles Hathaway Jr., Her husband, in the Court of Common Pleas of said Chester County at No. 39 April Term 1929; and the said Marjorie H. Hathaway has since inter-married with Edward M. Shields and is now known as Marjorie Huston Shields.

xx CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence of the within named grantee is Cain Township, Downingtown, P.O., Chester County, Penna.
March 24, 1947

George J. Schofield, Jr.
Attorney for Paul L. Nolms and
Anna M. Nolms

TOGETHER with all and singular, the buildings, improvements, tenements, rents, issues, profits, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, AND ALSO, all the estate, right, interest, property, possession, claim and demand whatsoever, both in law and equity, to the said part 108 of the first part, of, in, and to the said premises, with the appurtenances and every part and parcel thereof, TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said part 108 of the second part, their heirs and assigns, to the only proper use, benefit, and behoof of the said part 108 of the second part, their heirs and assigns forever. AS TENANTS BY THE ENTIRETIES

And the said parties of the first part for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part 108 of the second part, their heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs, and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them SHALL AND WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part 108 of the first part to these presents have hereunto set their hand and seal, dated the day and year first above written.

Signed, Sealed and Delivered in the presence of J. Paul MacElrree George J. Schofield, Jr.	Marjorie Huston Shields	(SEAL)
	: \$83.55 :	Edward M Shields	(SEAL)
	: I. / R. :		
	: STAMP :		

Received, the day of the date of the above indenture, of the within named said parties of the second part, the sum of One Dollar and other good and valuable considerations.

Witness: J. Paul MacElrree Marjorie Huston Shields
Edward M. Shields

State of Pennsylvania County of Chester ss:
ON THE 24th day of March, 1947, before me,

the undersigned officer, personally appeared Marjorie Huston Shields and Edward M. Shields, her husband known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

xx IN WITNESS WHEREOF, I hereto set my hand and Official Seal.

Transcribed by Hughes
RAMBRY DIXON

Compared by

Recorded April 3, 1947

George J. Schofield, Jr.
Notary Public
My commission expires January 7, 1951

NOTARIAL SEAL

See Deeds in
Miss. R.R.
#188 Pg. 21
4-15-1970

TM
129, 741

TA-176-323

TRC
387, 336-A

JG 790

DEED

This Indenture,

Made the 6th day of

PAUL L. NELMS, ET UX
TO
ROBERT LINCOLN GILROY

June In the year of our Lord, one thousand nine hundred and forty-seven (1947)
BETWEEN Paul L. Nelms and Anna M. Nelms, his wife, of the Township of
Gale in the County of Chester and State of Pennsylvania, Parties of the
first part
AND
Robert Lincoln Gilroy, of the City and County of Philadelphia, State
aforesaid, Singleman, Party

of the second part; Witnesseth, That the said part 108 of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Considerations lawful money of the United States of America, well and truly paid by the said party 108 of the second part to the said part 108 of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeof, release, convey and confirm unto the said party of the second part, his heirs and assigns,

ALL THAT CERTAIN tract or parcel of land, with a double stone dwelling erected thereon, situate along the south side of the Lincoln Highway, in the Township of Gale, County of Chester and State of Pennsylvania, bounded and described in accordance with a survey made the seventeenth day of May, A. D. 1947 by Howard H. Ranok, Registered Surveyor, as follows, to wit:-

BEGINNING at the southwest corner thereof at an iron pin located a distance of sixty-four and ninety-nine one-hundredths feet northward from the centerline between the west bound tracks of the Pennsylvania Railroad; thence extending along other lands of the Pennsylvania Railroad North thirty-four minutes and twenty seconds west, two hundred feet and two-tenths to the center of the Lincoln Highway; thence along in the middle of the Lincoln Highway, along lands of Paul L. and Anna M. Nelms, north eighty-four degrees and eight minutes east, four hundred and forty-five feet to a point in the said Highway; thence leaving the Highway and by other land of the said Paul L. and Anna M. Nelms, crossing an iron Pin twenty-five feet from said point, south five degrees and fifty-two minutes east, one hundred and ninety-two and two-tenths feet to a point at the north side of the Pennsylvania Railroad, being forty-two and two-tenths feet north from the centerline thereof; thence along the northern boundary of said Railroad, south eighty-three degrees nineteen minutes and fifty seconds west, one hundred and ninety-two feet to a stake; thence by the same, south eighty-three degrees and twenty-three minutes west, two hundred and seventy-two and one-tenth feet to the place of beginning.

