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

CR6,21,1968

Caln Township has a number of old schools that are being used as homes. CR 6, 21, 68

One is Chesimul Grove on Hatfield Road, owned by Joseph S. Kane Jr. Another is Caln. 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 Caln high school. It is owned by Herbert Bryson.

The Caln School for elementary students also was once loeated 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 Caln 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.

5729,1872 JUBLIC HALK OF REAL ESTATE

PUBLIC SALE ON SATURDAY, JUNE 10, 1882-Will be sold at Public Sale, on the above date, the SCHOOL HUUSE, known as "Appleton's Bluff," or No. 4, in Cain township, Chester county, and HALF AN ACRE OF LAND, adjoining lands of Joseph Baugh and Hoopes. Sale at 3 p.m., By order of Roard.

PUBLIC SALE OF SCHOOL HOUSE THE School House situated in the northeast part of LaLN TOWNSHIP, adjoining lands of 195, Bangh and Thomas D. Hoopes, and known as the 'apple on Bird's School, will be offered at Public Sale, on ATURDAY, OUTOBER 27, at 2 p, m. By deterof the Board. 27. at 2 p. m. By order of GEORGE F. BRALE, 10.15

1.1.3. 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.

ratulations. /13
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 Norristown, Coatesville, Malvern and Glenmoore gathered to present gifts and donate toward the television.

L6. 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 Downingtowu, and the late Mary Eva Walton Miller, had suffered from a heart condi-

tion for two years. 16.3

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: Dorotohy 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

on Friday, June 2, Horace V. Miller, aged 53 years.

Relatives and friends, also Downing-town 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.

19,20.1971

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.

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 Springton, Road, West Brandywine Township, Glenmoore, RD 2, Pa., husband of Louise Yarnall Shingle, aged 68 years. \$\(\frac{1}{2} \) \frac{1}{2} \] 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.

Baily Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.

Thorndale F. U. Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Contral R. R., Thorndale P. O. Baldwin Mrs. Hannah E., Green Bank Farm, Downing-

town F. U.
Baugh Jos., Farmer and Grazier, Downingtown P. O.
Crowe Wm., Br., House Carpenter, Cabinet Maker, Sawyer
and Chair Bow Manufacturer, Thorndale P. O. town P. O.

and Unair Dow Manuiscturer, Thorndale F. O. Davis Aaron, Farmer and Dairyman, Thorndale P. O. Edge Jb. V. Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downington P. O. Guis Jas. Manufacturer and Wholesale Dealer in every Guis Jas. Manufacturer and Wholesale description of Paper, address Eagle Paper Mill, Down-

Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.

Mason Wm. P., Farmer and Grasier, Guthrieville P. O. Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.

Guthrieville P. O.
Moore Jno. W., Dairyman and Grazier, Coatesville P. O.
Moore Wm., Farmer, Dairyman & Grazier, Coatesville P. O.
Mullen Jno. B., proprietor of the Gallagherville Hotel,
Downingtown P. O.
Sample N. C., Thorndale P. O.
Sample N. C., Thorndale P. O.
Soltier E. L. & J. H., Farmers and Graziers, Caln P. O.
Soltier D. And w, Farmer, Dairyman and Grazier, Thorndale P. O.

dale P. O. Spackman Amanda, Teacher, Downingtown P. O. Spackman Ic., Farmer and Grasier, Secretary of the School

ppackman 1c., Farmer and Grasser Secretary of the School Board, Downingtown P. O. Torbert Benj. J. (Gallagherville,) Farmer, Grasser and Dealer in Live Stock, Thorndale P. O. Torbert Wm. Sr., Retired Farmer, Thorndale P. O.

