

APPLETON BLUFF SCHOOL
H. Gordon and Martha P. Hickman Residence
4505 Edge's Mill Road, Caln Township
Chester County, Pennsylvania

Like other Chester County townships, Caln, East Caln, and Valley Townships began organizing public schools in the mid-19th century. Small plots of land were purchased by school committees, and one-room schoolhouses built two or three miles distant from each other. Long-time resident Clarence Gill, born in 1909, remembers four of them: Chestnut Grove, which he attended; Chestnut Dell, on the present (2005) Faddis property, Caln, and Thorndale. Both of the latter were on the Lincoln Highway. Thorndale School was demolished, but Caln remains, north of the carwash in Caln and now used for another purpose. Mr. Gill didn't know of Appleton Bluff School on Edge's Mill Road, and in fact this school may have had a shorter history than the others, as an 1882 newspaper clipping offered it for sale, and it was advertised again in 1888. Besides, an 1897 news clipping about the new teachers in Caln Schools does not mention any teacher at Appleton Bluff.

The half acre on which Appleton Bluff school was built had been Hoopes property. In 1858 Orphans Court settled the estate of Davis Hoopes and awarded to his grandson Thomas D. Hoopes a tract of about 146 acres. Four years later Thomas Hoopes sold half an acre for \$150.00 to East Caln School Directors Townsend Walter, Isaac Spackman, Abraham Ashbridge, Thomas Aldred, George Thompson, and William England.

In 1917 the stone schoolhouse and lot were sold for even less, \$125.00, to Horace Miller. Miller and his wife Blanche lived there until 1928, when they sold to Rodney and Gladys Ray, who added 1.6 acres to their holding. In 1932 J. Evans Miller bought the entire property from the Rays and then sold it to Horace and Blanche Miller on the same day. This time, the Millers lived there for just a year, selling in 1933 to Warren and Louise Shingle. The Shingles stayed about thirteen years. In 1946 they sold to Frank and Lillian Esposito. (See Clippings section for information about some owners.) Finally, in 1953 Gordon and Martha Hickman bought the house. Gordon Hickman died some years ago, but his widow Martha still owns it, in 2005.

Mary Larkin Dugan
April 2005

DEED DESCENT
 APPLETON BLUFF SCHOOL
 4505 Edge's Mill Road, Caln Township
 Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
T6, 365 8/5/1862	Thomas D. Hoopes to School Directors of East Caln Township, lot or piece of ground	.5 acre \$150.00
G15, 153 4/2/1917	Ambrose C. Fulton et al, School Directors of Caln School District to Horace V. Miller, stone building and lot	.5 acre \$125.00
T17, 86 1/14/1928	Horace V. & Blanche Miller to Rodney E. & Gladys E. D. Ray, stone building and lot	.5 acre \$1.00
Y18, 41 4/27/1932	Rodney E. & Gladys E. D. Ray to J. Evans Miller, two tracts with stone building	1) .5 acre 2) 1.612 acres \$1.00
Y18, 42 4/27/1932	J. Evans Miller to Horace V. Miller, two tracts as above	\$1.00
A19, 128 4/18/1933	Horace V. & Blanche Miller to Warren H. Shingle, two tracts as above	\$1.00
C22, 251 12/9/1946	Warren H. & Louise Y. Shingle to Frank P. & Lillian S. Esposito, two tracts as above	\$1.00
C26, 25 2/17/1953	Frank P. & Lillian S. Esposito to H. Gordon & Martha P. Hickman, two tracts as above	\$15,000.00

CR 6.21.1968

Cahn Township has a number of old schools that are being used as homes. CR 6.21.68

One is Chestnut Grove on Hatfield Road, owned by Joseph S. Kane Jr. Another is Cahn at 2011 E. Lincoln Hwy., the home of Charles Burke.

A two-story double house at Routes 30 and 340 in Thorndale was once classed as a Cahn high school. It is owned by Herbert Bryson.

The Cahn School for elementary students also was once located at 105 Bondsville Rd., now owned by Mr. and Mrs. Gary Davis.

The Chestnut Dell School on King's Highway is owned by Leon Faddis and the Edges Road School on Edge's Mill Road is owned by Gordon Hickman.

Just a stone wall is all that remains of a school that once stood on the Pim property. It can be found about 100 yards away from the Cahn Municipal Building.

The six-sided school that stood for more than 100 years on the farm of Joseph Edge on Bailey Road has been moved as a lasting Centennial project to Municipal Drive.