CONTAINING Two and six one-hundredths acres of land, be the same more or less.

BEING a part of the same premises which Marjorie Huston Shields and Edward Mullen Shields, her husband, by their Indenture bearing date the 24th day of March A. D. 1947 and of record in the Office for Recording of Deeds, in and for the County of Chester at West Chester, Pennsylvania, in Deed Book E-23, Volume 552 Page 134 &c., granted and conveyed unto the said Paul L. Nelms and Anna M. Nelms, his wife, as tenants by the entireties, parties hereto in fee.

(xx)

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence of the within named grantee is 334 Hibbs Avenue, Glenolden, Pennsylvania.
June 8, 1947
Everett G. Henderson, Attorney for Robert Lincoln Gilroy

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part 108 of the first part, of, in, and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said party of the second part, his heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein also described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under, him, her, them or any of them SHALL AND WILL, by these presents, WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, The said parties of the first part to these presents have hereunto set their hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of
Everett G. Henderson } \$5.50 Paul L. Nelms (SEAL)
W. C. Johnson } I. R. I Anna M. Nelms (SEAL)
I STAND I

Received the day of the date of the within or foregoing Indenture of the said party of the second part, the sum of One Dollar and Other Good and Valuable Considerations.
Everett G. Henderson Paul L. Nelms
Anna M. Nelms

State of Pennsylvania County of Chester ss:
ON this 6th day of June 1947, before me,

the undersigned officer, personally appeared Paul L. Nelms and Anna M. Nelms, his wife,

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that executed the same for the purposes therein contained, and desired the same might be recorded as such.
IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

(xx)

Transcribed by Brittingham
Compared by FRANK DIXON

Everett G. Henderson, Notary Public NOTARIAL SEAL
My Commission Expires Feb. 12, 1948

Recorded June 11, 1947

See Abcraa in Miss. B.R. #188 Pg. 21 4-15-1970

TH 129, 741

7700 887, 886-9

TA-176-853

36790

DEED

This Indenture,

Made the 8th day of

June in the year of our Lord, one thousand nine hundred and forty-seven (1947) BETWEEN Paul L. Nelms and Anna M. Nelms, his wife, of the Township of Cain in the County of Chester and State of Pennsylvania, Parties of the first part

PAUL L. NELMS, ET UX TO

ROBERT LINCOLN GILROY

AND Robert Lincoln Gilroy, of the City and County of Philadelphia, State aforesaid, Singleman, Party

of the second part; Witnesseth, That the said part 108 of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Considerations lawful money of the United States of America, well and truly paid by the said party of the second part to the said part 108 of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns,

ALL THAT CERTAIN tract or parcel of land, with a double stone dwelling erected thereon, situate along the south side of the Lincoln Highway, in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described in accordance with a survey made the seventeenth day of May, A. D. 1947 by Howard H. Ranok, Registered Surveyor, as follows, to wit:-

BEGINNING at the southwest corner thereof at an iron pin located a distance of sixty-four and ninety-nine one-hundredths feet northward from the centerline between the west bound tracks of the Pennsylvania Railroad; thence extending along other lands of the Pennsylvania Railroad North thirty-four minutes and twenty seconds west, two hundred feet and two-tenths to the center of the Lincoln Highway; thence along in the middle of the Lincoln Highway, along lands of Paul L. and Anna M. Nelms, north eighty-four degrees and eight minutes east, four hundred and forty-five feet to a point in the said Highway; thence leaving the Highway and by other land of the said Paul L. and Anna M. Nelms, crossing an iron pin twenty-five feet from said point, south five degrees and fifty-two minutes east, one hundred and ninety-five and two-tenths feet to a point at the north side of the Pennsylvania Railroad, being forty-two and two-tenths feet north from the centerline thereof; thence along the northern boundary of said Railroad, south eighty-three degrees nineteen minutes and fifty seconds west, one hundred and ninety-two feet to a stake; thence by the same, south eighty-three degrees and twenty-three minutes west, two hundred and seventy-two and one-tenth feet to the place of beginning.

