

Buchanan House, "Ingleside"  
North Bailey Road, Caln Township  
Chester County, Pennsylvania

Ingleside has a history full of old Caln family names—Miller, Stalker, Downing—and more recent ones—Rambo, Zinn—but one name eclipses all the others. From 1862 to 1865 former President James Buchanan owned the farm with his friend Joseph Baker, and ever since it has been associated with this illustrious owner.

In 1723 Gayen Miller bought 500 acres from Elizabeth Webb and divided it equally between his sons Robert and Patrick. In 1749 Patrick and his wife Ann sold a little over 166 acres to Thomas Stalker. A few years later Stalker purchased about 232 acres from Richard Pike of Cork, through Pike's Philadelphia attorney, Charles Norris. Stalker built a house sometime before 1765, when the Caln tax record mentions "buildings" on the property. It should be noted that there may have been buildings there before that, but that's the first year for which tax records are available. The 1798 federal "glass" tax assesses Stalker for 390 acres, two stone houses, a large barn, milk house, smoke house, and other farm buildings. As the glass tax gives dimensions of buildings, it should be possible to determine whether the present Ingleside is one of the houses on the tract in 1798. (See Taxes section.)

When Stalker died in 1794, he left most of his property to his son Thomas Jr. Thomas Jr. died in 1820 and bequeathed the property to his wife Jane during her lifetime and, after her death, to daughter Grace, who was married to Joseph Downing. This is the Grace Stalker Downing her great-great-grandson Francis Brown mentions in his book *Old Caln Meeting House, Its Story*, saying that she was born in 1788 and lived in the house now called the Buchanan House. In 1821 Grace's mother Jane Stalker turned over the "western division" of the property, 225 acres, to Grace and Joseph Downing, for the consideration of \$200 a year while Jane lived.

The Downings sold two tracts totalling about 160 acres to Lewis Hoopes, another large Caln landowner, in 1826 and 1827. Hoopes died a few years later, intestate, and Orphans Court awarded his widow and son Henry over 300 acres. In 1854 Henry and his wife Matilda turned the property over to an assignee, who sold it to James McClellan, the owner for only three years. Townsend Walter was the next owner, for six years, selling to James Buchanan and Joseph Baker in 1862.

Buchanan and Baker were old friends, and Buchanan joined with Baker in purchasing the farm to help his friend. Three years later Baker was able to buy his half of the farm from Buchanan. Here are some excerpts from letters, showing the close friendship between the men.

[Mr. Buchanan to Colonel J. B. Baker.]

Wheatland, January 6, 1866

My Dear Sir:

Miss Lane [Buchanan's niece Harriet] requests me to invite you in her name to her wedding on Thursday, the 11th inst. The ceremony will be between 12 and 1 o'clock. It is to be a private affair. No cards of invitation have been issued. I hope you will not fail to countenance us with your presence.

Your friend, very respectfully,  
James Buchanan

Note: Harriet's parents had died when she was young and she was raised by Buchanan, a bachelor. She acted as his hostess and even First Lady, and they were very close. So Baker must have been a very dear friend of both Harriet and her uncle James.

1867 letter to Joseph Baker:

...I suppose you are now in the midst of your harvest, enjoying the delights of a country and enacting the character of Farmer Baker. May your barn overflow with plenty!

from a letter by Buchanan to a friend

Wheatland, near Lancaster, November 7, 1862

...[assures the friend he's not planning to move] I simply joined a friend in purchasing a farm in Chester County, because at the moment he was unable to pay for the whole of it. He desired it for a residence, and as soon as he is able to pay for my half I shall convey it to him. [Which he did in 1865.]

According to Baker's 1892 obituary, he was an intimate friend of Buchanan and grew up near Gap in Lancaster County. (See Clippings.) Baker had served in the Buchanan and Garfield administrations and had had executive positions with railroad companies. As for his Caln farm, he "occupied it for a number of years as his summer residence." So we may regard Buchanan's mention of Farmer Baker as tongue-in-cheek.

Baker's avocation as farmer lasted twenty years. In 1882 he sold to another gentleman farmer, Charles Bailey, owner of Thorndale Iron Works and prominent in other iron and steel companies. (See Clippings.) Bailey died in 1899, but his son William continued to live on the farm for some time. H. Graham Rambo bought the place from the Baileys in 1911.

Rambo was a Coatesville real estate broker, apparently backed by a group of investors—"New York capitalists," as a news item described them—and it continued "...they went into the game rather extensively." It seems to have been Rambo and his investors who named the property Ingleside. Formerly a dairy farm, it engaged in poultry farming in a big way. "The International Egg Laying Contest, with 500 hens entered, is now in progress there," said a 1914 news item. (See Clippings for more information about this ambitious operation.) Around that time the farm had some financial difficulties, as evidenced by items in Clippings and the sheriff's sale and other transactions. In any event, Rambo was apparently able to stabilize his affairs for about twenty years, until 1934 when, in the Depression, the farm was taken over by Coatesville Building and Loan.

In 1937 John W. B. Bausman and his wife Mary bought Ingleside. A Lancaster man, Bausman also owned a farm at Exton and was a director of the Hamilton Watch Company. (See Clippings.) In 1955 entrepreneurs Christian and Margaret Zinn bought the place and built a popular diner there, later adding the Ingleside Bowling Center, a golf course, and other enterprises. For a while they lived in the old house, which was later turned into the Ingleside Manor Country Club.

The Zinns sold most of the Ingleside property to Thorndale Associates in 1971, bought it back—from the sheriff—in 1978, and a year later sold the bulk of it to Chester County Industrial Development Authority. In 1995 the house and 3.398 acres were owned by Ingleside Associates, then by Bailey Road Associates in 1997, PCHJ in 2004, and finally—sheriff's sale again—to COBA in 2009.

Various forms of progress have changed this fine old house, from its rural, agricultural beginnings to its latter days as a country club surrounded by suburbs..

Buchanan House, "Ingleside"  
 Caln Township, Chester County, PA  
 Tax parcel #39-4-91.6

Deed Book, page Date of purchase	Grantor, grantee, other information	Acreage Price
12/10/1723	Elizabeth Webb to Gayen Miller, tract of land	500 acres
1/21/1739	Gayen and Margaret Miller to son Patrick, tract of land	250 acres
F2, 66 2/15/1749	Patrick and Ann Miller to Thomas Stalker, tract of land	166 acres 10 perches £403 6 s.
F2, 68 6/25/1762	Richard Pike of the city of Cork by attorney Charles Norris of Philadelphia, to Thomas Stalker, tract of land	232 acres 49 perches £412 4 s. 2 d.
Estate file 4369 1794	Will of Thomas Stalker Sr., leaving his property to son Thomas	
Estate file 6790 1820	Will of Thomas Stalker Jr., leaving his property to wife Jane and then to daughter Grace Downing	
Misc. Deed Book 1, page 1 12/7/1821	Jane Stalker to Joseph M. and Grace Downing, the "western division" of the property of Thomas and Jane Stalker, parents of Grace Downing.	225 acres \$200 a year through Jane's lifetime
Y3, 493 8/22/1823	Joseph M. and Grace Downing to Hunt Downing, tract of land	225 acres \$13,500.00
Y3, 495 8/23/1823	Hunt and Deborah Downing to Joseph M. Downing, tract of land	225 acres \$13,500.00
Z3, 19 4/11/1826	Joseph M. and Grace Downing to Lewis Hoopes, messuage and tract Above partly from Hunt & Deborah Downing to JMD, partly from Gravener & Hannah Marsh to JMD, and partly from Joseph Paxson & Joseph Cooper to JMD.	60 acres \$2,100.00
Z3, 430 4/2/1827	Joseph M. and Grace Downing to Lewis Hoopes, messuage and tract	99 acres 140 perches \$4,500.00
Orphans Court 12/8/1840	Lewis Hoopes died in 1836. Orphans Court devised property to widow and son Henry Hoopes.	
Misc. Deed Bk. 8 P. 337 7/12/1854	Henry L. & Anna Matilda Hoopes, deed of assignment to William Windle, messuage and tract	"about" 320 acres; no metes & bounds given

Y5, 251 4/2/1855	William Windle, assignee, to James D. McClellan, message and tract	329 acres 106 perches \$25,000.00
G6, 312 4/1/1858	James D. & Elizabeth McClellan to Townsend Walter, message and tract	329 acres 106 perches \$28,000.00
T6, 405 8/14/1862	Townsend Walter to James Buchanan & Joseph Baker, message and tract	329 acres 106 perches \$36,000.00
X6, 399 2/17/1865	James Buchanan to Joseph B. Baker, message and two adjoining tracts: 1) message & tract of 329 acres 106 perches; 2) tract of 48 acres 27 perches (south of Route 30)	\$17,667.59
N9, 516 3/24/1882	Joseph B. & Annie K. Baker to Charles L. Bailey, message & two tracts as above	370.89 acres \$35,000.00
D14, 266 4/1/1911	W. E. Bailey et al to H. Graham Rambo, mansion, farm buildings, etc.	399.230 acres \$1.00
H14, 203 12/4/1911	H. Graham Rambo to George M Woods, two tracts: 1) 399.230 acres in Caln; 2) 148.78 acres of woodland in Caln and West Bradford	
S14, 248 8/3/1914	Sheriff David Jones to H. Graham Rambo, two tracts as above	\$15,000.00
Z14, 174 8/5/1915	H. Graham Rambo to Esther S. Woods, two tracts: as above	\$50,000.00
A15, 9 8/14/1915	Esther S. Woods to H. Graham Rambo, two tracts as above	\$1.00
W18, 184 6/20/1934	William Gordon, trustee in bankruptcy for H. Graham Rambo, to Coatesville Building & Loan Assn., message and tract	399.230 acres \$100.00
T18, 429 2/15/1937	Coatesville Building & Loan Assn. to John W. Bausman Jr., tract of land with mansion, farm buildings and improvements	378.746 acres \$65,000.00
W27, 325 12/6/1955	John W. B. & Mary H. Bausman to Christian G. & Margaret F. Zinn, tract of land composing a farm known as Ingleside Farm, with two and one-half story mansion house and four-car detached garage building; machinery shed, barn, poultry house, double dwelling and two single dwellings	337.04 acres \$290,000.00
I40, 465 12/1/1971	Christian G. & Margaret F. Zinn to Thorndale Associates, tract of land	271.4 acres \$1,200,000.00
R52, 230 4/10/1978	Sheriff James H. McQueen to Christian G. & Margaret F. Zinn, tract of land	271.4 acres \$700,000.00

H54, 359 2/20/1979	Christian G. & Margaret F. Zinn to Chester County Industrial Development Authority, tract	203.837 acres \$1.00
3996, 1173 10/26/1995	Ingleside Associates to I.N.G.L.E., tract, part of H54, 359	3.398 acres \$1.00
3/14/1997	Deed of Correction: CCIDA to I.N.G.L.E., same as above	
4152, 2247 3/14/1997	I.N.G.L.E. to Bailey Road Associates L.P., tract, same as above	3.398 acres \$1.00
6357, 1509 12/3/2004	Bailey Road Associates L.P. to PCHJ, LLC, tract, same as above	3.398 acres \$593,200.00
7751, 2207 8/18/2009	Sheriff Carolyn B. Welsh to COBA Inc., tract. same as above	3.398 acres \$1.00

L 9. 12. 1892

Joseph Boyd Baker. 9. 12

Joseph Boyd Baker, who was Collector of the Port under President Buchanan, and United States Appraiser in Philadelphia during ex-President Cleveland's administration, died on Saturday at the residence of his son-in-law, E. G. Hammersley, at Haverford. Mr. Baker had been in ill health for some time, and his death was due to a general breaking up of the system.

Mr. Baker was born near the Gap, Lancaster county, on September 21st, 1820. He graduated at Lititz, and immediately engaged in civil engineering. For awhile he was stationed at Lynchburg, Va. Afterward he was identified with the construction of the P. and E. Railroad under Moncure Robinson. He was the last Superintendent of the old Philadelphia and Columbia Road previous to its purchase by the State.

He was married in 1844, and was the father of six children, only one of whom survives, Joseph B. Baker, Jr., who is supervisor of the Central Division of the Pennsylvania Railroad, from Fifty-second street to Downingtown. His wife died several years since.

Mr. Baker was an intimate friend of President Buchanan, and they jointly purchased a farm in Thorndale, Chester county. Mr. Baker later secured control of the place and occupied it for a number of years as his summer residence.

Through the influence of his friend, the late Samuel J. Randall, and at the earnest solicitation of personal friends, Mr. Baker became Appraiser, much against his wishes, as he felt that a younger man should have the position. Owing, however, to a misunderstanding between himself and Collector Cadwalader, he resigned his office before the expiration of his term.

In his early days he took an active interest in politics, but for years, previous to his last appointment, he had taken no part in political affairs. Well known to a large circle of friends and acquaintances, he commanded the respect and esteem of all.

His funeral will take place this afternoon.

L 9. 6. 1899

Charles L. Bailey. 9. 6

The Philadelphia papers of last night contained the following:

Harrisburg, Pa., Sept. 5.—Charles L. Bailey, aged seventy-eight years, died this morning at his residence in this city of stomach trouble. Mr. Bailey was president of Central Iron Works. He was a member of the Legislature in 1879 from Dauphin county and was a trustee of the Harrisburg Insane Hospital from 1880 until his death. Mr. Bailey served as member of the City Councils for several terms. He is survived by a wife and five children. His eldest son, William, is the husband of a daughter of former Secretary of War Alger.

Charles L. Bailey was one of the most extensive iron founders in this State and founder of the Central Iron Works and Chesapeake Nail Works of Harrisburg. He was born in Chester county seventy-eight years ago, and first engaged in the iron business near Pottstown, where his father erected a rolling mill on the site of the Pine Iron Works. He was a partner of his father in the business. In 1852 he settled in Harrisburg and founded the Central Iron Works, in connection with Morris Patterson, of Philadelphia. Later he was interested with Jas. McCormick in the nail works at West Fairview, and subsequently established the Chesapeake Nail Works. He was for a time general manager and treasurer of the Pottstown Iron Company, manufacturing nails, boiler plate and pig iron. Mr. Bailey served at different times as a member of Select Council of Harrisburg and as a member of the Legislature. His eldest son, William, resides on the homestead, in Chester county. The latter is a son-in-law of General Russell A. Alger. Another son, Edward, is president of the Harrisburg National Bank. His third son, Charles, is counsel for the Harrisburg Traction Company, and the fourth son, James, was associated with his father in the iron and steel business, the various plants now being included in the Central Iron and Steel Company, which embraces all the Bailey and McCormick mills and furnaces.

William L. Baily.

After a long and useful life, the greater part of which had been passed in this county, William L. Baily, died on Saturday afternoon in his 79th year. His home was at the corner of Church and Fayette streets, where he had been living for the last six years. Previously it was the home of the late William P. Townsend, who, like his successor in the residence, was long a member of the Society of Friends.

William Baily had been ill from kidney trouble for about two years, but was able to be out much of the time, and only during the past few days was he confined to his bed, his final illness being less than a week.

His early education was received at Westtown Boarding School, where he took the prescribed course of study, but as there were in those days no commencement exercises, as now, he did not pass through the form of graduation.

After finishing school he was associated with his father in the Pine Iron Works, in Berks county, for a number of years. His mother was a sister of Dr. Charles Lukens, one of the early men of the Lukens Iron and Steel Company, of Coatesville, and the family was long associated with the iron manufacture.

For twenty-seven years William Baily was one of the owners of the Thorndale Iron Works, at Thorndale, this county, and remained there as long as the industry continued. A decade ago, or thereabouts, the old buildings were torn down, and at present there is almost no trace of them.

He moved to Malvern from Thorndale, and thence to West Chester, where he remained until his death.

While at Thorndale he was actively interested in the temperance cause, having seen the evil effects of liquor among his own employes and others, and it was through his influence that much was done in the way of reducing the number of licenses in Chester county.

L. 1. 16. 1912

### Ingleside Farms Chartered.

Yesterday a charter was granted at Harrisburg to the Ingleside Farm Company, at Thorndale, this county. The property chartered consists of the large tract known as the Bally farms, recently sold by the Bally family to a syndicate of capitalists, of which H. Graham Rambo, of Cotesville, is a prominent member. The purpose of the incorporation is not stated.

1912

L 5 8 1912

### EXTENSIVE FARMING.

Thorndale these days is the scene of much activity. The owners of the Ingleside Farm are tilling the soil on a large scale. The large fields that have heretofore attracted much attention by persons on the trolley cars by reason of their pretty green grass are being plowed up preparatory for cultivation.

This is something entirely new for Chester county to farm on such a large scale. The owners will plant fifty acres of tobacco, and as much land will be utilized for potatoes. A large force of men have been engaged to work on this big farm, which is owned by Messrs. Woods & Timlow, who purchased the large tract from H. Graham Rambo about six months ago.

In addition to the farming, the farmers have erected large houses for chicken raising. In one of these houses a row of incubators are now at work. Fifteen thousand eggs are in incubation and the scene is one worth witnessing. A reporter of the News went through the plant yesterday. In some of the incubators the little chicks are entirely hatched out; others are just beginning to come through the eggs, and some have not showed any signs yet.

A force of men are kept in these plants continually watching the progress of the incubators. It is an interesting sight to watch the men turning the eggs. Then the eggs are taken out of the incubators about three times a week and allowed to cool off just the same as a hen would leave her nest. Another interesting house is located on the north hill, where the little chicks are taken later. This house is known as the brooder.

2. 29. 1912

### INGLESIDE FARM EXTENSIVELY.

The Ingleside Farm, at Thorndale, has completed two of the largest incubators in the State, and will engage extensively in the chicken business. Chester county, with its fame in the production of the finest breed of hogs in the world, will, if it continues, also have the additional fame of the production of the greatest number of fowls.

L 4. 14. 1914

Says a Philadelphia special of April 14: Two tracts of ground in Chester county, aggregating 548 acres, owned and occupied by the Ingleside Farms Company, now in the hands of a receiver, will be offered at public sale on May 14. The receiver was authorized yesterday to sell the property at public sale by Judge Thompson in the United States District Court. The sale will be made subject to a mortgage of \$75,000 and unpaid taxes.

This is the old Bally property, at Thorndale, for years the Bally homestead, some time a dairy farm and now a poultry farm. The International Egg Laying Contest, with 500 hens entered, is now in progress there.