Still another old school is just a small pile of stones behind the home of Mr. and Mrs. Earl Hadfield of 302 Bondsville Rd.

457291872

PUBLIC SALE OF REAL ESTATE
PUBLIC SALE ON SATURDAY, JUNE 10, 1882—Will be sold at Public Sale, on the above date, the SCHOOL HOUSE, known as "Appleton's Bluff" or No. 4, in Cahn Township, Chester county, and HALF AN ACRE OF LAND, adjoining lands of Joseph Baugh and Hoopes. Sale at 8 p. m. By order of Board.

L 10.15.1888

PUBLIC SALE OF SCHOOL HOUSE
The School House situated in the northeast part of CALN TOWNSHIP, adjoining lands of J. Baugh and Thomas D. Hoopes, and known as the "Appleton Bluff" School, will be offered at Public Sale, on SATURDAY, OCTOBER 27, at 3 p. m. By order of the Board, GEORGE F. BEALE, Secretary.

L 11.3.1965

Mr. and Mrs. Rodney E. Ray were surprised Sunday afternoon, Oct. 4, at the East Brandywine Fire Company, Guthriesville, in celebration of their 40th wedding anniversary.

Mr. and Mrs. Ray were married October 17, 1925 by the Rev. Grover C. Walters at the bride's home on Oakbourne rd. near West Chester. Mr. Walters could not be present for the party but sent a letter of congratulations. 11.3

Among those present at the celebration to surprise the couple and present them with gifts and a group gift of a television were: Mr. and Mrs. Raymond Davis, Lansdowne; Mr. and Mrs. William Moorhead, Woodbury, N.J., brother and sister of Mrs. Ray; Mr. and Mrs. Edward McClure, Betty Jean and Joanne McClure, Robert Ray, Mr. and Mrs. Paul Ray, David, Christy, Linda and Janet Ray and the Rev. Donald Ray, children and grandchildren of Mr. and Mrs. Ray; also, a niece and family, Mr. and Mrs. Gene Ebersole, Chuck, Peggy and David Ebersole of Broomall.

Many friends from Norris-town, Coatesville, Malvern and Glenmoore gathered to present gifts and donate toward the television.

L 6.3.1944

Horace V. Miller

Horace V. Miller, of 34 West Lincoln Highway, Downingtown, died suddenly yesterday at a family dinner party in honor of his 53d birthday anniversary.

Mr. Miller, the husband of Blanche M. Kennedy Miller and son of T. Vance Miller, former postmaster of Downingtown, and the late Mary Eva Walton Miller, had suffered from a heart condition for two years. L 6.3

The deceased was a faithful member of the First Presbyterian Church of Downingtown. He belonged to the Downingtown Rotary Club. He had been a plumbing contractor in Downingtown for the past 28 years.

Besides his wife and his father, there are two children, Horace V. Miller, Jr., an air cadet stationed at Courtland, Ala., and Edith Mae, wife of Petty Officer First Class Warren Mitchell, of Cape May. There are the following brothers and sisters: Leon Miller, of California; Joseph P., of West Chester; Dorothy M., wife of George H. Gensemer, of Coatesville, and Edith, wife of Harlan Usher. There is also one grandchild, Theodore Vance Miller.

MILLER.—Suddenly, in Downingtown, Pa., on Friday, June 2, Horace V. Miller, aged 53 years.

Relatives and friends, also Downingtown Rotary Club, are invited to attend the funeral services without further notice from his late residence, 34 West Lincoln Highway, Downingtown, Pa., on Tuesday, June 6, 1944, at 2.30 p. m. Interment in Northwood Cemetery. Friends may call at his late home on Monday evening.

L 9.20.1971

Warren H. Shingle

Warren H. Shingle, 68, of Springtown road in West Brandywine Township, Glenmoore RD 2, died last evening in the Chester County Hospital after being in failing health for some time.

Son of the late Harry and Lena Troub Shingle, Mr. Shingle was born in Honeybrook Township and lived in Chester County all his life. A graduate of the Honey Brook Vocational School, Mr. Shingle was a lifelong member of St. Marks Episcopal Church in Honey Brook. L 9.20.71

He was dairy supervisor for the Chester County Dairy Herd Improvement Association for more than 30 years before ill health forced his retirement in 1953.

He is survived by his wife, Louise Yarnall Shingle; a son, David T. Shingle of Philadelphia; a brother, Lewis R. Shingle of Elverson RD; and a sister, Mrs. Evelyn Pugh of Norristown.