CONTAINING Two and six one-hundredths acres of land, be the same more or less. BEING a part of the same premises which Marjorie Huston Shields and Edward Mullen Shields, her husband, by their Indenture bearing date the 24th day of March A. D. 1947 and of record in the Office for Recording of Deeds, in and for the County of Chester at West Chester, Pennsylvania, in Deed Book E-23, Volume 552 Page 134 &c., granted and conveyed unto the said Paul L. Nelms and Anna M. Nelms, his wife, as tenants by the entireties, parties hereto in fee.

(xx) CERTIFICATE OF RESIDENCE I do hereby certify that the precise residence of the within named grantee is 334 Hibbs Avenue, Glendon, Pennsylvania. Everett G. Henderson, Attorney for Robert Lincoln Gilroy June 6, 1947

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversion; remainders and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part 108 of the first part, of, in, and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit, and behoof of the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said party of the second part, his heirs, all and singular the hereditaments and premises herein the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under, him, her, them or any of them SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, The said parties of the first part to these presents have hereunto set their hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of Paul L. Nelms (SEAL) Everett G. Henderson Anna M. Nelms (SEAL) W. C. Johnson

Received the day of the date of the within or foregoing Indenture of the said party of the second part, the sum of One Dollar and Other Good and Valuable Considerations. Paul L. Nelms Anna M. Nelms Everett G. Henderson

State of Pennsylvania County of Chester ss: ON this 8th day of June 1947, before me,

the undersigned officer, personally appeared Paul L. Nelms and Anna M. Nelms, his wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that executed the same for the purposes therein contained, and desired the same might be recorded as such. IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

(xx) Transcribed by Brittingham Computed by BRANSON DIXON Everett G. Henderson, Notary Public My Commission Expires Feb. 12, 1948

Recorded June 11, 1947

B-23

436

See Abciss in
Miss. Bk.
#188 Pg. 21
4-15-1970

TA
122,741

TA 176-823

TA
387,836-0

JUN 90

DEED

This Indenture,

Made the 6th day of

PAUL L. NELMS, ET UX
TO

June in the year of our Lord, one thousand nine hundred and forty-seven (1947)
BETWEEN Paul L. Nelms and Anna M. Nelms, his wife, of the Township of
GAIN in the County of Chester and State of Pennsylvania, Parties of the
first part

ROBERT LINCOLN GILROY

AND
Robert Lincoln Gilroy, of the City and County of Philadelphia, State
aforesaid, Singleman, Party

of the second part; Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Considerations lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have sold, aliened, conveyed, released, granted, bargained, granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm unto the said party of the second part, his heirs and assigns,

ALL THAT CERTAIN tract or parcel of land, with a double stone dwelling erected thereon, situate along the south side of the Lincoln Highway, in the Township of Gain, County of Chester and State of Pennsylvania, bounded and described in accordance with a survey made the seventeenth day of May, A. D. 1947 by Howard H. Ranok, Registered Surveyor, as follows, to wit:-

BEGINNING at the southwest corner thereof at an iron pin located a distance of sixty-four and ninety-nine one-hundredths feet northward from the centerline between the west bound tracks of the Pennsylvania Railroad; thence extending along other lands of the Pennsylvania Railroad North thirty-four minutes and twenty seconds west, two hundred feet and two-tenths to the center of the Lincoln Highway; thence along in the middle of the Lincoln Highway, along lands of Paul L. and Anna M. Nelms, north eighty-four degrees and eight minutes east, four hundred and forty-five feet to a point in the said Highway; thence leaving the Highway and by other land of the said Paul L. and Anna M. Nelms, crossing an iron pin twenty-five feet from said point, south five degrees and fifty-two minutes east, one hundred and ninety-five and two-tenths feet to a point at the north side of the Pennsylvania Railroad, being forty-two and two-tenths feet north from the centerline thereof; thence along the northern boundary of said Railroad, south eighty-three degrees nineteen minutes and fifty seconds west, one hundred and ninety-two feet to a stake; thence by the same, south eighty-three degrees and twenty-three minutes west, two hundred and seventy-two and one-tenth feet to the place of beginning.