1914

L 5 15 1914

Yesterday afternoon at 2 o'clock the Ingleside Farms, consisting of 548 1/2 acres of land, were put up at public sale by order of the United States Court in Bankruptcy. John S. Graybill, of Lancaster, is the receiver. There is a mortgage of \$75,000 on record against the property, held by H. Graham Rambo, of Cotesville. The sale was promptly called. About fifty persons were present from Cotesville and the surrounding neighborhood. The property was put up as a whole tract and was started at \$75,000, the amount of the mortgage. One bid of \$100 dollars was made, and as no other bids were forthcoming, the property was withdrawn.

Ingleside Farms, consisting of two tracts of land on the turnpike midway between Downingtown and Cotesville, is the property of the Ingleside Farms Co. It formerly belonged to the late Charles L. Bailey, of Harrisburg, who with his family made this their home during the summer months. The late Wm. J. Baldwin managed the farms for Mr. Bailey, and there were no better managed or more productive farms found in the State at that time than the Ingleside Farms. On the death of Mr. Bailey, in accordance with the terms of his will, the property was sold and H. Graham Rambo, of Cotesville, became the owner. Mr. Rambo sold about 250 acres to George H. Bone, south of Thorndale, and about 300 acres to Issacher Pricee, at Thorndale Station.

The balance of the property north of the turnpike was sold to the Ingleside Farms Co. The property was transferred to George W. Wood until after the company was incorporated, when the title passed to the Ingleside Farms Co. This firm, it is said, is financed by a few New York capitalists.

The land of these farms is naturally very productive. Formerly the meadows were dotted with sleek Jersey cows, but the last few years, the owners cultivated tobacco and potatoes and raised chickens. There is no stock on the farm now of any kind, but there are in the chicken yards and houses 4,000 pure white Leghorn chickens.

The farm is now in charge of A. M. Pollard, who is an expert chicken man, and has charge of all the chickens on the property, and Mr. Stevens, who has charge of the raising of tobacco, potatoes and other crops. At the present time not a furrow has been turned and nothing whatever of any kind planted. It is the opinion of the manager now on the farm that the property will be sold at private sale. Nothing can be planted, said he, until the place has an owner.

Wm. F. Timlow, of New York city, is the head of the Farm Co. The price paid by the Ingleside Farms Co. was \$112,000.

L 9. 27. 1914

The Ingleside Farms, at Thorndale, was sold by Sheriff David Jones, in West Chester, to-day, to Wallace S. Harlan, Esq., attorney for H. Graham Rambo, the assignee for \$15,001. Mr. Harlan started the property at \$1 and J. F. E. Haase, Esq., placed a bid of \$1000. Following every bid Mr. Harlan would add one dollar, until it was knocked down to him.

The Sheriff's sale was to satisfy a claim of \$78,653.73.

The Ingleside Farms, situated north of the Lancaster Pike, near Thorndale, contains 550 acres of land in a fine state of cultivation and up until this year was extensively tilled. About a year ago the stock company, composed of New York capitalists, went into the receivers' hands and since, then, other than what crops, such as wheat, timothy and clover, were in the ground, no farming has been done.

The poultry business, however, was one of the profitable enterprises developed and recently one of the biggest egg laying contests occurred there. During the first year of the stock company's existence, over 10,000 chickens, of the Plymouth Rock variety, were raised. This year about half as many were raised.

The big farms were purchased by H. Graham Rambo, the real estate broker of Cotesville, about three years ago, from the William Bally estate. Mr. Rambo sold a number of acres of land to individuals and later the bulk to New York capitalists. Messrs. Timbler and Wood were those who looked after the farm and the first year they went into the game rather extensively. Every field, facing the Lancaster Pike, was plowed and cultivated, corn, potatoes and tobacco being the crops.

## Have Your Chicks Hatched AT INGLESIDE FARM

Our mammoth incubators—30,000 egg capacity—now in operation. As in the past, we will do custom hatching at low rates. Send or bring your eggs to us and avoid worry, labor and loss.

### Big Hatches, Strong Chicks, No Trouble, Low Cost

Reserve space now so you will not be disappointed. Remember that the early-hatched chicks are the money-makers, especially those of the large, slow-maturing breeds. Act on this tip!

We have a large flock of business-bred WHITE LEGHORNS, also Buff Plymouth Rocks, Silver Laced Wyandottes and Rhode Island Reds, from which we furnish breeding stock, baby chicks and hatching eggs at very low prices. Best English and American strains.

Let us know your wants. Call, write or phone. Attractive catalogue free.

INGLESIDE FARM, Thorndale, Pa.

1915

**RECEIVER'S SALE OF VALUABLE**

**REAL ESTATE**—By virtue of an order of the District Court of the United States for the Eastern District of Pennsylvania, the undersigned Receiver will expose at Public Sale on

Thursday, May 14 (fourteen), 1914, upon the premises, TWO TRACTS OF LAND, situated in CALN AND WEST BRADFORD TOWNSHIPS, Chester county, Pa., together, containing 648 11-1000 ACRES, more or less, and known as Ingleside Farms.

No. 1. Situate on Lancaster turnpike, at Thorndale Station, half-way between Downingtown and Coatesville, in Caln township, adjoining lands of Adaline A. Corey, Benjamin Edge, Mendenhall estate, L. Granger, Isaac Spackman, Miller Downing, Lewis Meyer, Milton Timbler, H. Preston Baker and Charles L. Bailey, containing 300.231 ACRES, more or less.

No. 2. Situate in the townships of Caln and West Bradford, adjoining lands of W. Henry Stouff, Issacher Price, Penna. R. R., E. W. Gray and Marshall Taylor, containing 148.78 ACRES, more or less.

Being same premises which Geo. M. Woods, by deed dated January 19, 1912, and recorded at West Chester in Deed Book H. 14, Vol. 330, page 280, conveyed to Ingleside Farms Company.

Improvements on Tract No. 1 consist of LARGE MODERN STONIC MANSTON, SUPERINTENDENT'S HOUSE, 2 FRAM & TENANT HOUSES, STONE DWELLING HOUSE, BRICK AND FRAME DWELLING, 3 LARGE BARNs, Tool House, Corn Crib, Chicken Houses, etc.

Farms have been developed as poultry and fruit farms and North American Egg Laying Contest is now being held there. Large numbers of fruit trees, including apples, peaches, etc., have been planted and are in first-class condition. Land is in a high state of cultivation and produces first-class crops. Premises may be inspected at any time.

Subject to right of way of Southern Pipe Line Company, and to mortgage of \$75,000, with accrued interest to unpaid taxes and to right of Receiver or his assigns to remove growing wheat, wood and other personal property within six months from May 14, 1914.

Terms—\$500 to be paid when property knocked down. Balance within ten days from confirmation of sale by Court.

Sale will be called promptly at 2 o'clock P. M. JOHN S. GRAYBILL, Receiver of Ingleside Farms Co. Wm. Jay Turner, John A. Nauman, Attorneys. ap29-20, my6, 13

CR 4. 4. 1961

Chris Zinn, owner of Ingleside Farm, is bubbling over with enthusiasm.

Tomorrow the surveyors are scheduled to begin staking out a 7,288 yard golf course on a 150-acre tract at Ingleside.

"I've never been so enthused about a project," Zinn told us during a telephone conversation yesterday.

Coming from Zinn, that's a most significant statement. Since he returned to Caln Township in 1955 after purchasing the Ingleside Farm property for a cool \$290,000, Zinn has undertaken quite a number of big projects — and each one with a great deal of enthusiasm.

First, he built a diner — one of the most modern diners in this section of the state — and made it one of the most popular eating spots around these parts. Next, there was the Ingleside Bowling Center. Then, the Acme Market was built and plans (which to date haven't materialized) were made for a shopping center.

Concerning the proposed 18-hole public golf course, the plans for which have already been drawn, Zinn says he feels it will be one of the finest and longest courses around these parts. Three lakes and other hazards will also make it interesting for the golfers, the Ingleside owner added.

Although no definite decision has been reached, Zinn indicated the Ingleside mansion, which is over 150-years-old and which is now the Zinn family residence, may be converted into a club house. The course will extend from the mansion north to the Coatesville-Downingtown Bypass.

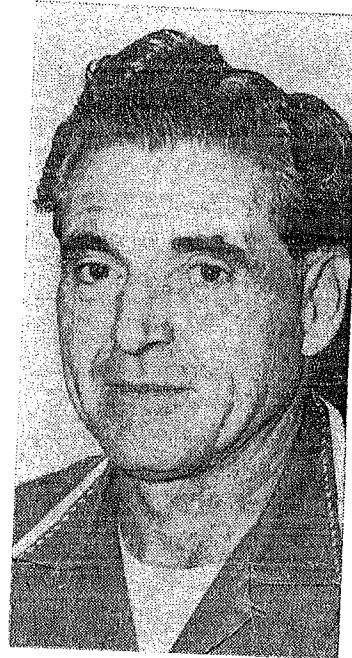
A man of many interests, Zinn was born in Coatesville in 1905 and at an early age moved with his family to Ephrata and later to Blue Ball.

Shortly after his marriage to the former Margaret Ford, of Cambridge, Lancaster County, Zinn launched the first of his many business enterprises—mushroom growing at Honey Brook — in 1928.

Then, on July 5, 1932, the Zinns moved to Thorndale where they operated a greenhouse business until 1946. During the following three years, Zinn tried his hand at raising steers at Rockville, operated a diner in Coatesville, and worked as produce manager at the local Producers Cooperative Exchange.

From 1949 until he purchased the historic 330-acre Ingleside property in Caln Township, Zinn operated a diner at Ephrata.

Now he's teeing off again on another business venture — with great enthusiasm. Needless to say his enthusiasm for this latest project will be matched by the enthusiasm of many local golfers who will be eagerly awaiting the opening of the Ingleside Greens next spring.



CHRIS ZINN



### CALN TOWNSHIP.

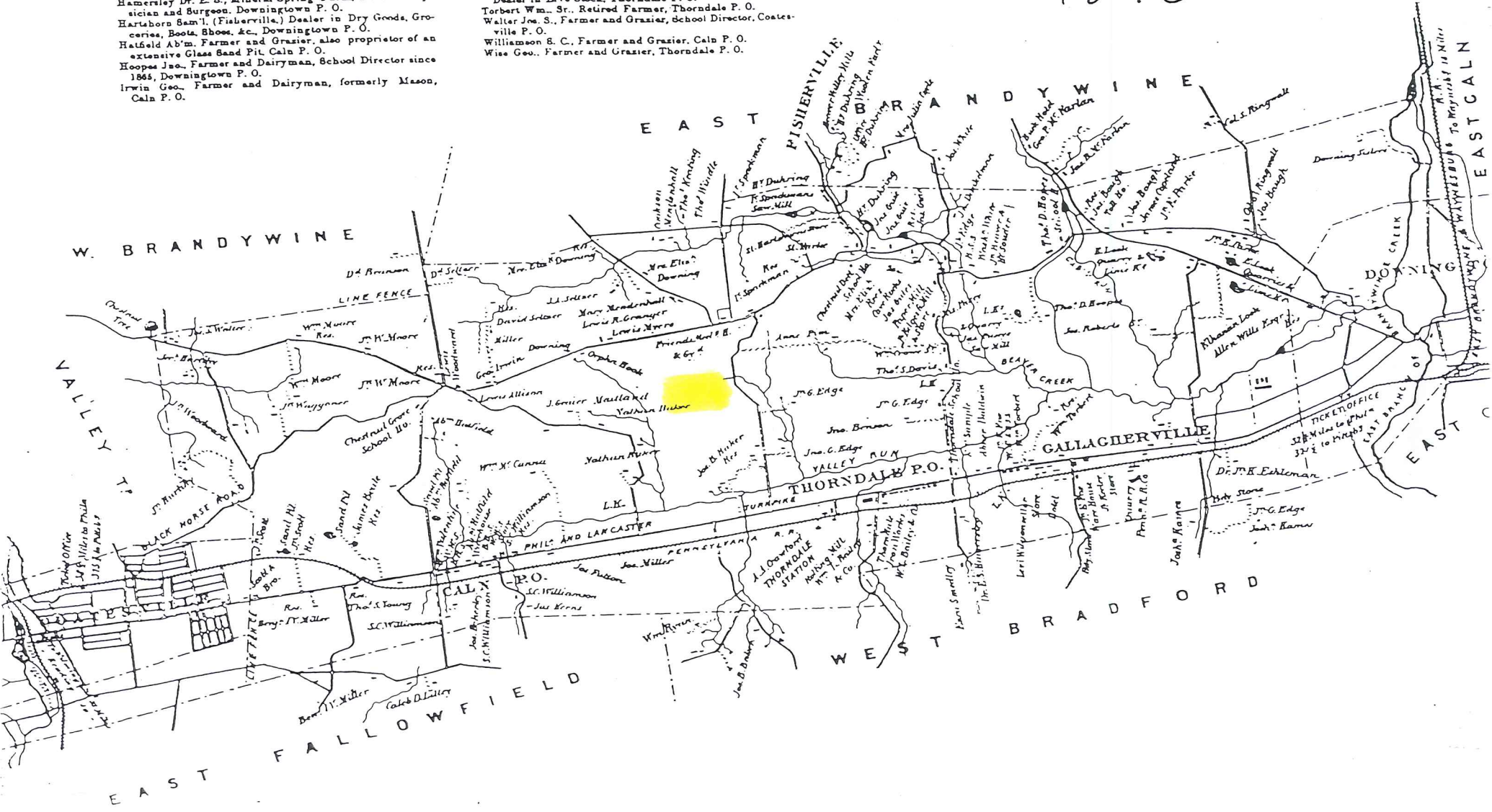
Bally Wm. L. & Co, Manufacturers of Boiler Plate Iron, Thorndale P. O.  
 Baker J. B. Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.  
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.  
 Baugh Jos., Farmer and Grazier, Downingtown P. O.  
 Crowe Wm., Sr., House Carpenter, 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.  
 Geis 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 Band Pit, Caln P. O.  
 Hoopes Jas., 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.  
 Moore Jas. W., Dairyman and Grazier, Coatesville P. O.  
 Moore Wm., Farmer, Dairyman & Grazier, Coatesville P. O.  
 Mullen Jas. 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.  
 Speckman Amanda, Teacher, Downingtown P. O.  
 Speckman 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, Coatesville P. O.  
 Williamson S. C., Farmer and Grazier, Caln P. O.  
 Wise Geo., Farmer and Grazier, Thorndale P. O.

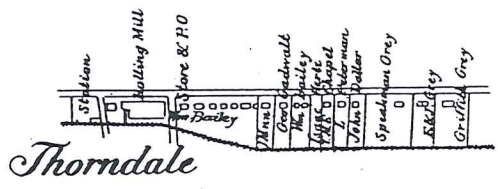
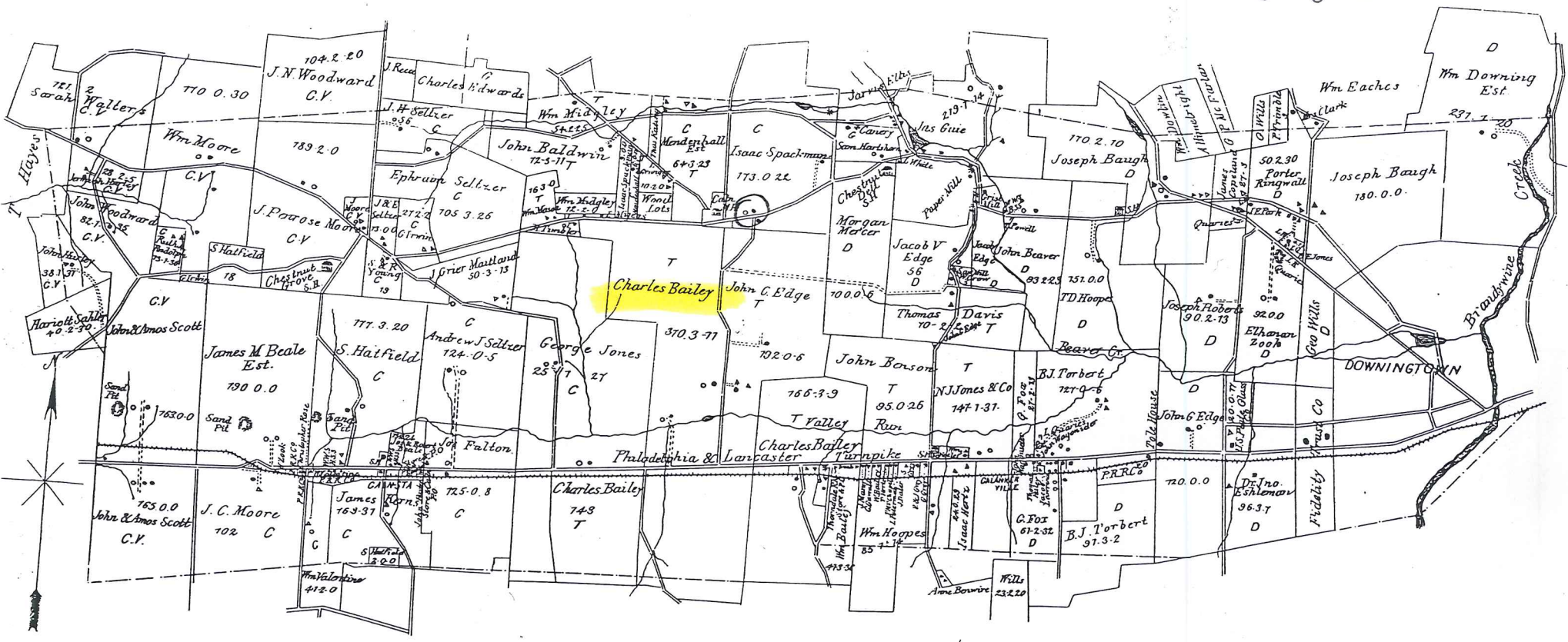


Scale 2 Inches to One Mile.

1873



1882



Thorndale

We believe this to be an accurate map and it gives us pleasure to affix our official endorsement

*Joseph Reynolds*  
*A. C. James*  
*W. MacFent*

County Commissioners

**CALN**

Scale 100 Perches to the Inch.