SHINGLE—in Chester County Hospital, West Chester, Pa. on Friday, November 19, 1971. Warren H. Shingle, of Springtown Road, West Brandywine Township, Glenmoore, RD 2, Pa., husband of Louise Yarnall Shingle, aged 68 years. L 11.22.71
Relatives and friends are invited to attend the services from The funeral home of Harry E. Wentz, 342 E. Chestnut St., Coatesville, Pa. on Tuesday, November 23, 1971, at 1 p.m. Interment St. Marks Cemetery. In lieu of flowers, contributions may be made to the St. Marks Episcopal Church, Honey Brook, RD 1, Pa. Friends may call this Monday evening.



FRANCIS ESPOSITO, son of Mr. and Mrs. Frank Esposito, Fisherville Road, Downingtown, received Eagle Award at Troop 115 Court of Honor. Father watches while mother proudly pins on the award.

CALN TOWNSHIP.

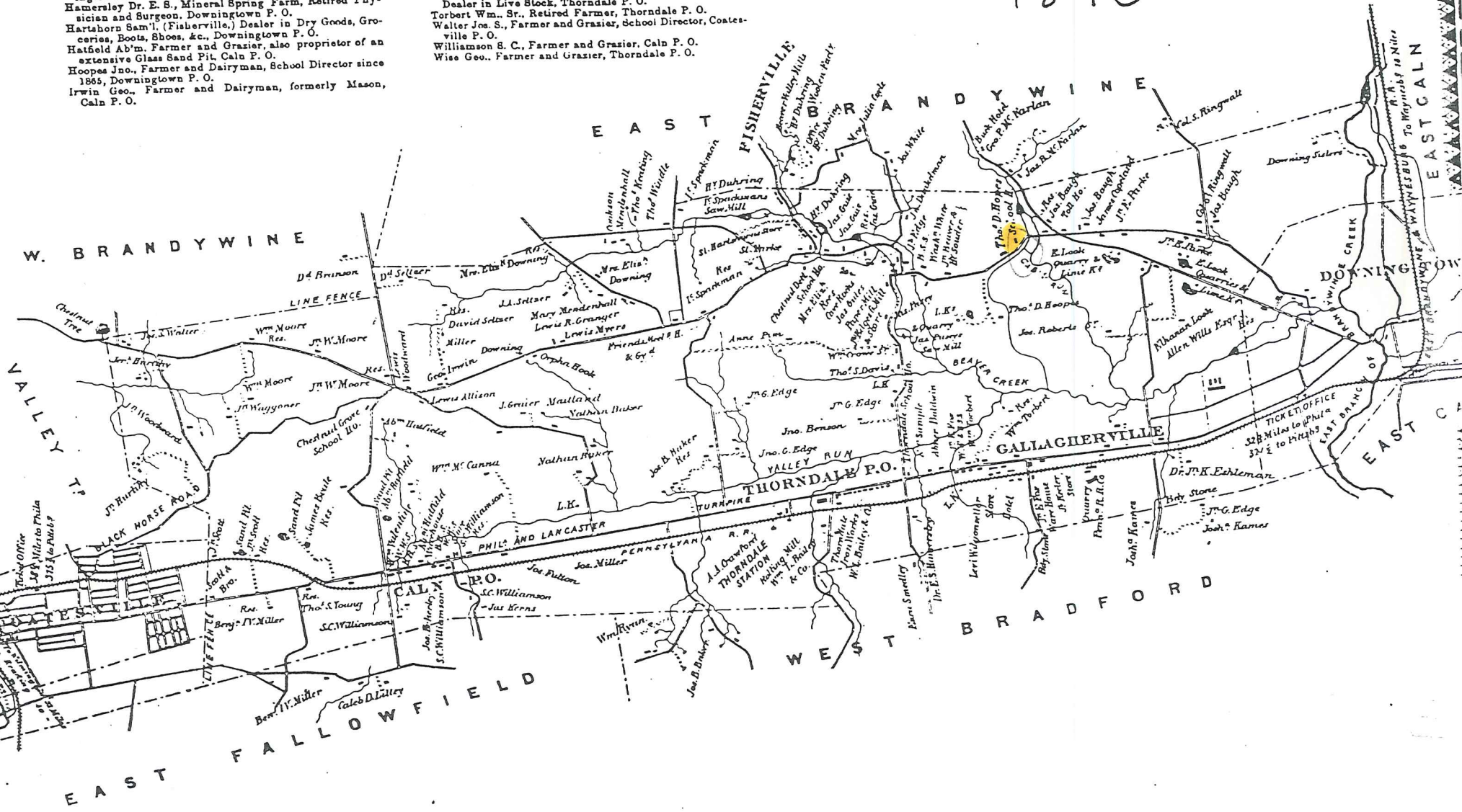
Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.
 Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.
 Baugh Jos., Farmer and Grazier, Downingtown P. O.
 Crowe Wm., Sr., House Carpenter, 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.
 Guis Jaa., 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.