CONTAINING Two and six one-hundredths acres of land, be the same more or less.

BEING a part of the same premises which Marjorie Huston Shields and Edward Mullen Shields, her husband, by their Indenture bearing date the 24th day of March A. D. 1947 and of record in the Office for Recording of Deeds, in and for the County of Chester at West Chester, Pennsylvania, in Deed Book E-23, Volume 552 Page 134 &c., granted and conveyed unto the said Paul L. Nelms and Anna M. Nelms, his wife, as tenants by the entireties, parties hereto in fee.

(xx)

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence of the within named grantee is 334 Hibbs Avenue, Glendon, Pennsylvania.
June 6, 1947

Everett G. Henderson, Attorney for Robert Lincoln Gilroy

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part 1st of the first part, of, in, and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns forever.

And the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said party of the second part, his heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every other person or persons who-soever lawfully claiming or to claim the same or any part thereof, by, from or under, him, her, them or any of them SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part to these presents have hereunto set their hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of
Everett G. Henderson } 1 \$5.50 1 Paul L. Nelms (SEAL)
W. C. Johnson } 1 K. R. 1 Anna M. Nelms (SEAL)
1 STAND 1

Received the day of the date of the within or foregoing Indenture of the said party of the second part, the sum of One Dollar and Other Good and Valuable Considerations.
Everett G. Henderson Paul L. Nelms
Anna M. Nelms

State of Pennsylvania County of Chester
this 6th day of June 1947, before me,

the undersigned officer, personally appeared Paul L. Nelms and Anna M. Nelms, his wife,

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

(xx)

Transcribed by Brittingham
Compared by HANCOCK DIXON

Everett G. Henderson, Notary Public
My Commission Expires Feb. 12, 1948

Recorded June 11, 1947

MAY 2 9 47 AM '74

This Indenture

RECORDED IN OFFICE OF
CHESTER COUNTY

5th day of April in the year of our Lord
one thousand nine hundred and seventy four (1974)

Between GLADYS DRAPER, Executrix under the Will of Robert Lincoln Gilroy, deceased, hereinafter called the Grantor, of the first part, and

ROBERT E. FUNK and JANET E. FUNK, his wife, hereinafter called the Grantees, of the other part,

of the other part, **Witnesseth**, That the said Grantor
for and in consideration of the sum of FIFTY THOUSAND DOLLARS (\$50,000.00)-----
lawful money of the United States of America, unto her well and truly paid by the said
Grantees
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknow-
ledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these
presents does
grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs
and assigns, as tenants by the entireties:

ALL THAT CERTAIN tract of piece of land with the buildings and
improvements thereon erected, hereditaments and appurtenances
SITUATE in the Township of Caln, County of Chester, State of
Pennsylvania, bounded and described according to a Sub-division
of land of Gladys Draper, made by Yerkes Associates, Inc., dated
May 25th, 1973, and last revised August 2, 1973 and recorded at
Chester County in Plan Book 52 page 2 as follows, to wit:

BEGINNING at a point in the title line in the bed of Lincoln
Highway, a corner of land of Paul L. Nelms, THENCE leaving
the title line in the bed of Lincoln Highway and crossing the
Southeast side thereof South 6 degrees 02 minutes 30 seconds
East 193.10 feet having crossed the Northerly side of a 30
feet wide sewer easement to a point in said easement also
being a point the Northerly right of way line of the Ponna.
Railroad, THENCE extending along the same and crossing the
Southwesterly side of the aforesaid 30 feet wide sewer easement
South 83 degrees 19 minutes 50 seconds West 169.76 feet
to an iron pin marking a corner of this and Tract No. 1 on
said plan, THENCE extending along Tract No. 1, recrossing
the aforesaid sewer easement North 3 degrees 37 minutes 40
seconds West 194.79 feet having crossed the Southerly side
of Lincoln Highway to a point on the title line in the bed
of same, THENCE extending along said title line North 84 degrees
00 minutes East 101.57 feet to a point, the first mentioned
point and place of beginning.