- C.V. Coopersville P.O.
- C. Cabin P.O.
- T. Thorndale P.O.
- G. Gularville P.O.
- D. Downingtown P.O.
- Stone House
- Stone Barn & Outbuildings
- Frame House
- Frame Barn or Outbuilding
- Spring House

East Celn Cont. 289

9	Henry Lane	65 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 6 <sup>2</sup> p <sup>y</sup> . 3 horses 2 Cattle 6 sheep + forant	0 5 3 0 7 7
			12 9
10	Arch. Irwin	60 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 7 <sup>2</sup> p <sup>y</sup> . 40 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 1 horse 2 Cattle 7 sheep a Blacksmith by trade	0 6 3 0 9 7 0 2 6 0 2 0
11	Joshua Mendell	145 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 22 <sup>2</sup> p <sup>y</sup> . 107 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 5 horses 13 Cattle	14 8 0 19 9 0 9 0 0 6 6
12	Mary Whicker	200 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 30 <sup>2</sup> p <sup>y</sup> . 44 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 3 horses 13 Cattle	115 3 1 7 0 3 9 0 4 6
13	Theoph. Irwin	85 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 7 <sup>2</sup> p <sup>y</sup> . 40 ditto at 16 <sup>2</sup> p <sup>y</sup> . 2 horses 3 Cattle 5 sheep	1 13 8 0 6 3 0 3 7 0 3 9
14	Lodwick Ligitt	160 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 25 <sup>2</sup> p <sup>y</sup> . 80 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 4 horses 4 Cattle 12 sheep	13 6 1 2 6 0 7 2 0 6 10
15	Robert Irwin	160 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 18 <sup>2</sup> p <sup>y</sup> . 40 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 2 horses 2 Cattle 5 sheep	1 10 6 0 16 2 0 3 7 0 3 9
16	James M. Sailer	130 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 16 <sup>2</sup> p <sup>y</sup> . 50 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 3 horses 4 Cattle 2 sheep	1 3 0 14 4 0 3 9 0 5 1
17	Tho. Walker	190 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 32 <sup>2</sup> p <sup>y</sup> . 209 Acres ditto at 8 <sup>2</sup> p <sup>y</sup> . a Farmer by trade 7 horses 4 Cattle 5 sheep	1 3 3 1 9 8 1 4 0 0 6 2 0 9 4
18	J. Harts	100 Acres w <sup>th</sup> 4 <sup>0</sup> Buid. at 18 <sup>2</sup> p <sup>y</sup> . 80 ditto of Vincent. at 6 <sup>2</sup> p <sup>y</sup> . 5 horses 13 Cattle	3 9 0 16 2 0 7 2 0 6 6 1 9 9

(69)  
 Jonas Pim Farmer  
 50 Acres Valley Land @ 8.15 } Improvements \$2612.10.0  
 30 D Hill @ 3.15 }  
 4 Horses 15.10 }  
 20 Head Cattle 6.15 }

John Pim Farmer  
 100 Acres Valley Land @ 8.15 } Improvements \$1250.0  
 100 D Hill @ 3.15 }  
 2 Horses 15 } 30.0  
 6 Head Cattle 5.5 } 31.10  
 1 King William Horse 200.0

William Pim Farmer  
 100 Acres Land & Improvements @ 3.15 \$375.0  
 2 Horses 6. } 12.0  
 2 Head Cattle 5. } 10.0

Gill Pennington Radnor Township  
 30 Acres Land & Improvements @ 2.0 \$60.0

Joshua Roman Farmer & Carpenter  
 40 Acres Valley Land @ 8.15 } Improvement \$385.0  
 10 D Hill @ 3.10 }  
 2 Horses 15 } 30.0  
 2 Head Cattle 5.5 } 10.10

Absolom Roman Blacksmith  
 30 Acres Valley Land @ 8.15 } Improvement \$290.10.0  
 8 D Hill @ 3.10 }  
 2 Horses 13.10 } 27.0  
 1 Cow 5.5 } 5.5

Nathan Sharpless Farmer  
 100 Acres Valley Land @ 10.0 } Improvements \$1225.0  
 30 D Hill @ 3.15 }  
 5 Horses 13. } 65.0  
 4 Head Cattle 5.5 } 21.0

Isaac Speakman Farmer  
 100 Acres Land & Improvements @ 3.15 \$375.0  
 4 Horses 3.15 } 15.0  
 3 Head Cattle 5.0 } 15.0

Thomas Mather Farmer  
 130 Acres Valley Land @ 8.15 } Improvement \$2112.10.0  
 260 D Hill @ 3.15 }  
 6 Horses 17.10 } 105.0  
 15 Head Cattle 6.15 } 100.5

Chester County Archives & Records Services  
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P. O. Box 2747  
West Chester, PA 19380-0990

1765

Stone house 2 stories high & frame kitchen  
Stone Grist mill. Stone Oil mill & saw mill  
1 Stable part stone part frame  
1 Barn part Stone part Logs  
1 Small Stone Finement & Log Stable

973.15  
£ 1217.00

1 House 2 stories part Stone part logs  
Old Log Barn  
Log Saddle shop

172.8.9 172.8  
£ 215.00

1 Log House Log Shop & Log Stable

56- £ 36.00  
£ 70.00

1 Stone house 2 stories high  
1 Log Barn

980.12  
£ 1227.00

1 Stone House 2 stories High Shop adjoining  
2 Log Barns Log Hay house & stable  
Stone shed  
1 Stone House not finished

1739.5  
£ 2173.15

1 Stone house 2 stories. Log Saddle Shop  
Log Cart house. 2 Log Barns  
1 Stone Stable. 1 Frame Chair house  
1 Stone Finement. 1 Log Smith's shop

322.16 322.16  
£ 403.00

1 Log house 1 1/2 stories high  
Log Wheelwright shop  
Log Barn

296.12  
£ 370.00

1 Stone house 2 stories High  
1 Barn part stone & part Logs  
1 Frame Hay house  
Small House

1649.11  
£ 2000.00

1 Stone house 2 stories high  
1 Stone Barn. Stone Spring house  
1 Log Finement. 1 Log Wheelwright shop  
1 Log Matten Shop

1981.6 1981.6  
£ 2476.00

Adjusted £ 8179:16:0

£ 10224.00

Chester County Archives & Records Services  
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P.O. Box 2747  
West Chester, PA 19380-0930

1796





66	William Pimm	William Pimm				1. Barn stone & log	J. Stalker	"	"	110	"	"
						45. 2 1/2 story 1. old shop 20. 20	David Mendenal					
171	William Parke	William Parke				1. old hewn log Barn 20. 26. 1 story	Abiah Parke Thos. A. Parke			119 1/2	"	"
172	Jonathan Wallon	do	do	scarcely tenable	1	20						
110	Sarah Reece	John Edge				1. Barn & Livery stable Connect. 60. 30. stone 1. stone shed 80. 12 1. Store house stone 1/2 story with shed Taylors shop	Thomas & Parke Isaac M <sup>r</sup> Farland			29 1/2	"	"
115	Joshua Romans	Joshua Romans				1. round log Barn 42. 23 mid repair 1. round log building for shop with way shed & Corn house connect.	Thomas Pimm Sam <sup>r</sup> Cunningham			116	"	"
90	Jehu Roberts	Jehu Roberts				1. Stone Barn 75. 33 2 story high good ref. 1. Frame Barn 16. 30 that is 6. repair.	Joseph Downing Thomas Morris			370	"	"
113	John Ramsey	John Bowen				1. stone barn & story 48. 33 1. stone Smith shop 2 story high 16. 14	Abraham Cook Richard Thomas			96	"	"
33	Thomas Stalker	Thomas Stalker				1. Stone Barn 2 story 60. 36 1. hay house 50. 30 stone and log 1. stone way on shed 1. building 76. 23 including Cunnings shop Mill house & back house stone & frame 1. Beam house 20. 20. 1 story	Thomas Pimm Robert Miller			390	"	"
11	Debra Webb	do	do	old round log	16	18	1	30				

Joshua Roman, Carpenter		Doll.
1 Stone House		200
1 Log Barn		75
35 Acres Valley land	18 pr. Acre	630
10 do Hill do	10	100
3 Horses	45	135
3 Cows	14	42
		<u>1102</u>

Absolum Roman, Blacksmith		Doll.
1 log House		50
1 do Barn		50
32 Acres Valley land	18	<del>576</del>
8 do Hill do	10	80
2 Horses	40	80
2 Cows	14	28
		<u>864</u>

Tho. Stalker, Farmer		Doll.
1 Stone House		600
1 Stone Barn		300
130 Acres Valley land	18	2340
260 do Hill ditto	10	2600
5 Horses	40	200
14 Head Cattle	16	224
1 Stone House		150
1 frame Bark house & Tann house		150
		<u>6564</u>

Isaac Spackman, Farmer		Doll.
1 log House		100
1 do Barn		50
1 saw Mill		100
140 Hill land	9	1260
2 Horses	23	46
3 Cattle	13	39
		<u>1595</u>

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West Chester, PA 19380-0990

1799

66

above instrument of writing and that his said deponent came the  
to is of his own hand writing witness my hand and seal in full  
Release on ~~the~~ Recorded that day of December Anno Domini 1790. ~ 86  
Patrick Miller and  
Thomas Stalker

# This Indenture

Made the fifteenth day of the second month of April in the year of our lord one thousand seven hundred and forty nine Between Patrick Miller of the County of Chester in the Township of East Calm and Thomas Stalker of the County and Province aforesaid Tanner of the other part Whereas Elisabeth Lebbe widow and Cecelia of Richard Lebbe deceased by her Indentures of lease and release bearing date the ninth and tenth days of December Anno Dom. 1723 reciting as therein are recited for the consideration therein mentioned did grant release and confirm unto the said Patrick Miller of the County of Chester Township of East Calm containing five hundred acres To hold to him the said Patrick Miller his heirs and assigns forever as by the said Indentures may more fully appear And Whereas the said Patrick Miller and Margaret his wife by their Indentures of lease and release bearing date the twenty first & twenty second days of January Anno Dom 1736 reciting as therein are recited for the consideration in them mentioned did grant release and confirm unto the said Patrick Miller two hundred and fifty acres of the above said five hundred acres situate Bounded and being as is therein mentioned To hold to him the said Patrick Miller his heirs and assigns forever as by the said Indentures may more fully appear

**Indenture witnesseth** that the said Patrick Miller and Ann his wife for and in consideration of the sum of four hundred and three pounds six shillings lawful Money of America to them in hand paid by the said Thomas Stalker the receipt whereof they do hereby acknowledge and thereof do acquit and forever discharge the said Thomas Stalker his heirs and assigns by these presents 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 Thomas Stalker his heirs all that piece or parcel of land situate lying and being in the said township of East Calm Beginning at a stone in the line of Joseph Pikes land thence by that part of Patrick Miller land sold to Thomas Pimm south fifty eight perches to a post East twenty six perches & three quarters of a perch to a post south twelve perches to a stone west

are recited for the consideration there mentioned did grant  
 release and confirm unto Gaym. Miller of the County of Chester  
 aforesaid a certain tract or parcel of land situate in the said  
 Township of East Caln containing five hundred acres To hold to  
 him the said Gaym. Miller his heirs and assigns forever as by  
 the said Indentures may more fully appear And whereas the  
 said Gaym. Miller and Margaret his wife by their Indentures of  
 lease and release bearing date the twenty first & twenty second  
 days of January Anno Domini 1736 reciting as therein are recited  
 for the consideration in them mentioned did grant release  
 and confirm unto the said Patrick Miller two hundred  
 and fifty acres of the above said five hundred acres situate  
 bounded and being as is therein mentioned To hold to him  
 the said Patrick Miller his heirs and assigns forever as by  
 the said Indentures may more fully appear

**Indenture witnesseth** That the said Patrick Miller and  
 Ann his wife prand in consideration of the sum of four hundred  
 and three pounds six shillings lawful Money of America to  
 them in hand paid by the said Thomas Stalker the receipt  
 whereof they do hereby acknowledge and thereof do acquit and  
 forever discharge the said Thomas Stalker his heirs and assigns  
 by these presents have granted bargained sold aliened in-  
 feoffed released and confirmed and by these presents do  
 grant bargain sell alien release and confirm unto  
 the said Thomas Stalker his heirs All that piece or parcel of  
 land situate lying and being in the said township of East Caln  
 Beginning at a stone in the line of Joseph Pikes land thence by  
 that part of s<sup>r</sup> Patrick's Millers land sold to Thomas Pimm south  
 fifty eight perches to a post East twenty six perches & three quar-  
 ters of a perch to a post south twelve perches to a stone west twenty  
 six perches and three quarters of a perch to a stone and south  
 two hundred and thirty eight perches and a half to a stone in  
 Edward Brintons line thence west on the same ninety perches  
 and a half to a Chestnut tree thence north by the land of Robert  
 Miller three hundred and eight perches & a half to a stone  
 thence East along the line of said Pike ninety perches and a  
 half to the place of Beginning containing One hundred and  
 sixty six acres and a hundred and six perches being part  
 of the above mentioned tract of two hundred and fifty acres  
 Together with all the houses Buildings Gardens fields orchards

within named Thomas Stalker the sum of five hundred and  
pounds six shillings it being the consideration money of the said  
indenture I have received of Patrick Miller witness present Robert  
Miller Tho: Pritche Tho: Goffe me William Pin one of the Justices of  
the Justices of the peace for the county of Chester personally as for  
ed Patrick Miller and Ann his wife and acknowledged the with  
in written Indenture to be their act and deed and as such are  
willing the same may be recorded In Testimony whereof I have  
hereunto set my hand and seal the fifteenth day of the second  
Month of April Anno Domini 1769 Wm Pin Seal Recorded the 7<sup>th</sup>

Dec<sup>r</sup> day of December Anno Domini 1790 121

Richard Pike  
by Attorneys  
Thomas Stalker

# This Indenture

Made the twenty fifth  
day of June in the year of our Lord one thousand seven  
hundred and sixty two between Richard Pike of the City  
of Cork Merchant by Charles Morris of the City of Philadelphia  
and Province of Pennsylvania Merchant the lawful attorney of  
him the said Richard Pike in this behalf duly nominated  
and constituted of the one part and Thomas Stalker of East Calm  
Township in the County of Chester and Province aforesaid ten  
nant of the other part Whereas the said Richard Pike by force of  
virtue of some good devise conveyance or assurance in the law  
duly made had and executed being lawfully seized in his  
demesne as of fee among other lands of and in the piece or par  
cel of land herein after mentioned and described and intend  
ed to be hereby granted with the appurtenances did in and  
by a certain instrument of writing or letter of attorney under  
his hand and seal duly executed bearing date the twenty third  
day of January in the year of our Lord one thousand seven hun  
dred and fifty nine nominate a point put and authorize the  
above named Charles Morris his true sufficient and lawful  
attorney for him the said Richard Pike in his name and for his  
use to enter into all and every part of the estate and lands belong  
ing to him the said Richard Pike in Pennsylvania and Province  
the same and prevent any waste from being committed thereon  
and to take all lawful ways and means for remedying the same  
and also all and every part or parcel of his said lands with all  
their rights members and appurtenances thereunto belonging  
or in any wise appertaining for him and in his name to buy  
and value and the said lands or any part thereof for him the  
said constituent and in his name to bargain sell lease or

or lives inheritance or other wise and for such sum or sums of  
 money as his said attorney should be thought meet and convenient  
 and the deed and deeds of the same grant and estates to be made  
 for him the said constituent and in his name to seal as ides his  
 deed or deeds to deliver &c as in and by the said recited letter of  
 attorney among other powers and authorities thereby given and  
 granted Recorded in the Office for recording of deeds for the City  
 and County of Philadelphia in Book D 2<sup>d</sup> Vol 5 page 488<sup>cc</sup>  
 and bounty of Philadelphia in Book D 2<sup>d</sup> Vol 5 page 488<sup>cc</sup>  
 a citation being thereunto had more fully and at large appears  
**It is Witness** **Subscribed witnesseth** that for and in considera-  
 tion of the sum of two hundred and twelve pounds four shillings  
 and two pence lawful money of Pennsylvania unto the said Charles  
 Norris in hand paid for the use of the said Richard Pike by the  
 said Thomas Walker at and before the sealing and delivery hereof  
 it being the best price that could be gotten at a public sale or vendue  
 the receipt whereof the said Richard Pike by his attorney Charles  
 Norris doth here by acknowledge and therewith acquit and for  
 ever discharge the said Thomas Walker his heirs and assigns and  
 every of them by these presents, he the said Richard Pike by his said  
 attorney Charles Norris hath granted bargained sold aliened con-  
 fessed released and confirmed and by these presents Doth grant  
 bargain sell alien convey release and confirm unto the said Thomas  
 Walker his heirs and assigns forever a certain piece or parcel of  
 land situated lying and being in the township of East Calm in  
 the County of Chester aforesaid marked N<sup>o</sup> 6 in a certain plan or  
 Draught of a great tract whereof this part Beginning at a post  
 at a corner of another piece of land in the said plan marked N<sup>o</sup>  
 5, thence along said piece north two hundred and eighty six  
 perches to a post or post in the of lot N<sup>o</sup> 4 and at a corner of lot N<sup>o</sup> 3,  
 thence along said lot N<sup>o</sup> 3, East one hundred and forty seven perches  
 to a white Oak in the line of lot N<sup>o</sup> 7, thence by said lot N<sup>o</sup> 7 south  
 one hundred and eighteen perches to a post, thence by the Mat-  
 ing house lot the three next courses and distances Viz. West six-  
 teen perches south forty perches and East sixteen perches to  
 a white Oak in the line of said lot N<sup>o</sup> 7, thence by said lot  
 N<sup>o</sup> 7, south one hundred and twenty eight perches to a post in  
 the line of land late of Patrick Miller and thence partly by  
 the said Miller's land and partly by land late of Robert Miller  
 West one hundred and forty perches to the place of beginning con-  
 taining two hundred and thirty two acres and forty nine  
 perches and the usual allowance for roads and High ways

To all to whom these Presents shall or may come, I Thomas Stalder of, the Township of East Caln in the County of Chester in Pennsylvania, being now far advanced in Years, and attended with Godly Weaknesses, but of sound and disposing Mind and Memory (for which I am thankful) and having under my Consideration the Uncertainty of our Time here on Earth, and that it is appointed unto all Men to die, Do therefore for the disposing of my worldly Estate, of which kind Providence in Mercy hath been pleased to be done upon me, make and publish this my last Will and Testament in Manner following, that is to say, — I find, I will and order all my just Debts and funeral Expences to be fully paid at the Direction of my Executors herein after named, as soon as conveniently may be after my Decease!