Walter Jos. S., Farmer and Grazier, School Director, Coates-

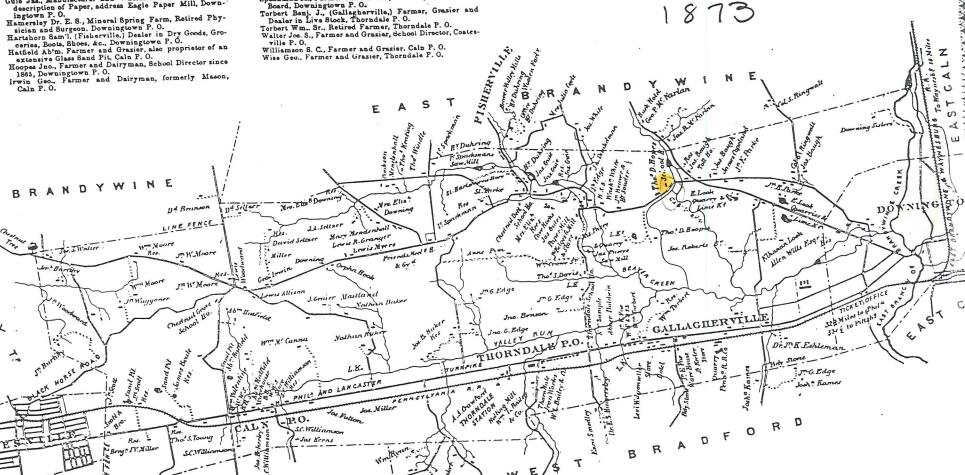
Williamson S. C., Farmer and Grazier, Caln P. O.

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Scale 2 Inches to One Mile.

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Stone House
Frame House
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Spring House

School District of the the part Milmesseth Shale the vale Tromas W. Horfies for the consideration of one hundred and fifty dollars to him in bands part by the saw Journe Walter Space Malleman Abraham Hehbudge Thimes alder Bong Them paralant William England School direction of mes and before the eneraling and delicing here the deer properly is flereby a crevouled get half granter training arrest and a aliente exfert fear released ander fylice une by these presents doll grant being our sell alien enfull release and confumint the said Townswig Matter Loave & Malinary Al Galiner Reflinage Thomas Aldred George Thompson and Welliam England School Direction Spreach and to there incress as and assigns all that certain lot or price of ground situate in the paid formalife of East Calouis the County of Charles a freeza de bounded and described as fillow down Beginning at a done in the middle of a prible road leading from the Downing tours and Harrisbung Dunnkika to Edge's mill in a line of lands if Maria Jane Baugh thence along the pane Worldwore degrees and agranter West thinken perches and thirty this and agrant Shind hundred the to a stone thence by other lands of the dards Thomas & Horfer South secondy du degres Most en soinches de a stone cherce South one degree and aquarter Gast Chilen packets and thirty three and one thing hundred the to a stone in the middle of the afresaid read thenestaling the middle of the came horth sevent, And degrees Esset and presche dollar place of beginning bandaining half an were if land be the carner onice or lego: Being Trail of the same lands and premises (a certain brock of one hundred and fordy devacers and our begown perchies) which were adjudged to the said Show to I too free the grander in the a strenthelay of October Uning Domine one Show sande glit handred and fifty eight by the Coplains Court of Chester County in Incessings in partition whom Therealistate of Dates Horfes de crossile as by reference de saids Inoceedings in Sant Time recorded in the blesting. Office of Chester County in Cophan Court Dicket No 23 Pages 50, 688 13 will more filly appear Together wish all and singular the bildings and for prominent original libertus Jacobleges and approber ances belonging there to one any ordenine appendanting thereto and for the said the sai

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DEED HORACE V. MILLER & WF

ROLNIEY E. RAY & WP

of the other part WIFRESSETH, That the said

in the year of our Lord one thousand nine hundred and twenty of ght (1928) Jenuary

BETWEEN Horace V. Miller, of the Borough of Downingtown, County of Chestor and State of Ponnsylvania, and Blanch Miller, his wife (hereinafter cal led the Grantors) of the one part;