BEING Tract No. 2 on said plan.

CONTAINING 20,482 square feet.

BEING part of the same premises which Paul L. Nelms and Anna M. Nelms, his wife, by their Indenture bearing date the 6th day of June A.D. 1947, and duly recorded at West Chester in the Office for the Recording of Deeds, in and for Chester County in Deed Book B-23 page 436, granted and conveyed unto Robert Lincoln Gilroy, singleman, in fee.

AND the said Robert Lincoln Gilroy a/k/a Robert L. Gilroy being so thereof seized departed this life on the 26th day of July A.D. 1966, and having left a last Will and Testament properly proven before the Register of Wills of Chester County at West Chester and duly registered in Will Book 96 page 705, wherein he appointed his sister, Gladys Draper, Executrix to whom Letters Testamentary were granted on July 23, 1968.

F 43 145

JUN 6 19 56 AM '78

No. 310 - Fee Single Copy - Treasurer
The State of Pennsylvania
The State Printing Co.

This Indenture Made the 1st

day of JUNE in the year of our Lord one thousand nine hundred and SEVENTY-EIGHT (1978) Between ROBERT E. FUNK and JANET E. FUNK, his wife,

(hereinafter called the Grantors), of the one part, and THOMAS J. CILLOWAY, Singleman,

(hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of SEVENTY THOUSAND (\$70,000.00) DOLLARS well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he do grant, bargain, sell, alien, enfeoff, release and confirm, and by these presents do confirm unto the said Grantee his heirs and assigns,

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances SITUATE in the Township of Cain, County of Chester, State of Pennsylvania, bounded and described according to a Sub-division of land of Gladys Draper, made by Yorkes Associates, Inc., dated May 25th, 1973, and last revised August 2, 1973 and recorded at Chester County in Plan Book 52 page 2 as follows, to wit:

BEGINNING at a point in the title line in the bed of Lincoln Highway, a corner of land of Paul L. Nelms, THENCE leaving the title line in the bed of Lincoln Highway and crossing the Southeast side thereof, South 6 degrees 02 minutes 30 seconds East 193.10 feet having crossed the Northerly side of a 30 feet wide Sewer Easement to a point in said easement also being a point the Northerly right of way line of the Penna. Railroad; THENCE extending along the same and crossing the Southwesterly side of the aforesaid 30 feet wide sewer easement, South 83 degrees 19 minutes 50 seconds West 109.76 feet to an iron pin marking a corner of this and Tract No. 1 on said plan, THENCE extending along Tract No. 1, recrossing the aforesaid sewer easement, North 3 degrees 37 minutes 40 seconds West 194.79 feet having crossed the Southerly side of Lincoln Highway to a point on the title line in the bed of same, THENCE extending along said title line, North 84 degrees 08 minutes East 101.57 feet to a point, the first mentioned point and place of beginning.

BEING Tract No. 2 on said Plan.

CONTAINING 20,482 square feet.

BEING the same premises which GLADYS DRAPER, Executrix under the Will of Robert Lincoln Gilroy, deceased, by Indenture bearing date the 5th day of April, A.D. 1974 and recorded in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, Pa., on the 2nd day of May, A.D. 1974, in Deed Book F-43 page 144, granted and conveyed unto ROBERT E. FUNK and JANET E. FUNK, his wife, in fee.

UNDER AND SUBJECT to Rights, reservations and conditions as of record.

7 521M 205

Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee his heirs and Assigns, to and for the only proper use and behoof of the said Grantee his heirs and Assigns forever.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
SEALY
TREASURY AND TAX
700.00
ES. 11170

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$ 700.00
Elaeuse D. Hoyt
COLL

And the said Grantors, for themselves, and their

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee his heirs and Assigns, that they the said Grantors, and their

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee his heirs and Assigns, against them the said Grantors, and their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under HIM, HER, THEM or any of them, Shall and Will UNDER AND SUBJECT as aforesaid.