Item — I give and bequeath unto my loving Wife, Grace Stalder the sole Use and Enjoyment of the two South Rooms at the East End of my Mansion house, as also the Use of the South Cellar, the Kitchen and Oven, with full Privilege to occupy, go to, and come from them, whensoever, and as frequent as she may choose so to do, together with full Privilege of the Water: I also give unto her one Horse or Mare and one Cow, and also sufficient Sustenance for them in ~~the winter~~ <sup>the Winter</sup> ~~the Plantation~~ <sup>the Plantation</sup> which was from Lovell, during her Widowhood, and no longer: I also allow my said Wife during her Widowhood a sufficient Quantity of Ground adjoining the Pump-Yard for a Garden, Together also with a sufficient Quantity of Firewood cut of a suitable Length, hald and laid at her Door; and one Quarter of an Acre of Flax sowed for her yearly, with Privilege of the Orchard to use what Fruit she may think proper; and the Quantity of Ten Bushels of good sound merchantable Wheat, as also one large good fat Hog, and one Quarter of good Beef, to be delivered to her yearly, all which Privileges to be continued during her Widowhood and no longer: I also give and bequeath unto my said Wife two of my best Beds and Furniture, six Chairs, and one armed Chair, a Case of Drawers, one black Walnut Oval Table, and a Tea-Table, her looking Glass, also a Side Saddle: And also I give unto her my said Wife the full sum of Two hundred Pounds of current Gold and Silver Money at and after the Rate the same now passeth: All which Privileges and Requests I allow and order to be in Lieu of all Power and Rights of Dower or Title, which my said Wife might have or claim of in or to or out of my Estate, by any Law, Usage, or Custom whatsoever.

Item. — I give and Devise unto my son Thomas Stalder and to his Heirs forever all and singular my Lands, Messuages, Tenements and Hereditaments with their Appurtenances, situate lying and being in the said Township of East Caln,



4 5 6 7  
East-Cabot one certain Tract of 110 Acres & 1/2 <sup>of Land</sup> Perches, in East-Cabot aforesaid which I purchased of the Heirs of Warrick Miller deceased in Trust for William Pimm, only executed and referred, as the same is expressly mentioned in a certain Conveyance from Isaac Miller to me, dated the 5<sup>th</sup> of the 11<sup>th</sup> Month (1790) to be freely possessed and enjoyed by him, he allowing unto his said Mother the Privileges severally herein before mentioned during her Widowhood (~~as she shall live~~) as aforesaid. I also give and bequeath unto my said Son Thomas Stalker my Clock and Case and my Walnut Desk.

Item. — I give and bequeath unto my Daughter Hannah the Wife of Isaac Coates the Sum of Five hundred Pounds of like Money aforesaid, first deducting what she has heretofore received thereof.

Also, The Sum of Five hundred Pounds (or Value) I order to remain in the hands of my Executors herein after named, to be applied to and for the separate Use and Maintenance of my Daughter Mary the Wife of William Pimm, as she may stand in Need during her Coverture; they my said Executors first deducting what Money she has already received of the said Sum; and in Case she survives her present Husband, that then if any of said Sum remain, I will and order such Remainder to be paid to her my said Daughter Mary to be disposed of as she may think fit. But if in Case she dies this Life during her present Coverture, and any Part of the said Sum of Five hundred Pounds remain in the Hands of my said Executors undisposed of, I give and bequeath such Remainder to be equally divided to & among all the then surviving Children of my said Daughter Mary Part and Share alike.

Item. — I give and bequeath unto my four Daughters, namely, Rebecca, Grace, Elizabeth, and Lydia, the Sum of Two Hundred Pounds of like Money aforesaid, to be equally divided among them, to be paid unto them by my Executors as soon as is convenient after my Decease out of my personal Estate, first deducting what each of my said Daughters have aforesaid time received out of my Estate towards paying their Legacies.

Item. — I give unto my Daughter Elizabeth her Choice of the two Rooms up stairs in the new End of my said Mansion House, with full Privilege to go to, remain in, and occupy and enjoy the same as long as she remains unmarried, and no longer.

Item. — I give and bequeath unto my five Grand Children, namely Hannah, Ann, Rachel, Mary, Lydia, Pimm, the Daughters of my said Daughter Mary Pimm, the Sum of Fifty Pounds of like Money aforesaid, to be equally divided between them Part and Share alike, and paid to them respectively when they arrive at the Age of Eighteen years,

Years, with lawful Interest: But in Case any of them my said Grand Children die before she or they arrive at the Age of Eighteen Years aforesaid, that then the Part of her or them so dying shall be equally divided among the Survivors Part and Share alike.

Item. — And, whereas I have purchased two certain Lots of Ground at a Place called Coney Town, my Will is, and I hereby order the same to be sold by my Executors, as soon as is convenient after my Decease.

Item. — As for all the Rest, Residue and Remainder of my Personal Estate whatsoever and wheresoever found, and not herein before particularly bequeathed, I give and bequeath unto my said Daughters aforesaid, to be equally divided between them Part and Share alike; and that the equal Share of my Daughter Mary Pimm shall be paid unto her upon the same Conditions, and to be at the Direction and remain in the Hands of my said Executors to be paid unto her as before herein directed and appointed.

Lastly. — I do hereby nominate, constitute and appoint my loving Wife Grace Stalker Executrix, and my Son Thomas Stalker and Son-in-Law Isaac Coates, Executors, of this my last Will and Testament, hereby revoking disannulling and making void all former Wills heretofore by me made either by Word or Writing, and declare this only to be my last Will and Testament. — In Witness whereof I have herewith set my Hand and Seal the Seventeenth Day of the fifth Month, in the Year of our Lord, One Thousand seven Hundred and Ninety One. 1791.

Signed, Sealed, Published, Pronounced, and declared by the said Thomas Stalker the Testator, for and as his last Will and Testament in the Presence of us the Subscribers, who subscribed our Names as Witnesses thereto in his Presence, and at his Request.

Thos Pimm  
Mary Pim  
Henry Atherton

(Thomas Stalkes)

Be it further remembered, That my Mind and Will is that the Land which I purchased of Isaac Miller being one hundred and ten Acres, & 29 Perches, I give and devise unto Mary Pirr my Daughter, the Wife of William, valued at Three hundred Pounds, to be considered as so much paid her Portion of Five hundred Pounds herein aforesaid, with this Proviso, that it be for her only separate Use and Conolument and under the Direction of and Care of my Executors as herein before mentioned and expressed.

And, whereas I have purchased of James Chalfont, and Ann Chalfont (the Widow) Three certain Tracts of Land situate in West Broadford: Now my Will is That the same be equally divided between my Daughters Rebecca Hostis and Grace Valentines, and my Will is that that Part shall be for Rebecca, whereon she now dwells, and that each Daughters part be equal Share and Shareable and that each of their Parts of said Land be estimated as Three hundred Pounds paid towards their their Legacies herein before expressly mentioned: Which Lands I give and Devise unto them my two said Daughters Rebecca and Grace, under the same Direction and Care of my Executors as herein before expressed, and my will is that this said Estate annexed shall be of equal Force and Virtue with all and every part herein before expressed: As Witness my hand and Seal on the Day Month and Year aforesaid, signed Sealed and Published as before, and in Presence of us before mentioned: Witnesses hereto.

Thos Pirr }  
 Mary Sim }  
 Henry Atherton. }  
 Witnesses

Thomas Walker

West Chester 2<sup>nd</sup> June 1794 This personally appeared Thomas Sim and Mary Sim and on their solemn affirmations according to Law did declare & testify that they were present and did see and hear Thomas Walker the Testator with their names sign seal and publick Pronounce & declare <sup>that</sup> the within & foregoing Writing purporting to be his last Will & Testament <sup>should</sup> be deemed taken & understood as such and that the two last annexed Writings purporting to be codicils to the said Will <sup>and</sup> should be taken and considered as Codicils and part of his said last Will & Testament and that at the different times of doing the say of record and well disposing Mind & Memory to the best of their Understandings

Witnessed before me

Be it Remembered That I Thomas Walker of the Township of East Caln in the County of Chester & State of Pennsylvania having Executed a Will Bearing date the seventeenth day of the fifth Month one thousand seven hundred and Ninety one, having since the Execution thereof, made some alteration in my Estate by the purchase of Land or otherwise. Do make & pronounce this Codicil to be a part of my will & doth also Ratify & confirm the afore-  
said will except the alterations made herein. That is to say, I give & bequeath to my daughter Nancy the wife of John Pinn, all my Right of the plantation & Tract of Isaac Miller, or Acres I paid therefor, being one hundred & Sixty pounds, as part of the Legacy left her in my will & to be at the direction of my Executor as therein mentioned.

I give & bequeath to my daughter Rebekah, the wife of John Goats the plantation whereon she now lives described as follows. Beginning at a corner southwesterly of the manse on house, in the line of Missions in Hampton & to extend the several courses along the easterly line, to the line of Malachi Effinger, thence Northwesterly along Effingers line to the fence at the lower end of the field now under Nic thence west along or near the said fence to the Natural course of the Run, thence up the Run, Northwesterly as far as to make a corner, & strike a straight & parallel line (westerly to the Wilmington Road) with the line between James Chalfants old tract & that now on the possession of Samuel Cunningham, so as to leave out all that plots known by the name of the school house field, thence along the said Road Northwesterly to the line in Cunninghams land aforesaid following the several lines of James Chalfants old tract to the place of beginning.

I give & bequeath to my daughter Grace the wife of John Calentine, the before mentioned school house field & all the remaining part of my land which I purchased of James Chalfant, Ann Chalfant & Jonathan Calentine each of three my two daughters, to have an equal share of the water in the before mentioned Run or Brook, to be divided or turn about as they may think best, &

to allow out of, or pay for, in proportion to the Legacy given of their Bequeath this plantation, as follows; that in case Rebekah do allow the sum of five hundred pounds, of her Legacy above amount to that sum, & Grace do allow the sum of five hundred & ten pounds of her Legacy above amount to that sum, but if their Legacy above not amount to their respective sums they are not to pay anything, except the Book accords I have against them & their husbands. I also allow in order that my son Thomas shall pay the sum of two hundred pounds to Rebekahs wife as mentioned in the will, & also the sum of ten pounds to each of my grand children as the will specifies, that is to say to Hannah ten pounds, to Ann ten pounds, to Ruth ten pounds, to Lydia ten pounds all the daughters of my daughter Mary, each of their shares to be received by them when they severally arrive at the age of Eighteen years together with Lawfull Interest from the time of my decease, & I appoint My son in law William Woodwards an Executor of this my last will & Testament together with those who are appointed in my will is that this Codicil shall be a part of my will & to stand with all & every part of said will as if signed.

Signed Sealed Published pronounced and declared by the said Thomas Walker the Testator, for & as his Codicil to his last will & Testament in the presence of us the subscribers, who subscribed our Names, as Witnesses there to in his presence & at his Request.

John Pinn  
Mary Pinn

Thomas Walker



Be it Remembered that I Thomas Galter  
of the Township of East Calm in the County of Chester  
and State of Pennsylvania (a Woman) being infirm of  
Body but of sound and disposing Mind and Memory  
Thanks be to the all-wise disposer of Human Events  
for the inestimable Blessing, taking into View  
that Man has no continuing City here on Earth,  
and it is appointed Once for all men to die,  
Do make this my last Will and Testament, First  
I commend my Spirit to the hand who gave  
it, and my Body to be decently Buried, Next  
as Touching and concerning my Worldly Estate,  
with which it hath pleased Divine Providence  
to Bless me, I Order and direct it to be disposed  
of as follow (To Wit)

Supimus It is my Will and I Order and Direct that  
all my Just Debts and Funeral Expenses,  
be fully paid and satisfied, out of my Estate  
as soon as convenient after my decease,

Item I Give and Devise unto my best Friend  
and beloved Wife, the Use and Profits  
as well as the Possession of all my Real  
Estate for and during her natural  
Life together, One Horse my Riding Chair  
and Harness One Cow of her choice a  
Saddle and Bridle and as much of my  
House hold Furniture (not herein after dis  
posed of) as she may think proper to take

Item I Give and Devise to my Daughter Grace  
Downing Wife of Joseph M Downing the

Western Division of my Plantation as I have  
 now caused the same to be divided by a line  
 beginning in the Bradford line at a stone  
 by land of Samuel M. Williams thence by the  
 present bearing of the Needle North four  
 degrees West three hundred and forty perches  
 to a stone in a line formerly call Thes line  
 thence by the same South eighty six degrees  
 West fifty five Perches and a quarter to a stone  
 in the Meeting House Road a corner of Robert  
 millers Land thence partly by the said road  
 North two degrees east one hundred & six  
 perches and an half to a stone thence north  
 four degrees West one hundred and seventy  
 eight Perches to a stone in Thomas Wondles  
 line containing by computation two hundred  
 and twenty five Acres with the appurtenan-  
 ces more or less saving and reserving for the  
 use of the Eastern Division of my Land the  
 right of so much of a Spring of Water as to  
 convey the same along where it is now conveyed  
 with Privilege of Passing and repassing at all  
 times to cleanse and repair the same as may  
 be necessary for the use of the House and Barn  
 on the said Eastern Division of my Land  
 Also saving and reserving one other Privilege  
 for the use of said Eastern Division of a Lane  
 of one perch in width and two perches  
 wide at the Water along the north side of  
 the Woodland for the Purpose of Watering a field

or fields of said Eastern Division which lies  
 South of the Turnpike Road the foregoing  
 devise of Land to be held by the said Grace  
 Downing from the decease of her Mother her  
 Heirs and Assigns forever I also Give and  
 bequeath to my said Daughter Grace Smalley  
 the sum of Six hundred Dollars

Item I Give and Devise to my daughter Hannah  
 (to Stalkor) the other Part or Eastern Division  
 of my Land on which the Buildings stand  
 to be bounded by the Division line above des-  
 cribed containing by computation two hun-  
 dred and seventeen Acres more or less togeth-  
 er with the above mentioned Spring of Water  
 and Privilege of conveying the same to her  
 it now is conveyed and of Passing and  
 repassing to cleanse and repair the same  
 also one other Privilege of a Lane and  
 Watering Place for the use of the field or fields  
 on said Eastern Division South of the Turnpike  
 road the said Land and Privileges with the  
 appurtenances to be held by the said Hannah  
 to Stalkor from the decease of her (Mother) her  
 Heirs and Assigns forever I also Give and  
 bequeath to my said daughter Hannah my  
 Clock

Item I Give and bequeath to my Grandson Thomas  
 Stalkor Downing my Desk and Rifle

Item I Give and bequeath to my Grand daughter  
 Deborah Downing the sum of fifty Dollars  
 the rest and Residue of my Estate I Give and  
 bequeath to my two Daughters Grace & Hannah

to be equally divided between them  
Lastly, I nominate constitute and appoint my wife  
and my son in Law Joseph M. Deering, my  
Executors to execute this my last Will and  
Testament hereby, revoking all former Wills  
by me made and Ratifying this alone to be  
my last Will and Testament In Witness where  
of I have hereunto set my hand and Seal this  
Twenty Seventh day of the Eighth month in  
the year of our Lord one thousand eight hun  
dred and nineteen

Thomas Stalker

Sign & Seal published pronounced and declared by the  
said Thomas Stalker to be his last Will and Testament  
in the Presence of us and at whose request we have  
hereunto subscribed our names as Witnesses

Witness

Richard Dim  
Israel Coats  
William Pinn

Thomas Stalker

Westchester June 5<sup>th</sup> 1820. Then personally appeared  
Richard Dim, Israel Coats and William Pinn, who being  
solemnly affirmed in due form of Law did say they they  
were personally present and did see and hear Thomas  
Stalker the Testator in the annexed instrument of Writing  
named sign seal publish pronounce and declare  
the same to be his last Will and Testament.