Rodney E. Ray, of Galn Township, County and State aforesaid, and Gladys E. D. Ear, bis wife (hereingfter calledthe Grantees)

Grantera

for and in consideration of the sum of One Dollar and other good and valuable considerations
United Notes of America, unto them well and truly paid by the said Grantees

United States of America, into **them** well and truly paid by the said **Grant** at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged

Grantees have

granted, bargained, sold, aliened, enfeoffed.

released and confirmed and by these presents

grant, bargain, sell, alien, enfeoff, release and confirm unto the said do

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 H. Edward Groff the nest 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:

EXING the same promises 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 fes;

ALSO, ALL THAT CERTAIN lot or tract of land situate in Caln Township aforesaid and bounded and descrited 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 hundredthsfeet 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 Apner Williams; thence by Williams' land north one degree and fifteen minutes west, four bundred ninety five and two hundredths feet to an iron pin thence will by Williams' land south eighty seven degrees west, one hundred twenty four and six tenths feet to an from 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 slong the middle of the same by land Wray Brothers, north sixty seven degrees twenty six minutes east, forty two and ninety five bundredths feet to the first mentioned point and place of baginning. 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 16th day of August A. D. 1925 and buly recorded in the Office for the Recording of Deeds aforesaid granted and conveyed unto the Horace V. Miller party hereto in fee.

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grantara towful numey of the of the other part: WITNESSETH, That the tail for and in considerance of the sum of time Dollar and other good and valueble considerations in United States of America and them. The Dollar and other good and the said grantee and America and them. Therefore the vesting and delivery-en-closed presents the receipt whereaf is hereby adapted and by these presents do grant tangenty and confirmed and by these presents do grant tangenty and confirmed and by these presents. bria granted, bargained/sold, about refrished teleased and configured and by these presents grantee, his

ALL THAT CHITAIN stone building and lot or tract of land situate in the said Township of Caln, county and State aforesaid, bounded and described as follows: - BEGINHING at an iron pipe in or man 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, theme elong the said Beugh's land, north one dogree and fifteen minutes were, two hundred and twenty feet; thence by land of H. Edward Groff, the next two courses and distances, could seventy two degrees west, ninety nine feet; and south one degree and fifteen minutes east, two hundred/feet to an iron pine in or near the middle of the eforesaid public road; thence along the said road north seventy two degrees and, ninely 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: - BEGINEING at an iron pin set in the addile of a public road leading from the Horseshoo Turupika et Edge's Mill at a corner of the land belonging to Morace V. Miller being the tract above described; thence leaving the read and extending along said Miller's land north one degree and fifteen minutes weat, two hundred ninevesh and ninety four bundredths feet to an iron pin; thence by the same land north seventy two degrees east ningty 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' hand south eighty seven degrees west, one hundred twenty four and six tonths feet to en from pin; the moe by other land of William C. Wood, south twenty eight minutes east, seven hundred fifty five and thirty six hundredths fact to an iron pin in the mi tile of the public road first mentionad; thence along the mindle of the same by land Wray Brothers, north sixty seven degrees twenty six minutes east, forty two and nimety five hundradths feet to the first mextioned point and place of beginning. Containing one and six hundred and invelve thousenoths acres of land be the same more or less;

BEINg the same presdom which Horace V. Miller and Blanch Miller, his wife by deed deted the 14th day of January A. D. 1928 and recorded in the Office for the Recording of Beeds in and for Chester Sounty, Penna. in Beet Book 5-17, Val. Aif. Page 86 Se. granted and conveyed unto the said Rodney E. Ray and Gladys E. D. Ray, bis wife postter betato in fee.