Lyons Dennis, (Gallagherville), Fashionable Boot and Shoe Maker, Downingtown P. O.
 Mason Wm. P., Farmer and Grazier, Guthrieville P. O.
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.
 Moors Jno. W., Dairyman and Grazier, Coatesville P. O.
 Moors Wm., Farmer, Dairyman & Grazier, Coatesville P. O.
 Mullen Jno. B., proprietor of the Gallagherville Hotel, Downingtown P. O.
 Sample N. C., Thorndale 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 Jc., 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, Coatesville P. O.
 Williamson S. C., Farmer and Grazier, Caln P. O.
 Wise Geo., Farmer and Grazier, Thorndale P. O.

CALN

Scale 2 Inches to One Mile.

1873



all of the same place School Directors of East Waln
School District of the other part. Witnesseth that

the said Thomas D. Hoopes for the consideration of one hundred and fifty dollars to him in hand
paid by the said Townsman Walter Isaac Spaeteman Abraham Aehbudge Thomas Aldred
George Thompson and William England school directors aforesaid and before the enacting
and delivery hereof the deed whereof is hereby acknowledged hath granted bargained sold
conveyed released and confirmed and by these presents doth grant bargain sell alien
convey release and confirm unto the said Townsman Walter Isaac Spaeteman Abraham
Aehbudge Thomas Aldred George Thompson and William England School Directors
aforesaid and to their successors and assigns all that certain lot or piece of ground situate in the
said Township of East Waln in the County of Chester aforesaid bounded and described as follows to wit
Beginning at a stone in the middle of a public road leading from the Downingtown and
Harrisburg Turnpike to Edge's Mill by a line of lands of Maria Jane Baugh thence along
the same North one degree and a quarter West thirteen perches and thirty three and one
third hundredths to a stone thence by the lands of the said Thomas D. Hoopes South seventy
two degrees West six perches to a stone thence South one degree and a quarter East thirteen
perches and thirty three and one third hundredths to a stone in the middle of the aforesaid
road thence along the middle of the same North seventy two degrees East six perches to the
place of beginning containing half an acre of land be the same more or less Being
part of the same lands and premises (a certain tract of one hundred and forty six acres and
sixty nine perches) which were adjudged to the said Thomas D. Hoopes the grandson the
widow the day of October Anno Domini one thousand eight hundred and fifty eight by the
Orphans Court of Chester County in Proceedings in partition upon the real estate of David
Hoopes deceased as by reference to said Proceedings in Partition recorded in the Select
Office of Chester County in Orphan Court Docket No 23 Page 50 65 & 73 will more fully
appear Together with all and singular the buildings and improvements rights liberties
privileges and appurtenances belonging thereto or in any manner appertaining thereto And
also the interest remainders rents issues and profits thereof To Have and To Hold these

Deeds

Thomas D Hoopes
(to)
The School Directors
of
East Caln Township

This Indenture made the fifth day of August in
the year of our Lord one thousand eight hundred and
sixty two between Thomas D Hoopes of the township
of East Caln in the County of Chester and State of
Pennsylvania of the one part and Townsme Walter
Soace Spacteman Abraham Aehlbridge Thomas
Aldred George Thompson and William England
all of the same place School Directors of East Caln
School District of the other part. Witnesseth that

the said Thomas D Hoopes for the consideration of one hundred and fifty dollars to him in hand
paid by the said Townsme Walter Soace Spacteman Abraham Aehlbridge Thomas Aldred
George Thompson and William England school directors aforesaid and before the executing
and delivery hereof the receipt whereof is hereby acknowledged hath granted bargained sold
aliened enfeoffed released and confirmed and by these presents doth grant bargain sell alien
enfeoff release and confirm unto the said Townsme Walter Soace Spacteman Abraham
Aehlbridge Thomas Aldred George Thompson and William England School Directors
aforesaid and to their successors and assigns all that certain lot or piece of ground situate in the
said township of East Caln in the County of Chester aforesaid bounded and described as follows to wit
Beginning at a stone in the middle of a public road leading from the Downingtown and
Horseshoe Turnpike to Edge's Mill in a line of lands of Maria Jane Baugh thence along
the same North one degree and a quarter West thirteen perches and thirty three and one
third hundredths to a stone thence by the lands of the said Thomas D Hoopes South seventy
two degrees West six perches to a stone thence South one degree and a quarter East thirteen
perches and thirty three and one third hundredths to a stone in the middle of the aforesaid
road thence along the middle of the same North seventy two degrees East six perches to the
place of beginning containing half an acre of land be the same more or less Being
part of the same lands and premises (a certain tract of one hundred and forty six acres and
one half) the said Thomas D Hoopes the grantor on the