State Judges of the Court of Common Pleas in and for the County of York Pennsylvania  
I do hereby certify that the above written Indenture to be this act under  
named Frederick through and acknowledged the above written Indenture to be his act and  
deeds in order that it might be recorded as such according to law. In Testimony whereof I have  
hereunto set my hand and seal this day and year aforesaid. John Ralston  
Recorder - March 16 - 1826

And  
Joseph M. Scovring  
Heute Scovring

This Indenture Made the Twentieth second day of  
August in the year of our Lord one thousand eight hundred  
and twenty three between Joseph M. Scovring of the Township  
of East Caln in the County of Chester in the State of Pennsyl-  
vania Mellen and Grace his wife of the one part and Grant  
Scovring of the Township of West Whiteland in the said County of Chester Yeoman of the other  
part. Whereas Thomas Glatzer late of the said Township of East Caln deceased by virtue of an  
ing good conveyance was granted in the year one thousand and six hundred and eighty one in his lifetime  
and at the time of his death lawfully seized in his demesne as of fee of and in certain lands and  
Tenements situate in the said Township of East Caln and being so thereof by deed made and  
published his last will and testament in writing bearing date the twenty seventh day of  
the eighth month in the year one thousand eight hundred and sixteen and where  
by among other things did give and devise unto his daughter the said Grace Scovring wife of  
the said Joseph M. Scovring the Western division of the plantation as he had caused the same  
to be divided by a line extending in the road first term at a Stone by lands of Samuel M. Williams  
thence by the true bearing of the needle North four degrees West three hundred and forty  
fifty five perches and a quarter to a Stone in the meeting house road a corner of Robert Mellen land  
thence partly by said road North two degrees and one hundred and six perches and an half to a Stone  
thence North four degrees West one hundred and twenty eight perches to a Stone in Thomas Spradles line  
containing by computation two hundred and twenty five acres with the appurtenances more or less  
saving and reserving for the use of the Eastern Division of this land the right of so much of a Spring of wa-  
ter and to convey the same along where it was then conveyed with the privilege of passing and spassing  
at all times to clean and repair the same as may be necessary for the use of the House and Room on the  
said Eastern Division of this land also saving and reserving one other privilege for the use of said Es-  
tern Division of a lane of one perch in width and two perches wide at the water along the north of the said  
land for the purpose of watering a field or fields of said Eastern Division which lies South of the Stone

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The foregoing devise of land to be held by the said Grace Downing from the  
of her mother her heirs and assigns forever. And soon after the making and publishing  
said last will and testament the said Testator died without altering or changing the  
as by his said last will duly proved filed and remaining on records in the Register  
the said County of Chester may fully and at large appear. And whereas, Jane Stacker  
widow and executrix of the said Thomas Stacker deceased by a certain Instrument of release  
her hand and seal duly executed bearing date the seventh day of the Twelfth  
month of the said year one thousand eight hundred and twenty one and recorded in the recorder's office for  
County of Chester in Book of Miscellaneous deeds page 39 did grant remise release  
signs forever all her right title interest property claim and demand whatsoever of and  
above mentioned and described premises which were devised to the said Jane Stacker during  
natural life in and by the said recited last will and testament of her late husband the  
Thomas Stacker deceased. Now this Indenture witnesseth that the said Joseph  
and Grace his wife for and in consideration of the sum of thirteen thousand five hundred  
dollar lawful money of Pennsylvania to them in hand well and truly paid by the  
Hunt Downing at a before the sealing and delivery hereof the receipt whereof they do  
acknowledge and thereof do as full exonerate and forever discharge the said  
Downing his heirs and assigns. By these presents have granted bargained sold alien  
release and confirmed and by these presents do grant bargain sell alien  
release and confirm unto the said Hunt Downing and to his heirs and assigns  
that the aforesaid described tract or parcel of land devised to the said Grace  
wife of the said Joseph H Downing as aforesaid situate in the said Township of  
Calm in the said County of Chester situate lying and being as aforesaid, or there  
wherever the same now is a shall or may be found to be situated bounded  
being distinguished (excepting and reserving for the use aforesaid the water pri  
tains reserved in and by the devise of the said tract) Together with all and singular  
houses buildings Gardens orchards meadows ways water water courses mill  
rights privileges improvements hereditaments and appurtenances whatsoever thereto  
belonging in any wise appertaining unto the reversion and remainder with  
profits thereof. And also all the Estate Right Title Interest use possession profits  
and demand whatsoever both at law and in equity in whatsoever courses as well  
the said Thomas Stacker the Testator at and immediately before the time of his  
as of them the said Joseph H Downing and Grace his wife if in to and out of all an  
for the hereby granted remises and by his hand and parcel thereof to have and to  
The said described tract or parcel of land hereditaments and premises hereby granted  
tion it is intended so to be and every part and parcel thereof with the appurtenances  
said Hunt Downing his heirs and assigns. to the only proper use and behoof of the said  
Downing his heirs and assigns. to the only proper use and behoof of the said Hunt  
his heirs and assigns (excepting and reserving the said water Privileges (save of  
aforesaid) In witness whereof the said Parties to these presents have in to changed  
their hands and seals hereunto Dated the day month and year first above written  
Sealed and delivered in the presence of us  
Joseph H Downing  
Grace Downing

*Recd*  
 This Indenture made the Twenty third day of August in the  
 Year of our Lord one thousand eight hundred and twenty three  
 between *Joseph M. Scovring* of Chester and State of Pennsylvania Yeoman and Benjamin Miller of the  
 same part and *Joseph M. Scovring* of the Township of East Caln in the said County  
 of Chester Miller of the other part Witnesseth that the said *Benjamin Miller* and *Joseph M. Scovring*  
 and in consideration of the sum of thirteen thousand five hundred dollars lawful money of Penn-  
 sylvania unto them in hand well and truly paid by the said *Joseph M. Scovring* at a certain time  
 and delivery hereof the receipt whereof they do hereby acknowledge and therewith acquit execute and  
 forever discharge the said *Joseph M. Scovring* his heirs and assigns the said *Benjamin Miller* have granted  
 bargained sold aliened conveyed confirmed and confirmed and by these presents do grant bar-  
 gain sell alien confirm release and confirm unto the said *Joseph M. Scovring* and his heirs  
 and assigns all that tract or parcel of land situate lying and being in the said Township of  
 East Caln in the County of Chester aforesaid Beginning in the Township Line at a Stone by Land of *Samuel*  
*McWilliam* Thence North four degrees West three hundred and forty perches to a Stone in a line formerly  
 called *Thomas Stone* Thence by the same South eighty six degrees West fifty five perches and a quarter to  
 a Stone in the Meeting House tract of *Robert Miller* lands Thence partly by the said road North  
 two degrees East one hundred and six perches and an half to a Stone Thence North four degrees West  
 one hundred and seventy eight perches to a Stone in *Thomas Henderson* line containing by compen-  
 sation two hundred and twenty five acres with the appurtenances more at large and considering  
 for the use of the adjoining lands called the Eastern Division of the lands late of *Thomas Mather*  
 deceased the right of a Spring of water and to convey the same along where it is now  
 conveyed with privilege of passing and repassing at all times to cleanse and repair the same  
 as may be necessary for the use of the House and Barn in the said Eastern Division also carrying and  
 leaving one other privy for the use of said Eastern Division of a lane of one perch in width and  
 two perches wide at the water along the north side of the woodlands for the purpose of watering  
 a field or fields of said Eastern Division which run South of the *Virnpike* he *Scovring* and  
 the same tract or parcel of land which he promises which *Joseph M. Scovring* and since his  
 wife by deed of Indenture duly executed and acknowledged bearing date the day before the date  
 of these presents did grant unto the said *Benjamin Miller* his heirs and assigns  
 forever under the reservation of the water privileges aforesaid together with all and singular  
 the Houses Buildings Gardens Orchards woods Meadows ways water water courses  
 and all other things which in anywise may be necessary for the use of the said

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and hereby granted to the said *Benjamin Miller* his heirs and assigns forever under the reservation of the water privileges aforesaid together with all and singular the Houses Buildings Gardens Orchards woods Meadows ways water water courses and all other things which in anywise may be necessary for the use of the said



and the day and year abovesaid  
Recorded December 10<sup>th</sup> 1824  
Samuel S. Miller Secy,

Release  
Paul Stalker

to  
Joseph & Dorothea  
Grace his wife

Know all to whom these presents shall come Jane Stalker  
widow of the township of East Calm in the County of Chester and  
State of Pennsylvania widow and next of kin to Thomas Stalker  
of the township and County abovesaid deceased  
Whereas the said Thomas Stalker in and by his last  
will and testament in writing duly proved and remained in the  
Office in the County of Chester various other things did devise to said Paul Stalker  
the use and profits as well as the possession of all his real Estate for and during  
the natural life of the said Jane Stalker whereas also the said Thomas Stalker  
in and by his said will did devise to his daughter Grace Downing wife of Joseph  
Downing the Western division of his plantation beginning in the Broad Road  
line at a stake in land of James Williams thence North 60m degrees West  
three hundred rods to a stone in a line corner called Chick land  
thence by the same line North six degrees West fifty five perches and a quarter  
to a stone in the meeting house road a corner of Robert's Millers land thence partly  
by the said road North two degrees East one hundred and six perches and an  
half to a stone thence North 60m degrees West one hundred and seventy eight  
perches to a stone in Thomas's Whistles line containing by computation two  
hundred and twenty six acres with the appurtenances more or less saved and  
redeemed for the use of the Eastern Division of said land the right of so much  
of a spring of water and to convey the same along where it is now conveyed with  
privilege of passing and repassing at all times to cleanse and repair the same  
as may be necessary for the use of the house and barn on the said Eastern division  
of his said lands also saving and reserving one other privilege for the use of the said  
Eastern division of a lane or way perch in width and two perches wide at the water  
along the South side of the woodland for the purpose of watering a field or fields on  
the said Eastern division which lies South of the turnpike road to be held by the  
said Grace Downing from the decease of her mother her husband and of Joseph  
Know in that the said Paul Stalker as well for and in consideration of the sum of  
two hundred dollars to her paid on the 10<sup>th</sup> day of the fourth month of 1824  
by the said Joseph & Dorothea Downing and Grace his wife their heirs Executors and

line at a stone in a field of Thomas Stalker and thence North to a second West  
 three hundred rods to a stone in a line corner called Pine land  
 thence by the same line north by six degrees West fifty five perches and a quarter  
 to a stone in the meeting house land about an equal steller's land thence partly  
 by the said road North two degrees East one hundred and ten perches and an  
 half to a stone thence North two degrees West one hundred and several right  
 perches to a stone in Thomas Winkles line containing by computation two  
 hundred and twenty six acres with the appurtenances more or less saved and  
 reserved for the use of the Eastern Division of said land the right of so much  
 of a spring of water and to cure the same along which it is now enclosed with  
 a fence of palings and repairing at all times to cleanse and repair the same  
 as much as necessary for the use of the house and barn on the said Eastern division  
 of his said land also saving and reserving one other privilege for the use of the said  
 Eastern division of a lane or strip of wood and two inches wide at the water  
 along the South side of the woodland for the purpose of watering a field or fields of  
 the said Eastern division which has been of the township road to be held better  
 said Grace Dowling from the devise of her mother her husband and Assigns forever  
 know in that the said Jane Stalker as well her and in consideration of the sum of  
 two hundred dollars to her paid on the first day of the fourth month A D 1824  
 by the said Joseph M Dowling and Grace his wife their heirs Executors and  
 Administrators also paying to her the said Jane Stalker the sum of two hundred  
 dollars on the first day of the fourth month in each and every year thereafter  
 during the natural life of the said Jane and also the said Joseph M Dowling  
 the Executors and Assigns his wife their heirs Executors and Administrators  
 are to find and provide for the said Jane one half of the firewood that the said  
 Jane may have occasion to burn during at the door of such kind as the said  
 Jane may be satisfied with in each and every year during the natural life of the  
 said Jane And the said Jane Stalker for the consideration aforesaid has released  
 released and forever quit claimed and by these presents doth release and  
 forever quit claim and doth fully and absolutely grant unto the said Joseph M  
 Dowling and Grace his wife their heirs and Assigns forever all the right title  
 interest claim property and demand whatsoever except the consideration above  
 mentioned in law or equity of her the said Jane Stalker of us and to the premises  
 above mentioned and described so that neither she the said Jane her heirs Executors

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Deed

Joseph M. Downing et. ux.

To

Lewis Hoopes

This Indenture Made the eleventh day of April in the year of our Lord one thousand eight hundred and twenty six  
 Between Joseph M. Downing, of the Township of East Calm in the County of Chester, and State of Pennsylvania and Grace his wife of the one part and Lewis Hoopes of the said Township, County and State, of the other part Witnesseth that the said Joseph M. Downing and Grace his wife, for and in consideration of the sum of two thousand one hundred dollars to them in hand paid by the said Lewis Hoopes at or before the making and delivery hereof the Receipt whereof they do hereby acknowledge and thereof sign and give and discharge unto the said Lewis Hoopes his heirs, executors and administrators by these presents now granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents do grant, bargain, sell, alien, convey, release and confirm unto the said Lewis Hoopes and to his heirs and assigns, All that Massage Plantation and tract of land, situate in the Township of East Calm in the County of Chester and State of Pennsylvania bounded and described as follows: Beginning at a post in the Meeting House Road thence by land of Robert Miller, south eighty six degrees west fifty one perches and nine tenths to a stone, and North four degrees west one hundred perches and seven tenths to a post, and South eighty six degrees West thirty nine perches and three tenths to the road thence by Robert Plumleys land North fifteen degrees west twenty four perches, and four tenths to the middle of Catlers Road thence along the same north thirty degrees east forty three perches and eight tenths to a white oak and North eighty three degrees East seventy three perches and four tenths to a post in the line of other land of the said Lewis Hoopes, and by the same South four degrees East twenty two perches and two tenths to a stone, and South two and a half degrees West partly along the aforesaid Meeting House Road, one hundred and six perches and one tenth, and five tenths, to the place of Beginning.

Witness my right hand and seal of office being part of the same tract of land which Grant Downing and Robert Miller his wife by Deed conveyed to Joseph M. Downing in the year 1826

partly along the aforesaid Meeting House Road, one hundred and six  
perches and five tenths, and five tenths to the place of Beginning.  
Containing fifty acres more or less being part of the same tract of  
land which Court Downing and Deborah his wife by Reed conveyed  
to Joseph M. Downing in fee, and part of a Tract of land which  
Havens, Marsh and Canada, his wife, by Reed conveyed to Joseph M.  
Downing in fee, and part of another Tract of Land which Joseph Pappow  
and Joseph Cooper by Reed conveyed to Joseph M. Downing in fee. Together  
with all and singular other the Houses, Buildings, Woods, ways, 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, and also all other Estate, Right, Title, Interest, property,  
claim and demand whatsoever of them the said Joseph M. Downing  
and Grace his wife in law or equity, or otherwise howsoever of in to or out  
of the same To have, hold, and the said tract of land hereditaments and  
premises hereby granted or mentioned or intended to be with the appurten-  
ances and the said Lewis Cooper his heirs and assigns to the only proper  
use and behoof of the said Lewis Cooper his heirs and assigns forever.  
And the said Joseph M. Downing for himself his heirs, executors and adminis-  
trators, Heirs, assigns, promises, heirs and assigns, and with the said Lewis  
Cooper his heirs and assigns, by these presents that he said Joseph M. Downing  
and his heirs the said above mentioned and described tract of land heredit-  
aments, and premises hereby granted or mentioned or intended, is to be with  
the appurtenances thereto the said Lewis Cooper his heirs and assigns, against  
him the said Joseph M. Downing and Grace his wife, and their heirs and assigns  
all and every other person or persons whomsoever claiming or to claim by, from  
or under him, them or any of them shall and will warrant and forever defend  
hereunto set their hands and seals the day and year first above written.  
Signed and Delivered in the presence of us: Mary Miller, Sarah Miller - Joseph Downing (seal)  
Received the day of the date of the above, Indenture of and from the above Grace Downing (seal)  
named Lewis Cooper the consideration money above mentioned in full of Joseph M. Downing, Witness Mary  
Miller, Sarah Miller, Chester County &c. Before me the subscriber one of the Justices of the Peace in and for  
the County of Chester, personally appeared the above Joseph M. Downing and Grace his wife and acknowl-  
edged the above written Indenture to be their act and deed and in due form of

the said deed & nature without any coercion or compulsion of force, suasion, or undue influence, in testimony whereof I have hereunto set my hand and seal this day and year above written.

N. Guernsey Seal

Recorded April 3, 1827

This indenture made the said day of April in the year of our Lord one thousand eight hundred and twenty seven, between Joseph M. Downing of the Township of East Galien in the County of Lehigh and State of Pennsylvania and Grace his wife on the one part, and Lewis Hoopes of the said Township, County, and State, of the other part, Witnesseth that the said Joseph M. Downing and Grace his wife for and in consideration of the sum of one hundred dollars lawfully money to them paid by the said Lewis Hoopes and in full for the same, have sold, aliened, conveyed, released and confirmed and by these presents do give, bargain, sell, alien, convey, release and confirm unto the said Lewis Hoopes and his heirs and assigns all that certain more or less tract of land situate in the Township of East Galien aforesaid, bounded and described as follows: To wit: Beginning at a point in the boundary line and corner of Robert Miller's land thence by the same land along said road South by a line of East three hundred and forty perches to a large iron nail in the corner of said corner of Robert Miller's land eighty six degrees East forty seven perches to a part of one of the said Lewis Hoopes and thence by the same North forty degrees West three and a half perches to a stone wall and thence North eighty six degrees West forty seven perches to the place of beginning, containing ninety nine acres and one hundred and forty perches of said land and also the same messuages and tract of land which Hermit Downing and his wife by a deed dated the day of June 18th and recorded in the office for recording within the County of Lehigh in Book 66 Page 40 granted and conveyed to the said people M. Downing in fee. Subject nevertheless to the privilege of a lane and water way which Thomas Stalder by his last Will and Testament devised to his daughter Catharine her heirs and assigns Together with all and singular the houses, and buildings, orchards, meadows, woods, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances in whatsoever the same be, belonging or in anywise appertaining And the reversions and remainders, rents, issues and profits thereof And also all the estate, right, title, interest, claim and demand of them the said Joseph M. Downing and Grace his wife or their heirs or assigns to or out of the same. To have and to hold the said tract of land above described hereditably and premises hereby granted or mentioned or intended to be with the appurtenances unto the said Lewis Hoopes and unto his heirs and assigns to the only proper use and behoof of the said Lewis Hoopes his heirs and assigns forever. And the said Joseph M. Downing





Chester County S<sup>t</sup>

At an Orphans Court held and kept  
at West Chester in and for said County  
the second day of November A<sup>D</sup> 1840 before  
the Honorable Thomas S Bell president,  
and his Associates Judges present,

The petition of James M Davis, intermarried with Elizabeth Hoopes  
widow of Lewis Hoopes, late of the township of East Cold in said  
County deceased. And Henry Hoopes Junior minor child  
of said deceased by his Guardian Henry Hoopes <sup>sr</sup> was  
presented to the Court setting forth: That the Lewis Hoopes  
lately died intestate leaving the above named widow and  
one child above named; and seized in his demise as of  
fee of and in a certain Messuage and tract of land situate  
in the township aforesaid bounded lands of Robert Miller,  
Joshua Speakman Thomas Speakman Richard Pind,  
& others containing three hundred and seventy seven acres  
more or less. No partition or valuation of said Real Estate  
having been had; And therefore praying the Court to order  
and appoint James Forsythe, John Worth Esq, John Beitter,  
James Pitt Farlan, James Pitt Farlan Esq, Abner Baldwin  
and William Torbert, chosen by the petitioners for that pur-  
pose to make partition of the premises aforesaid to and among  
the widow and child aforesaid according to their respec-  
tive rights under the intestate laws of this Commonwealth  
if such partition can be made without prejudice to, or  
spoiling the whole; But if such partition cannot be made  
thereof then to value and appraise the same and make return  
of their proceedings according to law

Wherefore the persons aforesaid are appointed  
by the Court and are hereby authorized and empowered  
to go to the premises and in the presence of the said parties  
or their legal representatives they having been severally  
warned if upon being warned they will be present.



thence South Eighty deg. and three quarters West thirty nine perches and one tenth perches, to the place of beginning containing Eighty four acres and one hundred and twenty three perches - The other part thereof begins at a post three perches south of a Stone made by a former division, thence North sixty seven deg: East forty four and one tenth perches, thence along the western line of Calm Meeting House Lot North four and three quarters deg. West thirty three perches and eight tenths to the Nebraska Road thence along the same North fifty eight and a quarter West forty nine perches and one tenth, thence South four deg: East fifty two perches, thence South Eighty three deg: West seventy three and four tenth perches, thence South Eighty five deg: West forty three perches and eight tenths, thence South fifteen deg: East twenty four perches and five tenths, thence North Eighty six deg: East thirty seven perches and three tenths, thence South four deg: East six perches and four tenths thence North seventy nine and an half East seventy four perches and three tenths to the place of beginning containing thirty two acres and one hundred and seven perches, the aggregate of the two lots being One hundred seventeen acres and one hundred and forty perches which they have valued at the sum of \$7740 (and which is of the annual value of \$300.00) -

Being as nearly as they can estimate it the value they have allotted, assigned & delivered to the said Eliza M. Davis, to hold to her in severalty of one third part of the estate, Reserving nevertheless a Spring formerly conveyed to Robert Miller's house, situated on the first part of the above described premises; said Spring being during the life of the said Eliza M. Davis reserved for the use and benefit of the remaining part or two thirds of the estate. And in order that the above reservation may be effectually promoted, a privilege is hereby reserved to the said part or two thirds to enter upon the said first part, and convey or have conveyed said Spring to such place or places, and to make such improvements and repairs or have such made as will promote the convenience and interest of the said two thirds.