WARRANT and forever DEFEND.

In Witness Whereof the said part 100 of the first part to these presents have hereunto set their hand and seals. Dated the day and year first above written.

Signed, Sealed and Delivered }
OF THE PARTIES OF US
Joseph E. Shannon

Robert E. Funk
ROBERT E. FUNK
Janet E. Funk
JANET E. FUNK

This Deed,

Made the 4th day of November
in the year Nineteen hundred and eighty-six (1986).

Between THOMAS J. GILLOWAY and FRANCES W. GILLOWAY, his wife,
of King of Prussia, Pennsylvania, GRANTORS-----

A N D

CORDELL J. STROHL, SR. and EVELYN L. STROHL, husband and wife, and
CORDELL J. STROHL, JR., of the Borough of Palmerton, County of
Carbon and State of Pennsylvania, GRANTEES-----

RECORDED IN DEEDS
CHESTER COUNTY, PA.
NOV 16 P 1:53

Witnesseth, that in consideration of Ninety Thousand and 00/100-----
-----(\$90,000.00) Dollars-----

093865

in hand paid, the receipt whereof is hereby acknowledged; the said grantors do
hereby grant and convey to the said grantees, their heirs and assigns

All THAT CERTAIN tract or piece of land with the buildings and
improvements thereon erected, hereditaments and appurtenances,
situate in the Township of Caln, County of Chester, State of
Pennsylvania, bounded and described according to a Subdivision
land of Gladys Draper, made by Yerkes Associates, Inc., dated
5/25/1973 and last revised 8/2/1973 and recorded at Chester County
in Plan Book 52 page 2, as follows, to wit:

BEGINNING at a point in the title line in the bed of
Lincoln Highway, a corner of land of Paul D. Nelms; thence leaving
the title line in the bed of Lincoln Highway and crossing the
Southeast side thereof, South 06 degrees 02 minutes 30 seconds
East 193.10 feet having crossed the Northerly side of a 30 feet
wide Sewer Easement to a point in said easement also being a point
the Northerly right of way line of the Pennsylvania Railroad;
thence extending along the same and crossing the Southeasterly
side of the aforesaid 30 feet wide sewer easement, South 83
degrees 19 minutes 50 seconds West 109.76 feet to an iron pin
marking a corner of this and Tract No. 1 on said plan; thence
extending along Tract No. 1, recrossing the aforesaid sewer
easement, North 03 degrees 37 minutes 40 seconds West 194.79 feet
having crossed the Southerly side of Lincoln Highway to a point on
the title line of the bed of same; thence extending along said
title line, North 84 degrees 08 minutes East 101.57 feet to a
point, the first mentioned point and place of BEGINNING.

BEING Tract No. 2 on said Plan.
CONTAINING 20,482 Square Feet and commonly known as 4120
W. Lincoln Highway, Downingtown, PA.
Chester County Tax Parcel 39-5-27.

BK 508 566

IT BEING THE SAME PREMISES which Robert E. Funk and Janet E. Funk, his wife, by their deed dated June 1, 1978 and recorded in the Office of the Recorder of Deeds of Chester County in deed book 252, Page 205, granted and conveyed unto Thomas J. Gilloway who together with his wife, Frances W. Gilloway, are the Grantors herein.

CORDELL J. STROHL, SR. and Evelyn L. Strohl, husband and wife, shall hold an undivided one-half interest in the above property as tenants by the entireties and between themselves and their son, Cordell J. Strohl, Jr., they shall hold as joint tenants with the right of survivorship and not as tenants in common.

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$ 900.00
Charles S. Hill, Jr.
COLL

056064 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX NOV-1981
900.00
EST. 1783

00122

BK 508 567

This Deed, made this 15th day of August 19 89

Between, CORDELL J. STROHL, SR., EVELYN L. STROHL, HIS WIFE AND
CORDELL J. STROHL, JR.

(hereinafter called the "Grantor s ").

of the one part, and ROBERT C. WIGGINS AND KIRK A. SMITH
AS TENANTS

(hereinafter called the "Grantee s "). of the other part.