This Indenture, Made the 14th day of

January in the year of our Lord one thousand nine hundred and twenty eight (1928) BETWEEN HORACE V. MILLER, of the Borough of Downingtown, County of Chester and State of Pennsylvania, and Blanch Miller, his wife (hereinafter called the Grantors) of the one part;

DEED
HORACE V. MILLER & WF
TO
RODNEY E. RAY & WF

AND
Rodney E. Ray, of Caln Township, County and State aforesaid, and Gladys E. D. Ray, his wife (hereinafter called the Grantees)

of the other part: WITNESSETH, That the said GRANTORS lawful money of the United States of America unto them well and truly paid by the said Grantees have granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents do grant, bargain, sell, alien, convey, release and confirm unto the said Grantees, their heirs and assigns as tenants by entireties.

ALL THAT CERTAIN stone building and lot or tract of land situate in the said Township of Caln, County and State aforesaid, bounded and described as follows:- BEGINNING at an iron pipe in or near the middle of a public road leading from the Downingtown and Harrisburg Turnpike to Edge's Mill in a line of land of Joseph Baugh; thence along the said Baugh's land, north one degree and fifteen minutes west, two hundred and twenty feet; thence by land of R. Edward Groff the next two courses and distances; South seventy two degrees west, ninety nine feet; and south one degree and fifteen minutes east, two hundred twenty feet to an iron pipe in or near the middle of the aforesaid public road; thence along the said road, north seventy two degrees east, ninety nine feet to the place of beginning;

CONTAINING one half of an acre of land be the same more or less:

BEING the same premises which Ambrose C. Fulton, et al School Directors of Caln Township, Chester County by Indenture bearing date the 2nd day of April A. D. 1917 and recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book G-15, Vol: 354, Page 153 etc; granted and conveyed unto Horace V. Miller party hereto in fee;

ALSO, ALL THAT CERTAIN lot or tract of land situate in Caln Township aforesaid and bounded and described as follows:- BEGINNING at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Edge's Mill at a corner of the land belonging to Horace V. Miller, being the tract above described thence leaving the road and extending along said Miller's land north one degree and fifteen minutes west, two hundred nineteen and ninety four hundredths feet to an iron pin; thence by the same land, north seventy two degrees east, ninety nine feet to a stake, in a line of land belonging to Arner Williams; thence by Williams' land north one degree and fifteen minutes west, four hundred ninety five and two hundredths feet to an iron pin thence still by Williams' land south eighty seven degrees west, one hundred twenty four and six tenths feet to an iron pin; thence by other land of William C. Wood, south twenty eight minutes east, seven hundred fifty five and thirty six hundredths feet to an iron pin in the middle of the public road first mentioned; thence along the middle of the same by land Wray Brothers, north sixty seven degrees twenty six minutes east, forty two and ninety five hundredths feet to the first mentioned point and place of beginning: CONTAINING one and six hundred and twelve thousandths acres of land be the same more or less;

BEING the same lot or tract of land which William C. Wood and wife by Indenture bearing date the 15th day of August A. D. 1925 and duly recorded in the Office for the Recording of Deeds aforesaid granted and conveyed unto the Horace V. Miller party hereto in fee;

This Indenture

DEED

RODNEY E. RAY & WIFE
VS
J. EVANS MILLER

April 1928
Between Rodney E. Ray of the Borough of West Chester, County of Chester, and State of Pennsylvania and Gladys E. D. Ray, his wife (hereinafter called the Grantor) of the one part; AND J. Evans Miller of the Borough of Downingtown, County and State of Pennsylvania (hereinafter called the Grantee)

of the other part: WITNESSETH, That the said Grantors for and in consideration of the sum of One Dollar and other good and valuable considerations in lawful money of the United States of America unto them hereof granted, bargained, sold, aliened, conveyed and conveyed at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents do grant, bargain, sell, alien, convey, release and confirm unto the said Grantee, his heirs and assigns