The first part of the remaining two thirds is described by metes and bounds as follows, Beginning at a corner in the middle of the Philad<sup>a</sup> and Lancaster turnpike on the line of Richard Finn's land, thence along the same North four deg: West One hundred and seventy four perches, thence South Eighty six deg: West fifteen perches, thence North four deg: West one hundred and twenty eight perches to a corner of Calm Meeting House Lot, thence South Eighty six

and during the life of the said Eliza M. Davis

deg: West sixteen perches, thence south four deg: East five perches, thence South Eighty six deg: West twelve perches, thence South four deg: West six perches and nine tenths, thence South sixty seven deg: West four perches and one tenth, thence South seventy nine deg: and an half West seventy four perches and three tenths, thence South four deg: East ninety four perches and three tenths, thence North Eighty six deg: East sixty one perches and nine tenths, thence South four deg: East seventy perches, thence North Eighty six deg: and three quarters East thirty nine perches and one tenth, thence South four deg: East one hundred and four perches, thence North Eighty one and an half East fifty four perches and five tenths to the place of beginning containing One hundred and sixty seven acres and one hundred and thirty eight perches

The second part thereof is bounded as follows Beginning at the north east corner of Calm meeting house lot. thence by lands of G. H. and Thomas Spackman South four deg: West One hundred and eight perches, thence South Eighty six deg: West sixty nine perches and two tenths, thence South four deg: East One hundred and three perches and eight tenths to the Spelman Road thence along the same South fifty eight deg: and a quarter East forty nine perches and one tenth, thence South four deg: East seven perches and one tenth, thence North Eighty six deg: East twelve perches, thence North four deg: West twenty five perches thence north Eighty six deg: East sixteen perches to the place of beginning containing Fifty two acres and one hundred and six perches.

The third and last part thereof is described as follows beginning at the South west corner of the first lot allotted to the widow thence South four deg: East sixty four perches to a large Chesnut thence North Eighty six deg: East ninety four perches, thence North four deg: West sixty four perches thence South Eighty six deg: West ninety four perches to the place of beginning containing Thirty seven acres and ninety four perches. The aggregate in the three last described lots is Two hundred and fifty eight acres and twenty perches -

which they have valued at the sum of \$15480 being as nearly as they can estimate it the value of two thirds of the whole estate (and of the annual value of \$670.50) they have allotted, assigned and delivered to the said Henry Hoopes Sr. in fee simple to hold to him, the said Henry Hoopes Sr. in fee simple forever -

Witness our hands the eighth - day of December A. D. 1840 - James Forsythe  
 John North  
 John Butler  
 Jas. D. McFarlane  
 James McFarlane

86 W 69.3 perches

Page

their Executors administrators and assigns for their own proper use all legacies and bequests  
whether specific or residuary given and bequeathed to me in and by the last will  
and testament of David Shortlage late of the Township New Garden aforesaid dec'd  
and all my right title Interest and demand in and to the same And I do give  
and grant unto the said Joseph Shortlage and William Shortlage full power  
and authority to demand and receive the same for their own use and upon the  
receipt thereof to give discharges for the same or any part thereof *M. M. M.*  
whereof I have hereunto set my hand and seal this eleventh day of July A.D. 1854  
thousand eight hundred and fifty four

George Shortlage

Sealed and delivered in the presence of us

Thomas W. Brown John W. Thomas

Chester County Pa. On the eleventh day of July A.D. 1854 Before me the subscriber  
a Justice of the Peace in and for the County of Chester Came the within named George Shortlage  
and acknowledged the within written assignment of Legacies to be his act and deed in  
order that the same might be recorded as such

John W. Thomas

MD 8, 237  
1854

Records July 12th AD 1854

Deed of Assignment  
Henry L. Hoopes Esq.  
to  
William Munde

This Indenture made the twelfth day of July in the  
year of Our Lord one thousand eight hundred and fifty four  
between Henry L. Hoopes of East Calm Township  
Chester County and Anna Matilda his wife of the one  
part and William Munde of East Brandywine Township  
same County of the other part Witnesseth

Whereas  
said Henry L. Hoopes owing to sundry expenses is at present unable to pay his debts  
and is willing to assign all his property for the benefit of his creditors Now by  
Indenture witnesseth That the said Henry L. Hoopes and Anna Matilda his wife  
as well in consideration of the premises as of One Dollar to them in hand paid  
the said William Munde the receipt whereof is hereby acknowledged have granted  
bargained sold assigned transferred and set over and by their presents do grant bargain  
sell assign transfer and set over to the said William Munde his heirs and assigns  
that certain Messuage plantation and tract of land situate partly in East Calm and  
partly in Valley Township County aforesaid adjoining Richard Pim - Miller  
Mendenhall William Fobert and others containing about three hundred and  
acres of land with the appurtenances Also all the goods chattels effects and  
of every kind real personal and mixed of the said Henry L. Hoopes where  
situate To have and to hold receive and take the same to the said William  
his heirs and assigns to the proper use and behoof of the said William Munde his

the debts due to the said Henry L Hoopes and the money and proceeds therefrom after deducting his reasonable costs and charges shall distribute among the creditors of the said Henry L Hoopes according to law and should any portion of said trust property remain after fully complying with said trust the said William Munde shall deliver over and reconvey the same to the said Henry L Hoopes his heirs and assigns In witness where the said parties have hereunto set their hands and seals the day and date aforesaid

Signed sealed & Delivered in presence of us  
 Henry Fleming Jno<sup>r</sup> J. Marshall  
 Chester County Pa.

Henry L Hoopes  
 Anna Matilda Hoopes

Before me the subscriber a Justice of the Peace in and for said County came the foregoing named Henry L Hoopes and Anna Matilda his wife who in due form of law acknowledges the foregoing Indenture to be their act and deed to the ends that the same might be recorded as such. The said Anna Matilda being of full age and by me examined separate and apart from her said husband and the contents of the said foregoing Indenture being first fully 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 same without any coercion or compulsion of her said husband In witness whereof I have hereunto set my hands and seal this 12<sup>th</sup> day of July A.D. 1854

Recorded July 12<sup>th</sup> A.D. 1854

Bond of Indemnity  
 Nipplin J. Baker Mgr  
 to  
 John Dunlap Jr.

Know all men by these Presents that I Nipplin J. Baker of the Township of the Township of West Fallowfield in the County of Chester and State of Pennsylvania am held and firmly bound unto John Dunlap Jr. of the said Township of West Fallowfield in the sum of nine hundred and five dollars and twenty four cents

lawful money of the United States well and truly to be paid to the said John Dunlap Jr his certain attorney executors and administrators or assigns to which payment well and truly to be made I bind myself my heirs executors and administrators and every of them firmly by these presents sealed with my seal dated the twenty seventh day of March in the Year of our

met all and every one person or persons whatsoever knowingly or in claim  
the same or any part thereof by firm or under firm or them or any or either of the  
Shall and will by these presents warrant and for ever defend in witness whereof  
said parties to these presents have hereunto interchangeably set their hands  
and seals Dated the day and year first above written.

Scaled and delivered in the presence of us  
Samuel Smith Isaac Spear

George Tamm  
Rachel Tamm

Received the day of the date of the above Indenture of the sum named  
David H. Ketchum the sum of Four thousand Dollars being the consideration  
my mentioned in the above Indenture in full.

Witness present Isaac Spear

Master County, S.S. The nineteenth day  
March Ann Domini 1855 before me one of the Justices of the peace for the County  
of Chester and State of Pennsylvania came the wife named George Tamm  
and Rachel 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  
The said Rachel being of full age separate and apart from her husband by  
examined declared that she did voluntarily and of her own free will and in  
seal and as her act and deed desire the said Indenture without any duress  
or compulsion of her said husband the contents thereof having first been by  
me fully made known unto Witness my hand and seal the day and year above said

Recorded April 2nd 1855

Deed  
William Winkle assignee  
James L. McClann

This Indenture made the second  
day of April in the year of our Lord one thousand  
eight hundred and fifty four Between William  
Winkle assignee of Henry L. Hoopes in trust for  
the benefit of his creditors of the one part and  
James L. McClann of the City of Philadelphia

and State of Pennsylvania of the other part Whereas the said Henry L.  
Hoopes and Anna Matilda his wife by their Deed of assignment duly given  
and bearing date the twelfth day of July Ann Domini one thousand eight  
hundred and fifty four were recorded in the Recorder's office of Chester County  
Pennsylvania in Book No. 387 in consequence of Henry L. Hoopes and



acknowledge and thereof acquit and forever discharge the said James D  
 McClellan his heirs executors and administrators by these presents hath granted  
 bargained sold aliened infeoffed released and confirmed and by these presents  
 by virtue of the power and authority vested in him by the above mentioned Deed of  
 Assignment and the several acts of Assembly relating to voluntary assignments  
 for the benefit of creditors cloth hereby grant bargain sell alien infeoff release  
 and confirm unto the said James D McClellan and to his heirs and assigns  
 All that Messuage and plantation or Tract of land situate partly in the town-  
 ship of East Caln and partly in the township of Valley in the County of Ch-  
 ester aforesaid bounded and described as follows: to wit: Belgium at a Chesnut  
 tree in the West Bradford township and also a corner of the townships of East Caln  
 and Valley thence according to a Survey made thereof the fifth day of the tenth  
 month Anno Domini one thousand eight hundred and fifty four by William S  
 Turk the bearings being given variation of the middle four degrees and thirty  
 minutes West with seven degrees and five minutes West partly along a public  
 road and by lands of Joseph Allen and William B Inbert three hundred  
 and fifty perches and eighty four hundredths to a stake in the center of said  
 public road thence by land of said Inbert South eighty two degrees and five  
 minutes West sixty three perches and five hundredths to a stone North seven  
 degrees and five minutes West two hundred perches and seventy five hun-  
 dredths to a stone and South eighty two degrees and eight minutes West  
 thirty one perches and fifty five hundredths to a stone thence by land of  
 John A Parry South seventy one degrees and fifty two minutes West twenty  
 five perches and fifty five hundredths to a stake in the middle of the  
 road thence along the same and by lands of Miller Howard  
 North eighty two degrees and eight minutes East forty three  
 perches and one hundredth to a stone thence still along the said road  
 North eighty three degrees and thirty minutes East seventy four perches and fifteen  
 hundredths to a stone thence by lands of Bennett Powell and James Jackson  
 North seven degrees and five minutes West through the center of a large che-  
 nut tree fifty two perches and six tenths to a stake in a public road thence  
 along the said road South sixty six degrees and fifteen minutes East thirty  
 eight perches and seventy five hundredths to a poplar tree and South fifty  
 seven degrees and thirty minutes East seventy perches and seventy five  
 hundredths to a stake thence by the Caln Meeting House property South  
 eighty three degrees and twenty two minutes West three perches and seven

ushup of East Calm and partly in the township of Valley in the County of Et  
 uester a private bounded and described as follows: to wit: Beginning at a Chesnut  
 tree in the West Bradford township line also a corner of the townships of East Calm  
 and Valley thence according to a Survey made thereof the fifth day of the tenth  
 month Anno Domini one thousand eight hundred and forty four by William S  
 Tooke the true bearings being given variation of the middle four degrees and thirty  
 minutes West North seven degrees and four minutes West partly along a public  
 road and by lands of Joseph Miller and William B Toibert three hundred  
 and fifty perches and eighty five hundredths to a stake in the centre of said  
 public road thence by land of said Toibert South eighty two degrees and five  
 minutes West sixty three perches and five hundredths to a stone North seven  
 degrees and five minutes West two hundred perches and seventy five hun  
 dredths to a stone and South eighty three degrees and eight minutes West  
 thirty nine perches and fifty five hundredths to a stone thence by land of  
 George Hamble with seventeen degrees and fifty two minutes West twenty  
 five perches and fifty five hundredths to a stake in the Middle of the  
 main road thence along the same and by lands of Miller Howard  
 and J. Mason North eighty two degrees and eight minutes East forty three  
 perches and eight tenths to a white oak thence still along the said road  
 North eighty degrees and thirty minutes East seventy four perches and fifteen  
 hundredths to a stone thence by lands of Bennett Powell and James Jackson  
 with seven degrees and five minutes West through the centre of a large che  
 snut tree forty two perches and six tenths to a stake in a public road thence  
 along the said road South sixty six degrees and fifteen minutes East thirty  
 eight perches and seventy five hundredths to a poplar tree and South fifty  
 seven degrees and thirty minutes East seventeen perches and seventy five  
 hundredths to a stake thence by the Calm Meeting House property South  
 eighty three degrees and twenty two minutes West three perches and seven  
 tenths South six degrees and thirty eight minutes East twenty perches  
 North eighty three degrees and twenty two minutes East twenty eight perches  
 and fifteen hundredths to a stake thence by land of Richard Pom South six  
 degrees and thirty eight minutes East one hundred and twenty five perches  
 and twenty eight hundredths passing several marked locusts to a stake North  
 eighty two degrees and fifty minutes East fifteen perches and three tenths to a  
 stone and South six degrees and thirty eight minutes East through a marked  
 Hickory tree and a Chesnut stump three hundred and forty three perches

in the Records office of Chester County in Miscellaneous Deed Book No 7 page 144  
in and by the said Indenture dated the second day of November Anno Domini 1855  
thous and eight hundred and forty nine well more fully and at large appear  
Together with all and singular the houses buildings ways waters water courses terra  
rights liberties privileges hereditaments and appurtenances whatsoever there  
unto belonging or in anywise appertaining and the persons and tenants ten  
issues and profits thereof and all the estate right title interest property claim an  
demand whatsoever of the said William Mindle in law equity or otherwise known  
of in to or out of the same and every part thereof. It have and to hold the said  
messuage and plantation or Tract of land above specified hereditaments an  
premises hereby granted or mentioned and intended to be with the appurten  
ances subject as aforesaid unto the said James D. McCallan his heirs and assigns  
to his own proper use and behoof for such estate and under such rents and  
conditions as the said Henry L. Hoopes had and held the same at and im  
mediately before the time of the execution of the above mentioned deed of assignment  
by the said Henry L. Hoopes to the said William Mindle but from larger or  
greater estate than he the said Henry L. Hoopes then and there had and held  
the same And the said William Mindle doth hereby covenant promise grant an  
agree to and with the said James D. McCallan his heirs and assigns by their  
persons that he the said William Mindle has not done committed or willingly  
or willingly suffered any matter to them whatsoever whereby the premises  
expressed in any part thereof is or shall or may be impeached charged or  
incumbered 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

Henry Fleming Nathan Sharp

William Mindle [Seal]

Chester County S. S. on the second  
day of April A. D. 1855 Before me the subscriber one of the Justices of the  
Peace in and for the County of Chester aforesaid personally appeared the ab  
named William Mindle and acknowledged the above written Indenture to be  
his act and deed and desired the same might be recorded as such records  
to law. — At witness my hand and Seal. Henry Fleming [Seal]

Recorded April 2nd A. D. 1855

and his heirs and against all and every other person or persons claiming or to claim by, from, or under him them or any of them shall and will warrant, defend, 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  
Anna M. Walker, John M. Kelton

Downsends Walker  
Mary Ann Walker

Received the day of the date of the above, the sum of the above named, James D. McClellan, the consideration money mentioned above full.  
Witness Present, John M. Kelton  
Downsends Walker

Chester County &c. Be it remembered, that on the sixth day of April in the year of our Lord, one thousand eight hundred and fifty eight, before the Subscriber one of the Justices of the Peace for the County aforesaid, personally appeared, the above named, Downsends Walker and Mary Ann 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 Mary Ann 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, in such, 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  
John M. Kelton

Recorded April 1. 1858.