J. EVANS MILLER

TO

HORACE V. MILLER

in the year of our Lord one thousand nine hundred and Wil 25y time (1932) Apr 11 Between J. Evans Miller of the Borough of Downingtown, County of Chester and State of Pennsylvania, singleman (hereinafter called the Horace V. Millor of the same place CI MA. Grantor) of the one part

of the other patt: WITNESSETH, That the said grantor for and in consideration of the sum of One Dollar and other good and valuable considerations in

well and truly paid by the said grantee

(hereinatter called the Grantes)

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United States of America unto him at and before the sealing and delivery of these presents, the terrips whereof is hereby acknowledged hath

grant, bargain, sell, alien, enfcoff, release and confirm unte the said released and confirmed and by these presents dotb

heirs and assigns

grantee, his

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 Turnpiko to Edge's Mill in a line of land of Joseph Baugh, thence clong the said Baugh's land, north one degree and fifteen minutes west, two hundred and twenty feet; thence by land of ii. 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 aforesal public road; thence along the said road north seventy two degrees east, ninety nine feet to the place of baginning. 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: - BEGLENING at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Edge's kill at a corner of the land belonging to Borace 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, themes 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 sixtentles feet to an iron pin; thence by other land of William C. Wood, south twenty eight minutes east, seven hundred fifty nive 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 Wrey Erothers north sixty seven degrees twenty six minutes cest, forty two and sinety five hundredths fest 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.

PEING 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 Chaster County, Pennsylvania, granted and conveyed unto the said J. Evens 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 a fity (\$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.

HORACE V. MILLER A WW. าเบ

WARREN H. SHINGLE

april. ... a the year of our Lord, cas thousand time builded and thirty threes. THIWKEN Horace V. Miller and Blanche Miller, his wife, of the

Borough of Downingtown, County of Chaster and State of Pennsylvania parties of the first part, AND Warres H. Shingle, of the fitty of Contesville, County of Chester and State of Pennsylvania, marky

of the resonance. We consider the role can just 199 — of the first part for and in repealeration of the sum if — One (Dollar nor many of the second just to the said part. Less — For a many of the second just to the said part. Less — For a many of the first part of the second just to the said part. Less — For a many of the first part of the second just to the said part. Less — For a many of the first part of the second who are produced by the second who are produced by the second part of the second part granted, bargained. propt, harenn, sell; alien, enfeatt, releger, convey and confirm ment of the comment of the extra section of the expression of the and the state of the NA

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TOGETHER wise appertaining with the apparten TOTAXELAND unto the said part the second part, And the said to by these presents the stid almye describett Hoirs and Assig persons, whomso SHALL AND A IN WITNESS day and year fit. Signet, S

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ON THE 2 for said personally appear

> and in due fou XXX Witness Recorded Apr

1100

WARRYN H. SHINGLE & WF. 90

PRANK P. ESPOSITO & WF.

This Judenture, Made the

Day of

lawful money of the

December in the year of our Lord one thousand nine bundled and forty six Warren H. Shingle and Louise Y. Shingle, his wire, of Cain gownship, Chestor County Fornsylvania, (herebafter called the grantors), of the

one part. and Frank P. Esposite and Lillian S. Esposite, his wife, of the Borough of Downingtown, Chestor County, Panusylvania, as towarts in entirety, (hereinafter called the grantee 3);

of the other part: WITNESSETH, That the said granter 3

for and in consideration of the sum of One Dollar and other valuable considerations

States of America, malo thom of these presents; affective the scaling and delivery hereof the receipt whereof is hereby acknowledged that the property of the scaling and delivery hereof the receipt whereof is hereby acknowledged that the property of the scaling and the United States of America, maio thom

at for before the second at 11 effect, on the off ad by these presents Actioned and continued, and by these presents do grantee s. their

hereby acknowledged, have enfects acknowledged, have settleoff grant, bargain-and self, release that confirm that the saio

granted, bargained and-sold.

heirs and assigns,

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

BECINEING 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 Jegree 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 foot, 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 rest 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 Calm Township, aforesaid, bounded and desorthed as follows:

BEVINNING at an Iron pin set in the middle of the public road ladding from the Horseshoe Turnpike to Edge's Mill at a corner of the tract above described, thence leaving the road and extending along the touck above described. North one degree and fifteen minutes West, two hundred mineteen and minety-four numbreaths feet to an iron plu; thence by the same land North seventy-two degrees East, minety-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 tembs 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 thousand the acres of land, be the same more or less. BEFIN the same premises which Horaco V. Miller and Blauche 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 premissa 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 connected 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, somp, samile or starch factory, airport, rond-stand (excepting stands for the sale of agricultural commodities produced hereon), bulk or retail masoline station, or public commercial billboards, marage or other structure for offensive purpose or cocupation, 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 mrt thereof.

TAIRD: No portion hereof shall be sold by the Grantees herein, or by their executors, heirs, adminintrators or ussigns, except subject to the above mentioned restrictions and expressly so stated in the aged of conveyance therefor.

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DEED

PRANK P. ESPOSIMO UX
TO

H. GORYON HICKMAN UX

This Indenture,

Made the Seventeenth

day of

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

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

of the second part: Witnesseth, That the said part 148 of the first part, for and in consideration of the sum of Fifteen thousand and 00/100 (\$15,000) Dollers lawful money of the United States of America, well and truly paid by the said part 1680 the second part to the said part 168 of the first part, at and before the energing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bergained, sourced and confirmed, and by these presents do grant, bargain, sell, alien, enfectf, release, convey and confirm that the said part 183 of the second part. the air Heirs and assigns, as Tenants by the Entiration.

All That Certain stone dwelling and lot or tract of land situate in Caln Township, Chester County, Pennsy-Ivania, Doubled and described as follows:-

Beginning at approx pipe in or near the middle of a public road leading from the Bowningtown and Marristurg Furnpike 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 Groff the next two courses and distances; South seventy two degrees West, ninety nine feet, and South one degree and lifteen minutes East, two hundred twenty feet to an iron pin in or near the middle of the aforesail public rough themse along the said road, North seventy two degrees Fast, hinety nine feet to the place of degining.

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

Also Air That Cartain lot or tract of land situate in Cain Township, aforesaid, bounded and described as

Beginning at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Eige's Hill at a corner of the tract acces described, thence leaving the road and extensing along the tract above described. North one degree and fifteen minutes Wost, two hundred nineteen and ninety four hundredus feet to an iron pin; thence by the same land North seventy two degrees East, ninety nine fact 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 tentes feet to an iron pin; thence by land how or formerly of William C. Wood, South twenty eight minutes East, seven hundred fifty five and thrity 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 athutes East, forty two and minety five hundredths feet to the place of peginning.

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

Being the same premises which Warran H. Shingle and Louise Y. Shingle, his wife, by their Indenture bearthe date the 9th day of December, 1946 and Recorded in the Office for Recording of Deeds in and for Chester Junty 11 Beed Book C-22, Vol. No. 525, Page 351, granted and conveyed to Frank P. Espesito and Lillian S. Espesito, his wife, parties hereto in fee as Tenants by the Entiretics.

Under And Subject to the following restrictions which apply only to that portion of the above premises Tying and being within Four Rubared and Pirty feet to the public read above gentioned:

First: No building erected or to be erected on the premises small 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, tennery, slaughter house, skin dressing establishment, glus, scap, sandle or starce factory, airport, road stand (excepting stands for the sale of agricultural commedities produced hereon), bulk or retail gasoline station, or public commercial billboards, garage or other structure for offensive purpose or occupation, shall at any time hereofter be erected, built, or schillched, or caused, suffered or permitted to be erooted, built or conducted upon said bremises or upon any part thereof.

Thirl: No portice person shall be sold by the Grantees herein, or by their executors, noirs, administrators or assigns, except subject to the above mentional restrictions and expressly so stated in the dead of a suverance therefor. KΧ

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