ALL THAT CERTAIN stone building and lot or tract of land situate in the said Township of Caln, County and State aforesaid, bounded and described as follows:- BEGINNING at an iron pipe in or near the middle of a public road leading from the Downingtown and Harrisburg Turnpike to Edge's Mill, in a line of land of Joseph Baugh, thence along the said Baugh's land, north one degree and fifteen minutes east, two hundred and twenty feet; thence by land of H. Edward Groff, the next two courses and distances, south seventy two degrees west, ninety nine feet; and south one degree and fifteen minutes east, two hundred and twenty feet to an iron pipe in or near the middle of the aforesaid public road; thence along the said road north seventy two degrees east, ninety nine feet to the place of beginning. Containing one half of an acre of land be the same more or less.

ALSO ALL THAT CERTAIN lot or tract of land situate in Caln Township, and bounded and described as follows:- BEGINNING at an iron pin set in the middle of a public road leading from the Barcesshoe Turnpike at Edge's Mill at a corner of the land belonging to Horace V. Miller being the tract above described; thence leaving the road and extending along said Miller's land north one degree and fifteen minutes west, two hundred nineteen and ninety four hundredths feet to an iron pin; thence by the same land north seventy two degrees east ninety nine feet to a stake in a line of land belonging to Abner Williams; thence by Williams' land, north one degree and fifteen minutes west, four hundred ninety five and two hundredths feet to an iron pin; thence still by Williams' land south eighty seven degrees west, one hundred twenty four and six tenths feet to an iron pin; thence by other land of William C. Wood, south twenty eight minutes east, seven hundred fifty five and thirty six hundredths feet to an iron pin in the middle of the public road first mentioned; thence along the middle of the same by land Wray Brothers, north sixty seven degrees twenty six minutes east, forty two and ninety five hundredths feet to the first mentioned point and place of beginning. Containing one and six hundred and twelve thousandths acres of land be the same more or less.

BEING the same premises which Horace V. Miller and Blanch Miller, his wife by deed dated the 14th day of January A. D. 1928 and recorded in the Office for the Recording of Deeds in and for Chester County, Penna. in Deed Book E-17, Vol. 416, Page 86 &c. granted and conveyed unto the said Rodney E. Ray and Gladys E. D. Ray, his wife parties hereto in fact.

This Indenture,

Made the 27th day of

April in the year of our Lord one thousand nine hundred and thirty two (1932) Between J. Evans Miller of the Borough of Downingtown, County of Chester and State of Pennsylvania, singleman (hereinafter called the Grantor) of the one part AND Horace V. Miller of the same place (hereinafter called the Grantee)

DEED

J. EVANS MILLER TO HORACE V. MILLER

of the other part; WITNESSETH, That the said grantor for and in consideration of the sum of One Dollar and other good and valuable considerations in lawful money of the United States of America unto him well and truly paid by the said grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged hath granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents doth grant, bargain, sell, alien, convey, release and confirm unto the said grantee, his heirs and assigns

ALL THAT CERTAIN stone building and lot or tract of land situate in the said Township of Galn, County and State aforesaid, bounded and described as follows:- BEGINNING at an iron pipe in or near the middle of a public road leading from the Downingtown and Harrisburg Turnpike to Edge's Mill in a line of land of Joseph Baugh, thence along the said Baugh's land, north one degree and fifteen minutes west, two hundred and twenty feet; thence by land of H. Edward Groff the next two courses and distances, south seventy two degrees west, ninety nine feet; and south one degree and fifteen minutes east, two hundred twenty feet to an iron pipe in or near the middle of the aforesaid public road; thence along the said road north seventy two degrees east, ninety nine feet to the place of beginning. Containing one half of an acre of land be the same more or less.

ALSO AND THAT CERTAIN lot or tract of land situate in Galn Township and bounded and described as follows:- BEGINNING at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Edge's Mill at a corner of the land belonging to Horace V. Miller, being the tract above described; thence leaving the road and extending along said Miller's land north one degree and fifteen minutes west, two hundred nineteen and ninety four hundredths feet to an iron pin; thence by the same land north seventy two degrees east ninety nine feet to a stake in a line of land belonging to Abner Williams, thence by Williams' land north one degree and fifteen minutes west, four hundred ninety five and two hundredths feet to an iron pin; thence still by Williams' land, south eighty seven degrees west, one hundred twenty four and sixtenths feet to an iron pin; thence by other land of William C. Wood, south twenty eight minutes east, seven hundred fifty five and thirty six hundredths feet to an iron pin in the middle of the public road first mentioned; thence along the middle of the same by Land Wray Brothers north sixty seven degrees twenty six minutes east, forty two and ninety five hundredths feet to the first mentioned point and place of beginning. Containing one and six hundred and twelve thousandths acres of land be the same more or less.