J. D. C.  
James D. McClellan wife  
Downsends Walkers

This Indenture made the sixth day of April A.D. one thousand eight hundred and fifty eight between James D. McClellan and Elizabeth his wife of East Caln township Chester County and State of Pennsylvania of the one part and Downsends Walker of the Borough

sell, alien, enfeoff, release and confirm unto the said Edmund Walter and to his heirs and assigns all that certain Messuage and Plantation, or Tract of Land Situate partly, in the Township of Cash Cato, and partly, in Valley Township in the County of Chester aforesaid bounded and described as follows: Beginning at a Chestnut tree in the West Bradford Township line also a corner of Cash, Cato and Hatter, and Valley Township thence (according to a Survey made hereof, the fifth day of the tenth month June Domini one thousand eight hundred and fifty four, by William S. Turk the true bearings being given variation of the needle four degrees and thirty minutes West) North seven degrees and four minutes West, partly along a public road, and by land of Joseph Miller and William D. Torbert three hundred and forty perches and eighty four hundredths to a stake in the center of said public road thence by lands of said Torbert, South eighty two degrees and five minutes West, sixty three perches and five hundredths to a stone North seven degrees and four minutes West, one hundred perches and seventy five hundredths to a stone and South eighty three degrees and eight minutes West, thirty nine perches and fifty five hundredths to a stone thence by land of George Rambo North seven hundred degrees and fifty two minutes West, twenty four perches and fifty five hundredths to a stake in the middle of the Wagontown road, thence along the same and lands of Spiller Woodward, and J. D. Mason North eighty two degrees and eight minutes East, forty three perches and eight tenths to a white oak, thence still along the said road, North eighty degrees and thirty minutes East, seventy four perches and fifteen hundredths to a stone thence by lands of Bennett Orwell, and James Jackson, North seven degrees and four minutes West, through the center of a large Chestnut tree fifty one perches and five tenths to a stake in a public road, thence along the said road, South sixty six degrees and fifteen minutes East, thirty eight perches and seventy five hundredths to a white oak and South forty seven degrees and thirty minutes East, seventy five perches and seventy five hundredths to a stake, thence by the Cato Meeting House property South westerly, three degrees and twenty two minutes West, three perches and seven tenths, South six degrees and thirty eight minutes East, twenty perches North, eighty three degrees and twenty two minutes East, twenty eight perches and fifteen hundredths to a stake thence by land of Richard Van South six degrees and thirty eight minutes East, one hundred and twenty five perches and twenty eight hundredths passing several marked line trees a stake North eighty one degrees and fifty minutes East, fifteen perches and three tenths to a stone and South six degrees and thirty eight minutes East, through a marked hickory tree and a Chestnut stump then hundred and forty three perches and eighty five hundredths to a stone in the West Bradford Township line aforesaid thence along said line, and by land of Abel Brown, North eighty three degrees and fifty minutes East, thirty three perches to the place of beginning, containing three hundred and twenty nine

near four acres and thirty minutes more, more seven acres and four minutes more,  
 partly along a public road, and by land of Joseph Miller and William C. Torbert three hun-  
 dred and forty perches and eighty four hundredths to a stake in the center of said public road  
 thence by lands of said Torbert, South eighty two degrees and five minutes West, sixty three  
 perches and five hundredths to a stone North seven degrees and four minutes West, one hundred  
 perches and twenty five hundredths to a stone and South eighty three degrees and eight min-  
 utes West, thirty nine perches and fifty five hundredths to a stone thence by land of George  
 Pando North seven degrees and fifty two minutes West, twenty four perches and fifty five  
 hundredths to a stake in the middle of the Wagonway road, thence along the same and  
 lands of Joseph Woodward, and J. D. Mason, North eighty two degrees and eight minutes East,  
 forty three perches and eight tenths to a white oak, thence still along the said road, North eighty  
 degrees and thirty minutes East, seventy four perches and fifteen hundredths to a stone thence  
 by lands of Bennett Conwell and James Jackson, North seven degrees and four minutes West,  
 through the center of a large Chestnut tree fifty one perches and six tenths to a stake in a pub-  
 lic road, thence along the said road, South sixty six degrees and fifteen minutes East, thirty  
 eight perches and twenty five hundredths to a post oak and South forty seven degrees and  
 thirty minutes East, seventy four perches and twenty five hundredths to a stake, thence by the  
 water meeting House property South eighty three degrees and twenty two minutes West,  
 three perches and seven tenths, South six degrees and thirty eight minutes East, twenty  
 perches North eighty three degrees and twenty two minutes East, twenty eight perches and  
 fifteen hundredths to a stake thence by land of Richard Paine South six degrees and thirty  
 eight minutes East, one hundred and twenty five perches and twenty eight hundredths  
 passing several marked trees to a stake, North eighty one degrees and fifty minutes East,  
 fifteen perches and three tenths to a stone and South six degrees and thirty eight minutes East  
 through a marked licksy tree and a Chestnut stump then hundred and forty three perches  
 and eighty five hundredths to a stone in the West Stratford township line aforesaid thence  
 along said line, and by land of West Green, South eighty three degrees and fifty minutes  
 West, ninety three perches to the place of beginning, containing three hundred and twenty nine  
 acres and one hundred and six perches of land more or less. It being the same property which  
 William Wadley, Receiver of Henry S. Hoopes by his Indenture dated April 2nd. A.D. 1855, and  
 recorded in the Records of the office at West Chester, in said Book, No. 5, vol. 121, page 257, did  
 grant and convey to the said James P. McClellan, Subject nevertheless to the use and priv-  
 ileges of a Spring of Water, as granted and conveyed, to Joseph Miller by Robert M. Hoopes  
 and Elizabeth his wife, and Henry S. Hoopes and recorded in the aforesaid office, in Miscella-  
 neous Deed Book, No. 7, page 144 as by reference to said Indenture dated the second day of  
 November, A.D. 1849, will more fully and at large appear. - Together with all and singular  
 the houses buildings ways, woods, waters, water-courses, rights, liberties, privileges, heredita-  
 ments and appurtenances whatsoever thereto belonging, or in any wise appertaining,  
 and the reversions and remainders rents issues and profits thereof, Also all, the estate  
 right title interest claim and demand whatsoever, of the said James P. McClellan, and  
 Elizabeth his wife in law or equity or otherwise howsoever, of or out of the same. - It  
 is here by granted, or released or mentioned, or intended to be, with the appurtenances  
 thereto in said Township of Walker his heirs and assigns to the only proper use, and behoof  
 of the said Township of Walker his heirs and assigns forever Subject as aforesaid - It

Deed

Townsend Walters & wife  
James Buchanan &  
Joseph B. Baker

This Indenture made the fourteenth day of August in the year  
of our Lord one thousand eight hundred and sixty two between  
Townsend Walters of the Township of East Caln in the County  
of Chester and State of Pennsylvania and Mary Ann his wife  
of the one part and James Buchanan of Westland in the  
County of Lancaster and Joseph B. Baker of the City of  
Philadelphia both of the state aforesaid of the other part

Witnesseth that the said Townsend Walters and Mary Ann his wife for and in consideration of the sum  
of Thirty six thousand Dollars law full money of the United States of America unto them well and  
duely paid by the said James Buchanan and Joseph B. Baker 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 James Buchanan and Joseph B. Baker and to their heirs and  
assigns All that certain messuage and plantation or tract of land situate partly in the Town-  
ship of East Caln and partly in Valley Township in the said County of Chester bounded and de-  
scribed as follows. Beginning at a Chestnut tree in the West Broadford Township line also in  
corner of East Caln and Valley townships thence (according to a survey made about the 15th day of the month  
month Ann Domini one thousand eight hundred and fifty five by William S. Ken K. the line bearing  
being given variation of the needle four degrees and thirty minutes West) North seven degrees and four min-  
utes West partly along a public road and by lands of Joseph Miller and William P. Torbert three  
hundred and fifty perches and eighty four hundredths to a stake in the center of said public road thence  
by lands of said Torbert South eighty two degrees and five minutes West sixty three perches and five hundred  
ths to a stone North seven degrees and four minutes West one hundred perches and seventy five hundredths  
to a stone and South eighty three degrees and eight minutes West thirty nine perches and fifty five hun-  
dredths to a stone thence by land of George Hambs North seven seven degrees and fifty two minutes West  
twenty four perches and fifty five hundredths to a stake in the middle of the wagon road and thence  
along the same and lands of Miller Woodward and J. T. Mason North eighty two degrees and eight  
minutes East forty three perches and eight tenths to a white oak thence West along said road North  
eighty degrees and thirty minutes East seventy four perches and fifteen hundredths to a stone thence  
by lands of Bennett Powell and James Jackson North seven degrees and four minutes West through the  
center of a large Chestnut tree fifty one perches and six tenths to a stake in a public road thence along  
the same road South sixty six degrees and fifteen minutes East thirty eight perches and seven by five hun-  
dredths to a poplar tree and South forty seven degrees and thirty minutes East seven seven perches and  
seventy five hundredths to a stake thence by the Caln Meeting house property South eighty three de-  
grees and twenty two minutes West three perches and seven sevenths South six degrees and thirty eight min-  
utes East twenty perches North eighty three degrees and twenty two minutes East twenty eight perches and  
fifteen hundredths to a stake thence by lands of Richard Tim South six degrees and thirty eight min-  
utes East one hundred and twenty five perches and twenty eight hundredths passing several marked trees  
to a stake North eighty one degrees and fifty minutes East fifteen perches and three tenths to a stone  
and South six degrees and thirty eight minutes East through a marked Hickory tree and a chestnut tree  
thence three hundred and forty three perches and eighty five hundredths to a stone in the West Broadford  
Township line aforesaid thence along said line and by lands of Horiah Osborn South eighty three degrees  
and fifty minutes West ninety three perches to the place of beginning. Containing three hundred  
and twenty nine acres and one hundred and six perches be the same more or less. (It being the same  
premises which James D. McCallan and Elizabeth his wife by their Indenture bearing date  
the first day of April A.D. one thousand eight hundred and fifty eight and recorded in the Recor-  
MOO. 1862

and subject of certain conveyance in deed 1807. s. c. 127 page 115 granted and conveyed to Townsend  
 Townsend Walter in fee simple. Subject however to the use and privileges of a spring of water as gran-  
 ted and conveyed to Joseph Miller by Robert M. Horner and Henry S. Horner by Deed dated  
 the 3<sup>rd</sup> day of November A.D. 1849 and recorded in the Office aforesaid in Miscellaneous Deed Book  
 No 7 Page 144) Together with all and singular the houses barns buildings ways waters water courses  
 rights liberties privileges hereditaments and appurtenances what soever 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 demand what soever of the said Townsend Walter and  
 Mary Ann his wife in law equity or otherwise howsoever in and to the same and every part thereof  
 To Have and To Hold the said messuage and plantation or tract of land hereditaments and  
 premises hereby granted or mentioned and intended as to be with the appurtenances unto the said  
 James Buchanan and Joseph B. Baker their heirs and assigns to and for the only proper use  
 and behoof of the said James Buchanan and Joseph B. Baker their heirs and assigns forever  
 Subject as aforesaid. And the said Townsend Walter for himself his heirs executors and administrators  
 doth by these presents warrant and agree to and with the said James Buchanan and Joseph B. Baker  
 their heirs and assigns that to the said Townsend Walter and his heirs all and singular the hereditaments  
 and premises herein above described and granted or mentioned and intended as to be with the appur-  
 tenances unto the said James Buchanan and Joseph B. Baker their heirs and assigns against  
 him the said Townsend Walter and his heirs and against all and every other person or persons who now or  
 lawfully claiming or to claim the same or any part thereof by form or under him them or any of them (sub-  
 ject as aforesaid) shall and will by these presents warrant and forever defend. In witness whereof the said  
 parties to these presents have hereunto in discharge of their hands and seals. Dated the day and  
 year first above written.

Sealed and Delivered in the Presence of Us  
 Mr Whitehead Art Keech

Townsend Walter  
 Mary Ann Walter

Received the day of the date of the above Indenture of the above named James Buchanan and  
 Joseph B. Baker Thirty six thousand dollars the consideration money above mentioned in full.

Townsend Walter

The fourteenth day of August Anno Domini 1862 before me one of the Justices of the Peace  
 for the County of Chester in the State of Pennsylvania came the above named Townsend Walter  
 and Mary Ann 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. The said Mary Ann Walter being of full age  
 separate and apart from her said husband by me examined 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 she can do so there of having first been by me fully made  
 known unto her. Witness my hand and seal the day and year above said.

Mr Whitehead J.P.

Recorded August 16<sup>th</sup> 1862

Lucille's



and delivers the above written Indenture, Deed or Conveyance without any Coercion or Compulsion of their said husbands. Witness my hand and seal the day and year aforesaid.

Recorded March 12th 1865

Jno Newlin J.P. Seal

Revised 1860

J. B. C.

This Indenture Made the twenty sixth day of February

James Buchanan  
To  
Joseph W. Baker

in the Year of our Lord One thousand eight hundred and sixty five  
Between James Buchanan of Philadelphia in the County of Lancaster  
and State of Pennsylvania (late President of the United States) of the  
one part, and Joseph W. Baker of East Calm, Chester County and  
State of Pennsylvania aforesaid of the other part Witnesseth that

The said James Buchanan for and in consideration of the sum  
of Seventeen thousand six hundred and sixty seven dollars and fifty nine cents lawful  
money of the United States of America unto him well and truly paid by the said Joseph  
Baker at and before the sealing and delivery of these presents the receipt whereof is hereby  
acknowledged has granted bargained sold aliened conveyed released and confirmed and  
his presents does grant bargain sell alien release and confirm unto the said Joseph  
Baker his heirs and assigns The undivided moiety or half part of a certain Messuage and  
two adjoining tracts of land, viz; No 1 a Messuage and tract of three hundred and twenty  
acres and one hundred and six perches of land situate partly in East Calm and partly in  
Valley townships in the County of Chester aforesaid and bounded on the south by the West Brack  
township line, on the west by a public road and lands of Joseph Miller, William B. Torbet  
and others, on the north by the Wagonsboro road and lands of Miller Woodward, J. S. Mason, Calvin  
and others, and on the East by No 2 land and land late of Richard Pine deceased, being the same  
premises which Townsend Walter and wife by their deed of the 14th day of August A.D. 1864  
recorded in the Records Office of Chester County in Book L. 6. Vol: 147. page 105 granted and  
conveyed to the said James Buchanan and Joseph W. Baker in fee. Subject to a water right or  
privilege in favor of Joseph Miller mentioned in said deed. No 2. a tract of forty eight acres  
and twenty seven perches of land situate in East Calm aforesaid and bounded on the West by  
No 1. on the North by the Lancaster Township on the east by land of Keller and Smith, and on the  
south by land of William Marshall - Being the same premises which John G. Edge, surviving  
partner of Richard Pine deceased, by his deed of August 1. A.D. 1864 recorded in the Office aforesaid

Deed Book L. 6. Vol: 147. page 6. granted and conveyed to the said James Buchanan and  
Joseph W. Baker, in fee. Together with all and singular the buildings improvements woods ways  
waters, waters, courses, rights, liberties, privileges, hereditaments and appurtenances, wh  
soever therunto belonging or in any wise appertaining, and the reversions and remainders th  
ereof and all the estate right title, interest property claim and demand whate  
ver the said James Buchanan in law equity or otherwise howsoever of in and to the same and  
any part thereof. To have and to hold the said undivided moiety or half part of said  
messuages and tract of land hereditaments and premises hereby granted or mentioned 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 official seal the day and year aforesaid

John F. Kauffman Esq  
J. F.

Recorded April 1-1882

**DEED**

Joseph B. Baker wife  
to  
Charles S. Bailey

This Indenture made the twenty fourth day of March in the year of our Lord one thousand eight hundred and eighty two (1882) between Joseph B. Baker of the City of Philadelphia State of Pennsylvania Gentleman and Annie H. his wife of the one part and Charles S. Bailey of the City of Harrisburg State of Pennsylvania Manufacturer of the other parts Witnesseth that the said Joseph B. Baker and Annie H. his wife for and in consideration of the sum of Thirty five thousand dollars lawful money of the United States of America unto them well and truly paid by the said Charles S. Bailey at or before the signing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold released and confirmed and by these presents do grant bargain and sell release and confirm unto the said Charles S. Bailey his heirs and assigns All that certain messuage or tenement and tract or piece of land called and known as Highside situated now in Caln Township Chester County State of Pennsylvania heretofore partly in Valley Township and partly in East Caln Township County aforesaid described according to a return survey thereof made by John F. Kauffman Surveyor (the true bearings being given variation of magnetic needle six degrees and forty minutes West as follows Beginning at a stone set for a corner of this and land of Andrew A. Crawford and Henry Stouff thence by said Stouff's land South eighty three degrees two minutes West forty three perches and forty four hundredths of a perch to a stone a corner of said Stouff's land and land of Marshall Taylor thence by said Taylor's land South eighty three degrees fifty minutes West forty four perches and fifty two hundredths of a perch to a stone in the middle of a public road thence along the same North sixty five degrees fifty eight minutes West twenty four perches and fifty four hundredths of a perch to a stone at an angle or bend in the same thence still along the same South eighty seven degrees twelve minutes West twenty perches and sixty four hundredths of a perch to a stone a corner of Benjamin S. Millers land thence by the same South eighty three degrees fifty minutes West Ten perches and eighty six hundredths of a perch to a Chestnut stump North seven degrees four minutes West three hundred and forty two perches and sixty hundredths of a perch crossing the Pennsylvania Railroad and the Philadelphia and Lancaster Turnpike Road and a stream of water to a stone

from Manufacturer of the other parts Witnesseth that the said Joseph B. Baker and Annie H. his wife for and in consideration of the sum of Thirty five thousand dollars lawful money of the United States of America unto them well and truly paid by the said Charles S. Bailey at or before the signing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold released and confirmed and by these presents do grant bargain and sell release and confirm unto the said Charles S. Bailey his heirs and assigns All that certain messuage or tenement and tract or piece of land called and known as Highside situated now in Caln Township Chester County State of Pennsylvania heretofore partly in Valley Township and partly in East Caln Township County aforesaid described according to a return survey thereof made by John F. Kauffman Surveyor (the true bearings being given variation of magnetic needle six degrees and forty minutes West as follows Beginning at a stone set for a corner of this and land of Andrew A. Crawford and Henry Stouff thence by said Stouff's land South eighty three degrees two minutes West forty three perches and forty four hundredths of a perch to a stone a corner of said Stouff's land and land of Marshall Taylor thence by said Taylor's land South eighty three degrees fifty minutes West forty four perches and fifty two hundredths of a perch to a stone in the middle of a public road thence along the same North sixty five degrees fifty eight minutes West twenty four perches and fifty four hundredths of a perch to a stone at an angle or bend in the same thence still along the same South eighty seven degrees twelve minutes West twenty perches and sixty four hundredths of a perch to a stone a corner of Benjamin S. Millers land thence by the same South eighty three degrees fifty minutes West Ten perches and eighty six hundredths of a perch to a Chestnut stump North seven degrees four minutes West three hundred and forty two perches and sixty hundredths of a perch crossing the Pennsylvania Railroad and the Philadelphia and Lancaster Turnpike Road and a stream of water to a stone