Witnesseth, That in consideration of TWO HUNDRED, TWO THOUSAND DOLLARS
(\$202,000.00) Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor s do hereby grant and convey unto the said
Grantee s, thier heirs and assigns,

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision of land of Gladys Draper, made by Yerkes Associates, Inc., dated 5/25/1973 and last revised 8/2/1973 and recorded at Chester County in Plan Book 52 page 2, as follows, to wit:

BEGINNING at a point in the title line in the bed of Lincoln Highway, a corner of land of Paul D. Nelms; thence leaving the title line in the bed of Lincoln Highway and crossing the Southeast side thereof, South 06 degrees 02 minutes 30 seconds East 193.10 feet having crossed the Northerly side of a 30 feet wide Sewer Easement to a point in said easement also being a point the Northerly right of way line of the Pennsylvania Railroad; thence extending along the same and crossing the Southeasterly side of the aforesaid 30 feet wide sewer easement, South 83 degrees 19 minutes 50 seconds West 109.76 feet to an iron pin marking a corner of this and Tract No. 1 on said plan; thence extending along Tract No. 1, recrossing the aforesaid sewer easement, North 03 degrees 37 minutes 40 seconds West 194.79 feet having crossed the Southerly side of Lincoln Highway to a point on the title line of the bed of same; thence extending along said title line, North 84 degrees 06 minutes East 101.57 feet to a point, the first mentioned point and place of beginning.

BEING Tract No. 2 on said Plan.

CONTAINING 20,482 square feet and commonly known as 4120 W. Lincoln Highway, Downingtown, Pa.

Chester County Tax Parcel Number 39-5-27.

BEING the same premises which Thomas J. Gilloway and Frances W. Gilloway, his wife by deed dated 11-4-1986 and recorded at Chester County, Pennsylvania in Record Book 508 page 566, granted and conveyed unto Cordell J. Strohl, Sr., and Evelyn L. Strohl, husband and wife, and Cordell J. Strohl, Jr., in fee.


EX 1550.005


And the said Grantor do hereby covenant to and with the said Grantee that _____, the said Grantor _____ SHALL and WILL _____ Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under _____ them or any of them.



IN WITNESS WHEREOF, the said Grantor ha caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

_____ *William D. Kraut*

_____ *CordeLL J. Strohl Sr. by Power of Attorney*
CORDELL J. STROHL, SR. BY POA 

_____ *Evelyn L. Strohl - Court i. Strohl Sr. by Power of Attorney*
EVELYN L. STROHL, BY POA 

_____ *CordeLL J. Strohl Jr.*
CORDELL J. STROHL, JR. 


State of PENNSYLVANIA County of CHESTER
On this 15th day of August 1989, before me, the undersigned officer, personally appeared CORDELL J. STROHL, JR Individually and as Power of Attorney for CORDELL J. STROHL, SR. & EVELYN L. STROHL, H&W are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

William D. Kraut
Notary Public
NOTARIAL SEAL
WILLIAM D. KRAUT, Notary Public
West Chester, Chester County
My Commission Expires Oct. 11, 1990

STEWART TITLE
GUARANTY COMPANY

35164-K
Deed



Cordell J. Strohl, Evelyn L. Strohl, H&W & Cordell J. Strohl, Jr.
-10-
Robert C. Wiggins & Kirk A. Smith

The address of the Grantee is
1301 West Chester Pike
West Chester, PA 19380

Law Offices
Kraut & Kraut
Suite 100
RETURN TO East Gay Street
West Chester, PA 19380

RECORDED in Deed Book _____ page _____
GIVEN under my hand and the seal of the said office, the date above written.

Recorder of Deeds

EX165873:65

Prepared by:
Abstract Services and Products

Return to:
Kraut and Kraut, Attorneys at Law
123 East Gay Street
West Chester, PA 19380 **RETURN TO**

CPN # 39-5-27 ✓



5/13
0.50

THIS INDENTURE, MADE THE 24th day of March

in the year of our Lord Two Thousand Five (2005)

BETWEEN, Robert C. Wiggins and Kirk A. Smith

(hereinafter called the "Grantors"), of the one part,

and

Kirk A. Smith

(hereinafter called the "Grantee(s)", of the other part.