BEING the same premises which Rodney E. Ray and Gladys E. D. Ray, his wife by deed bearing even date herewith and intended forthwith to be recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto the said J. Evans Miller, party hereto in fee.

Under and Subject, nevertheless to the payment of a certain mortgage debt or principal sum of forty eight hundred and fifty (\$4850) dollars with interest thereon as the same may become due and payable, given and executed by the said J. Evans Miller to Downingtown Building and Loan Association bearing even date here with and intended forthwith to be recorded in the Office for the Recording of Deeds aforesaid.

DEED

WARREN H. SHINGLE & WF.

TO

FRANK P. ESPOSITO & WF.

This Indenture, Made the 9th Day of

December in the year of our Lord one thousand nine hundred and forty-six
Warren H. Shingle and Louise Y. Shingle, his wife, of Caln Township, Chester County,
Pennsylvania, (hereinafter called the grantors) of the

one part, and Frank P. Esposito and Lillian S. Esposito, his wife, of the Borough
of Downingtown, Chester County, Pennsylvania, as tenants in entirety,
(hereinafter called the grantees)

of the other part: WITNESSETH, That the said grantors
for and in consideration of the sum of **One Dollar and other valuable considerations** Lawful money of the
United States of America, unto **them** of **these presents**, **do** sell and truly and by the said grantee granted, bargained and sold,
at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, **do** **grant, bargain and sell,** **have** **alien, enfeoff,**
released and confirmed, and by these presents **do** **grant, bargain and sell,** **release and confirm** unto the said **grantee** **their** heirs and assigns,

ALL THAT CERTAIN stone dwelling and lot or tract of land situate in Caln Township, Chester County, Pennsylvania, bounded and described as follows:-

BEGINNING at an iron pipe in or near the middle of a public road leading from the Downingtown and Harrisburg Turnpike to Edge's mill in a line of land now or formerly of Joseph Baugh, thence along said land, North one degree and fifteen minutes West, two hundred and twenty feet; thence by land now or formerly of H. Edward Wroff the next two courses and distances; South seventy-two degrees West, ninety-nine feet, and South one degree and fifteen minutes East, two hundred twenty feet to an iron pin in or near the middle of the aforesaid public road; thence along the said road, North seventy-two degrees East, ninety-nine feet to the place of beginning.

CONTAINING one-half of an acre of land, be the same more or less.

ALSO ALL THAT CERTAIN lot or tract of land situate in Caln Township, aforesaid, bounded and described as follows:-

BEGINNING at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Edge's Mill at a corner of the tract above described, thence leaving the road and extending along the tract above described, North one degree and fifteen minutes West, two hundred nineteen and ninety-four hundredths feet to an iron pin; thence by the same land North seventy-two degrees East, ninety-nine feet to a stake in line of land now or formerly of Abner Williams; thence along said land, North one degree and fifteen minutes West, four hundred ninety-five and two hundredths feet to an iron pin; thence still by said Williams' land, South eighty-seven degrees West, one hundred twenty-four and six tenths feet to an iron pin; thence by land now or formerly of William C. Wood, South twenty-eight minutes East, seven hundred fifty-five and thirty-six hundredths feet to an iron pin in the middle of the public road first mentioned; thence along the middle of the same by land now or formerly of Wray Brothers, North sixty-seven degrees and twenty-six minutes East, forty-two and ninety-five hundredths feet to the place of beginning.

CONTAINING one and six hundred and twelve thousandths acres of land, be the same more or less.

BEGINNING the same premises which Horace V. Miller and Blanche Miller, his wife, by their Indenture bearing date the 18th day of April A. D. 1933, and on record in the Recorder's Office of Chester County in Deed Book A-19, Volume 448, Page 128, granted and conveyed unto Warren H. Shingle, one of the parties hereto, in fee.

UNDER AND SUBJECT to the following restrictions which apply only to that portion of the above premises lying and being within Four Hundred and Fifty feet of the public road above mentioned;

FIRST:- No building erected or to be erected on the premises shall be converted or used for business or commercial purposes except as may be required for general farming and vegetable growing.