WITNESSETH, That the said Grantors for and in consideration of the sum of

One Hundred Thousand Dollars (\$100,000)
lawful money of the United States of America, unto it, the said Grantors, well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee(s),

BEING Tax Parcel # 39-5-27.

See attached sheet for Legal Description:

This Document Recorded
03/28/2006 State RTT: 500.00
12:40PM Local RTT: 500.00
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10635689
Receipt #: 280370
Rec Fee: 50.50



KRAUT & KRAUT LAW OFFICE

03/28/2006 12:40P

10635689
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ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision of land of Gladys Draper, made by Yerkes Associates, Inc., dated 5/25/1973 and last revised 6/2/1973 and recorded at Chester County in Plan Book 52 page 2, as follows, to wit:

BEGINNING at a point in the title line in the bed of Lincoln Highway, a corner of land of Paul D. Nelms; thence leaving the title line in the bed of Lincoln Highway and crossing the Southeast side thereof, South 06 degrees 02 minutes 30 seconds East, 193.10 feet having crossed the Northerly side of a 30 feet wide Sewer Easement to a point in said easement also being a point in the Northerly right of way line of the Pennsylvania Railroad; thence extending along the same and crossing the Southeasterly side of the aforesaid 30 feet wide sewer easement, South 83 degrees 19 minutes 50 seconds West, 109.76 feet to an iron pin marking the a corner of this and Tract No. 1 on said plan; thence extending along Tract No. 1, recrossing the aforesaid sewer easement, North 03 degrees 37 minutes 40 seconds West, 194.79 feet having crossed the Southerly side of Lincoln Highway to a point on the title line of the bed of same; thence extending along said title line, North 84 degrees 08 minutes East, 101.57 feet to a point, the first mentioned point and place of beginning.

BEING Tract No. 2 on said Plan.

CONTAINING 20,482 square feet and commonly known as 4120 W. Lincoln Highway, Downingtown, PA.

BEING THE SAME PREMISES WHICH Cordell J. Strohl, Sr. and Evelyn L. Strohl, husband and wife and Cordell J. Strohl, by Deed dated 8/15/1989 and recorded 8/16/1989 at Chester County, Pennsylvania in Record Book 1658, Page 464, granted and conveyed unto Robert C. Wiggins and Kirk A. Smith, their heirs and assigns, in fee.



KRAUT & KRAUT LAW OFFICE

03/28/2006 12:40P

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TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it the said Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his heirs and assigns forever.

AND the said Grantors, for themselves, heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee(s), his heirs and assigns, by these presents that they, the said Grantors, and heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his heirs and assigns, against them, the said Grantors, heirs and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, **WARRANT and forever DEFEND.**

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals.
Dated the day and year first above written.

**SEALED AND DELIVERED }
IN THE PRESENCE OF US: }**



Robert C. Wiggins



Kirk A. Smith



KRAUT & KRAUT LAW OFFICE

03/28/2006 12:40P

10635689

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Commonwealth/State of PENNSYLVANIA


County of CHES TER

On this, the 24th day of MARCH, 2006, before me, the undersigned officer, personally appeared ROBERT C. WIGGINS AND KIRK A. SMITH

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARIAL SEAL
WILLIAM D. KRAUT, Notary Public
West Chester Boro. Chester County
My Commission Expires October 24, 2006



Notary Public

<h1>Deed</h1>	Robert C. Wiggins and Kirk A. Smith	to	Kirk A. Smith	Recorded in Deed Book page	GIVEN under my hand and the seal of the said office, the date above written.	Recorder of Deeds
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Kraut and Kraut, Attorneys at Law
123 East Gay Street
West Chester, PA 19380
(610) 430-6000
(610) 431-9905 (fax)

130431-K

The address of the above-named Grantee(s) is:
4209 EAST LINCOLN HWY
THUNDERBOLT PA 19372

On behalf of the Grantee(s)



KRAUT & KRAUT LAW OFFICE

03/28/2006 12:40P

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