SECOND:- No drinking saloon, steam mill, tannery, slaughter house, skin dressing establishment, glue, soap, candle or starch factory, airport, road-stand (excepting stands for the sale of agricultural commodities produced hereon), bulk or retail gasoline station, or public commercial billboards, garage or other structure for offensive purpose or occupation, shall at any time hereafter be erected, built or conducted, or caused, suffered or permitted to be erected, built or conducted upon said premises or upon any part thereof.

THIRD:- No portion hereof shall be sold by the grantees herein, or by their executors, heirs, administrators or assigns, except subject to the above mentioned restrictions and expressly so stated in the deed of conveyance therefor.

DEED

This Indenture, Made the Seventeenth day of

February in the year of our Lord, one thousand nine hundred and fifty three (1953)

FRANK P. ESPOSITO UX

TO

H. GORDON HICKMAN UX

BETWEEN Frank P. Esposito and Lillian S. Esposito, his wife, of the Borough of Downingtown, Chester County, Pennsylvania, (hereinafter called the Grantors), of the one part AND H. Gordon Hickman and Martha P. Hickman, his wife, of Tredyffrin Township, Chester County, Pennsylvania (hereinafter called the Grantees)

of the second part; Witnesseth, That the said part (as of the first part, for and in consideration of the sum of Fifteen thousand and 00/100 (\$15,000) Dollars lawful money of the United States of America, well and truly paid by the said part (as of the second part to the said part (as of the first part, at and before the encoding and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm unto the said part (as of the second part, their Heirs and assigns, as Tenants by the Entireties,

All That Certain stone dwelling and lot or tract of land situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:-

Beginning at an iron pipe in or near the middle of a public road leading from the Downingtown and Harrisburg Turnpike to Edge's Mill in a line of land now or formerly of Joseph Baugh, thence along said land, North one degree and fifteen minutes West, two hundred and twenty feet; thence by land now or formerly of H. Edward Gref the next two courses and distances; South seventy two degrees West, ninety nine feet, and South one degree and fifteen minutes East, two hundred twenty feet to an iron pin in or near the middle of the aforesaid public road; thence along the said road, North seventy two degrees East, ninety nine feet to the place of beginning.

Containing one half of an acre of land, be the same more or less.

Also All That Certain lot or tract of land situate in Cain Township, aforesaid, bounded and described as follows:-

Beginning at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Edge's Mill at a corner of the tract above described, thence leaving the road and extending along the tract above described, North one degree and fifteen minutes West, two hundred nineteen and ninety four hundredths feet to an iron pin; thence by the same land North seventy two degrees East, ninety nine feet to a stake in line of land now or formerly of Abner Williams; thence along said land, North one degree and fifteen minutes West, four hundred ninety five and two hundredths feet to an iron pin; thence still by said Williams' land, South eighty seven degrees West, one hundred twenty four and six tenths feet to an iron pin; thence by land now or formerly of William C. Wood, South twenty eight minutes East, seven hundred fifty five and thirty six hundredths feet to an iron pin in the middle of the public road first mentioned; thence along the middle of the same of land now or formerly of Wray Brothers, North sixty seven degrees and twenty six minutes East, forty two and ninety five hundredths feet to the place of beginning.

Containing one and six hundred and twelve thousandths acres of land, be the same more or less.

Being the same premises which Warren H. Shingle and Louise Y. Shingle, his wife, by their Indenture bearing date the 9th day of December, 1940 and Recorded in the Office for recording of Deeds in and for Chester County in Deed Book C-22, Vol. No. 525, Page 251, granted and conveyed to Frank P. Esposito and Lillian S. Esposito, his wife, parties hereto in fee as Tenants by the Entireties.

Enter And Subject to the following restrictions which apply only to that portion of the above premises lying and being within four hundred and fifty feet to the public road above mentioned:

- First: No building erected or to be erected on the premises shall be converted or used for business or commercial purposes except as may be required for general farming and vegetable growing.
- Second: No drinking saloon, steam mill, tannery, slaughter house, skin dressing establishment, glue, soap, candle or starch factory, airport, road stand (excepting stands for the sale of agricultural commodities produced hereon), bulk or retail gasoline station, or public commercial billboards, garage or other structure for offensive purpose or occupation, shall at any time hereafter be erected, built, or conducted, or caused, suffered or permitted to be erected, built or conducted upon said premises or upon any part thereof.
- Third: No portion hereof shall be sold by the Grantees herein, or by their executors, heirs, administrators or assigns, except subject to the above mentioned restrictions and expressly so stated in the deed of conveyance therefor.

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