a corner of land now or late of Threlton Baker thence by said Bakers land South  
 eighty two degrees five minutes West sixty two perches and fifty hundredths of a  
 perch crossing another stream of water to a stone North seven degrees four min  
 West one hundred and one perches and eight hundredths of a perch to a stone  
 and south eighty three degrees eight minutes West thirty nine perches and  
 fifty five hundredths of a perch to a stone a corner of Wilton Simblers land  
 thence by the same North sixteen degrees fifty two minutes West twenty four  
 perches and fifty five hundredths of a perch to a stake in the Wagontown  
 Road a corner of lands of said Tumbler and Lewis Meyers thence along said  
 Road and land of said Meyers and Miller Downing North eighty two degre  
 eight minutes East forty three perches and eighty hundredths of a perch to a  
 white oak tree in the middle of said Road thence still along said road and land  
 of Isaac Spackman and others North eighty degree thirty minutes East seventy  
 four perches and fifteen hundredths of a perch to a stake thence North seven  
 degree four minutes West Fifty one perches and sixty hundredths of a perch  
 through the center of a large Chestnut tree to a stake in a public road thence  
 along the same South sixty six degree fifteen minutes East thirty eight perch  
 and seventy five hundredths of a perch to a poplar tree on the North side of  
 said road thence south forty seven degrees thirty minute East seventeen  
 perches and twenty six hundredths of a perch to a stone in the last mentioned  
 road a corner of land of the Calvert Friends thence by the same South eighty  
 three degree twenty two minutes West four perches and two hundredths of a perch  
 to a stone South six degree thirty eight minutes East twenty perches and twenty  
 two hundredths of a perch to a stone and North eighty three degree twenty two  
 minutes East Twenty eight perches and fifteen hundredths of a perch to a stone  
 a corner of land of John Edge thence along the same and partly by a public  
 road South six degree thirty eight minutes East one hundred and three perches  
 and seventy two hundredths of a perch to a stake thence still along said road  
 South forty degree forty minutes East twenty seven perches and twenty hundredths  
 of a perch to a stone on the East side of said road thence along the middle of  
 the same and still by land of said Edge South six degree thirty eight minutes  
 East one hundred and seventy six perches and eight hundredths of a perch  
 crossing the first mentioned stream of water to an iron pin in the middle of  
 the Philadelphia and Lancaster Turnpike thence along the middle of the same  
 north seventy seven degrees ten minutes East forty eight perches and four  
 hundredths of a perch to another iron pin thence by land of said Andrew  
 A. Snowford crossing said Pennsylvania Railroad South five degrees twenty  
 minutes East one hundred and seventy two perches and eight hundredths  
 of a perch to the place of Beginning excepting and Reserving how soon out  
 of the premises hereby granted the Right Estate and Interest of the Pennsylvania  
 Railroad in and to the strip or parcel of land now in their tenure and used  
 for railroad purposes containing seven acres and forty one hundredths of an  
 acre more or less containing exclusive of the strip or parcel of land now  
 in the occupancy of the said Pennsylvania Railroad above excepted three  
 hundred and seventy acres and eighty nine hundredths of an acre the  
 said strip or piece of land being composed of three tracts or pieces of land

and south eighty three degrees eight minutes west thirty nine perches and fifty five hundredths of a perch to a stone a corner of Milton Simblere land thence by the same north sixteen degrees fifty two minutes west twenty four perches and fifty five hundredths of a perch to a stake in the Wagontown Road a corner of lands of said Tumbler and Lewis Meyers thence along said Road and land of said Meyers and Miller Downing North eighty two degrees eight minutes East forty three perches and eighty hundredths of a perch to a white oak tree in the middle of said Road thence still along said road and land of Isaac Spackman and others North eighty degrees thirty minutes East seventy four perches and fifteen hundredths of a perch to a stake thence North seven degrees four minutes West Fifty one perches and sixty hundredths of a perch through the center of a large Chestnut tree to a stake in a public road thence along the same South sixty six degrees fifteen minutes East Thirty eight perches and twenty five hundredths of a perch to a poplar tree on the North side of said road thence South forty seven degrees thirty minutes East seven perches and twenty six hundredths of a perch to a stone in the last mentioned road a corner of land of the Caln Friends thence by the same South eighty three degrees twenty two minutes West four perches and two hundredths of a perch to a stone South six degrees thirty eight minutes East twenty perches and twenty two hundredths of a perch to a stone and North Eighty three degrees twenty two minutes East Twenty eight perches and fifteen hundredths of a perch to a stone a corner of land of John Edge thence along the same and partly by a public road South six degrees thirty eight minutes East one hundred and three perches and seventy two hundredths of a perch to a stake thence still along said road South forty degrees forty minutes East twenty seven perches and twenty hundredths of a perch to a stone on the East side of said road thence along the middle of the same and still by land of said Edge South six degrees thirty eight minutes East one hundred and seventy six perches and eight hundredths of a perch crossing the first mentioned stream of water to an iron pin in the middle of the Philadelphia and Lancaster Turnpike thence along the middle of the same north seventy seven degrees ten minutes East Forty eight perches and four hundredths of a perch to another iron pin thence by land of said Andrew A. Crawford crossing said Pennsylvania Railroad South five degrees twenty minutes East one hundred and seventy two perches and eighty hundredths of a perch to the place of Beginning Excepting and Reserving however out of the premises hereby granted the Right Estate and Interest of the Pennsylvania Railroad in and to the strip or parcel of land now in their tenure and use for railroad purposes containing seven acres and forty one hundredths of an acre more or less containing exclusive of the strip or parcel of land now in the occupancy of the said Pennsylvania Railroad above excepted three hundred and seventy acres and eighty nine hundredths of an acre [the said Trust or piece of land being composed of three tracts or pieces of land One of which containing three hundred and twenty nine acres and one hundred and six perches Townsend Walters and wife by Deed dated the fourteen day of August A.D. 1866 Recorded at West Chester in the office of

recording Deeds &c in and for Chester County aforesaid in Deed Book J. 6  
 page 405 &c granted and conveyed unto James Buchanan and said Joseph  
 B. Baker in fee subject to the use and privileges of a spring of water as granted  
 and conveyed to Joseph Miller by Robert M. Hope and wife and Elvira M. Hope  
 by deed dated the second day of November A.D. 1849. and recorded in the office  
 aforesaid in Miscellaneous Deed Book No. 7. page 144 &c Another of which  
 containing forty eight acres and one hundred and twenty seven perches  
 John G. Edge surviving Executor of Richard Fin deceased by Deed dated  
 the first day of August A.D. 1864 recorded in the office aforesaid in Deed  
 Book J. 6. page 6 &c granted and conveyed unto the said James Buchanan and  
 Joseph B. Baker in fee and the said James Buchanan by deed dated the seventeenth  
 day of February A.D. 1865 recorded in the office aforesaid in Deed Book K. 6. page  
 397. granted and conveyed all his undivided moiety or half part of in and to  
 said two last mentioned tracts of land unto the said Joseph B. Baker in fee  
 subject as aforesaid as regards the first mentioned of said two lots and the  
 of which containing one acre and fourteen perches and two tenths of a perch the  
 said John G. Edge and wife by deed dated the twenty ninth day of March  
 A.D. 1876. recorded in the office aforesaid in Deed Book W. 8 page 281 &c granted  
 and conveyed unto the said Joseph B. Baker in fee. and together with all and  
 singular the buildings woods roads lanes improvements ways streets alleys  
 passages waters watercourses rights liberties privileges hereditaments and appur-  
 tenances whatsoever unto the hereby granted premises belonging or in any  
 way appertaining And the reversions and remainders rents issues and  
 profits thereof with all the estate right title interest property claim and demand  
 whatsoever of them the said Joseph B. Baker and Annie S. his wife as well  
 as in equity of in and to the same and every part thereof To have and to hold  
 the said tract or piece of land above described except as above excepted  
 with the buildings and improvements thereon erected hereditaments and pro-  
 vices hereby granted or mentioned and intended so to be with the appurtenances  
 unto the said Charles S. Bailey his heirs and assigns to and for the only proper  
 use and behoof of the said Charles S. Bailey his heirs and assigns forever  
 Subject to the use and privileges aforesaid and subject also as regards that  
 part of the above described premises or tract of land lying North of the  
 Philadelphia and Lancaster turnpike to the payment of a certain Mortgage  
 debt or sum of fifteen thousand dollars with interest at five per cent given  
 and executed by said Joseph B. Baker to William P. Jenks dated November  
 Twentysventh A.D. 1850 recorded in the office aforesaid in Mortgage Book  
 L. 3. page 269 &c And the said Joseph B. Baker for himself his heirs Executors  
 and administrators doth covenant promise and agree to and with the said  
 Charles S. Bailey his heirs and assigns by these presents that he the said  
 Joseph B. Baker and his heirs all and singular the hereditaments and premises  
 hereby granted or mentioned and intended so to be with the appurtenances  
 unto the said Charles S. Bailey his heirs and assigns against him the said  
 Joseph B. Baker and his heirs and against all and every other person and  
 persons whatsoever lawfully claiming or to claim the same or any part thereof

Deed. 1911.M  
Wm. C. Bailey  
et al. Executors & Trustees

vs.  
H. Graham Rambo

This Indenture, made the 1st day of April, A. D. 1911  
 Between William C. Bailey, Edward Bailey, Charles S.  
 Bailey Jr, and James B. Bailey, all of the City of  
 Harrisburg, County of Dauphin, and State of Pennsylv.  
 versus Executors of, and Trustees under the Last Will  
 and Testament of Charles S. Bailey, late of the City of Harrisburg, County of  
 Dauphin State of Pennsylvania, deceased, of the one part; and H. Graham  
 Rambo, of the Borough of Coatesville, County of Chester, said State of the  
 other part; Whereas the said Charles S. Bailey, became, in his lifetime  
 the owner in fee of certain lands, situate in the Townships of Galu  
 and West Bradford, in the County of Chester, State of Pennsylvania, and  
 being so thereof seized and possessed, made his last Will and Testament,  
 in writing, bearing date the Fourth day of September A. D. 1899, wherein and  
 whereby he authorized and empowered his Executors and Trustees, therein  
 named, to sell and convey any and all of his real estate, as in and  
 by the said recited will, since his death duly proven and remaining in  
 the Register's Office at the City of Harrisburg, County of Dauphin, as  
 by recourse being thereunto had, in all appears, and in the case, since his  
 decease, his Executors and Trustees, have, by virtue of the authority  
 in the said last Will, contained, become possessed as such, of certain  
 other lands in the Township of Galu, County of Chester and State of  
 Pennsylvania, formerly of the Thorndale Iron Works, Now this Indenture  
 Witnesseth that the said William C. Bailey, Edward Bailey, Charles  
 S. Bailey Jr, and James B. Bailey, Executors and Trustees, as  
 aforesaid, for and in consideration of the sum of One Dollar to them  
 in hand paid by the said H. Graham Rambo, at and before the  
 sealing and delivery hereof, the receipt whereof is hereby acknow-  
 ledged, have granted, bargained, sold, aliened, released, conveyed, and  
 confirmed, and by these presents, and by force and virtue of the  
 authority contained in the above recited last Will of Charles S.  
 Bailey, deceased, do grant, bargain, sell, alien, release, convey and  
 confirm unto the said H. Graham Rambo all the following  
 certain Tracts of land, namely: Tract No. 1. All that portion of the  
 Estate of the said Charles S. Bailey, deceased, situate in the Town-  
 ship of Galu, County of Chester, and State of Pennsylvania,  
 in the the mansion farm buildings, etc, lying north of the  
 Philadelphia and Lancaster Turnpike, and being bounded  
 and described as follows: Beginning at a spike in the  
 center line of the Philadelphia and Lancaster Turnpike at the  
 southwest corner of lands belonging to Mrs. Adaline A.  
 Long, thence by said land N 2 deg. 30 min. E fifteen hundred  
 and seventy five (1575) feet to a stone, thence by the same N 79  
 deg. 55 min. West eight hundred eighty four and two tenths (884.2)  
 feet to a stone, thence still by the same land N 4 deg. 50 min. E  
 forty two (42) feet to a stone, a corner of Benjamin Edg's land  
 thence by said land the next five (5) courses and distances, to  
 wit: S. 83 deg. 50 min. W. one hundred sixty seven and nine  
 tenths (167.9) feet to a stone, thence N 89 deg. 35 min. W eleven  
 hundred sixty and five tenths (1160.5) feet to a stone, in the

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115-59

center of a public road leading from the Philadelphia and Lancaster Turnpike to the Galw Meeting property. thence along the center of said road N. 1 deg. 15 min. E. nine hundred and seventy two hundredths (972.2) feet to a stone near the east end of the road; thence still along said road crossing from the eastern to the western side of the road, N. 2 deg. 30 min. W. four hundred thirty seven and five tenths (437.5) feet to a stake; thence partly along the center of the public road and still by land of Benjamin Edge N. 1 deg. E. seven hundred and eleven and thirty eight hundredths (711.38) feet to a corner of the Galw Meeting property; thence by said property N. 88 deg. 40 min. W. four hundred sixty four and forty seven hundredths (464.47) feet to a stone; thence by the same land and crossing a public road N. 25 deg. 25 min. W. three hundred thirty four and one tenth (334.1) feet to a stone; thence still by same land N. 89 deg. 35 min. E. sixty nine and three tenths (69.3) feet to a point in a public road; thence partly along the public road and by land now or late of the Mendenhall Estate N. 39 deg. 10 min. W. two hundred and sixty nine (269) feet to a poplar tree; thence still by the same <sup>land</sup> and partly along said public road N. 51 deg. 37 min. W. six hundred thirty nine and four tenths (639.4) feet to a point; thence leaving the public road and by woodland of S. Bangs and others S. 2 deg. 25 min. W. eight hundred fifty one and four tenths (851.4) feet to a point in the center of a public road; thence along the center of same by Isaac Spackman Estate and others S. 88 deg. 20 min. W. twelve hundred twenty three and five tenths (1223.5) feet to a white oak in the middle of the road; thence still along the center of said public road by lands of Miller Downing and Lewis Mehl, S. 89 deg. 25 min. W. seven hundred twelve and six tenths (712.6) feet to a stone in a line of Milton Timbler's land; thence leaving the public road and by Timbler's land, S. 8 deg. 35 min. E. three hundred ninety nine (399) feet to a stone a corner of 26. Preston Baker's land; thence by Baker's land the next eight courses and distances to wit: S. 88 deg. 55 min. E. six hundred fifty two and fifty seven hundredths (652.57) feet to a stone; thence S. 1 deg. 05 min. W. sixteen hundred sixty seven and eighty eight hundredths (1667.88) feet to a stone; thence S. 89 deg. 25 min. E. two hundred thirty one and twenty five hundredths (231.25) feet to a stone; thence S. 0 deg. 55 min. W. twenty one hundred and thirty (2130) feet to a corner post; thence S. 85 deg. 20 min. W. eight hundred and sixty (860) feet to a stake on the east side of a public road; thence along the east side of said road S. 0 deg. 25 min. E. nine hundred twelve and forty five hundredths (912.45) feet to a spike in the center of the Philadelphia and Lancaster Turnpike; thence along the center of same S. 86 deg. 40 min. W. sixty nine and three tenths (69.3) feet to a spike; thence crossing from the center of the the turnpike to the south line thereof S. 1 deg. 20 min. E. twenty five and four tenths (25.4) feet to a point; thence along the south line of said Turnpike by land conveyed by the Charles S. Bailey Estate to the Penna. R. R. Co. N. 8 deg. 20 min. E. five thousand three hundred thirty two and

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from the (332.3) feet to a railroad stone, a corner of the Thormdale Station  
 lot, in the (25) feet to the north-west corner of Tract #3, thence by Tract #3 N. 1 deg. 16 min.  
 W. 100 feet to the north-west corner of Tract #3, and the center  
 of the Philadelphia and Lancaster Turnpike, thence along the center of  
 said Turnpike by Tract #3 N. 85 deg. 20 min. E. eleven hundred three and  
 one-tenth (1103.1) feet to the first mentioned point, and the place of  
 beginning. Containing three hundred ninety nine and two hundred  
and one thousand three hundred thirty three (399,233) acres of land, be the same  
and conveyed to Charles S. Bailey in fee. Being also a part of the  
same premises which Andrew W. Crawford and Frances Virginia  
his wife, and Caroline M. Holler, by their Deed dated May 17th. 1882,  
and recorded in the Recorder's Office of Chester County in Deed Book  
"G" Vol. 213, Page 195, granted and conveyed to Charles S. Bailey in  
fee. Being also a part of the same premises which Benjamin Miller, Executor  
of Benjamin Miller deceased, and Caroline V. Miller, widow, by their Deed  
dated Feb. 26th. 1883, and recorded in the Recorder's Office of Chester  
County in Deed Book "S" 9, Vol. 215, Page 75, granted and conveyed to  
Charles S. Bailey in fee. Being all the same premises which John B.  
City, by his deed dated June 6th. 1892, and recorded in the Recorder's  
Office of Chester County in Deed Book "Y" Vol. 246, Page 559 granted  
and conveyed to Charles S. Bailey in fee. Tract No. 2. All the land, be  
of the Estate of Charles S. Bailey, deceased, and of the Thormdale Iron  
Works, situate in the Township of Galen, or the Township of Galen  
and West Bradford, in the County of Chester, State of Pennsylvania,  
lying South of the Right of Way of the Pennsylvania Railroad Company,  
and being bounded and described as follows: - Beginning at a stone  
heap, at the line of land conveyed or about to be conveyed, by the  
Deed hereon to George R. Bone, at the corner of what is known  
as the National Grand wood lot and land of Lewis Gunderman;  
thence by Lewis Gunderman's land N. 2 deg. 45 min. E. four hundred  
seventy seven and eight-tenths (477.8) feet to a stone; thence by the  
same land N. 2 deg. 35 min. E. twenty-one hundred eighty nine  
and three tenths (2189.3) feet to a Railroad stone on the southern  
Right of Way line of the Peuna R. R. Co.; thence by said Right of Way  
line N. 89 deg. 26 min. W. five hundred sixty-nine and eight tenths  
(569.8) feet to a spike in the center of a public road leading from  
the Philadelphia and Lancaster Turnpike to Embreeville, thence  
still along the south right of way line of the said Railroad  
Company thence seven courses and distances, to wit: - S. 81 deg.  
44 min. W. six hundred forty eight and eight tenths (648.8) feet to  
a Railroad Stone, on the east side of a public road leading to  
Thormdale Station, thence along the east side of said road N. 42  
deg. 21 min. W. ninety-six and eight tenths (96.8) feet to a spike;  
thence crossing the public road, S. 89 deg. 21 min. W. eleven hundred  
fifty four and two tenths (1154.2) feet to a spike; thence S. 83 deg.  
02 min. W. eight hundred and fifty seven (857) feet to a point in

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RECEIVED, this day of the date of the above Indenture, of the above named Frank H. Golding satisfaction in full of the within specified consideration.

Witnesses present: Joseph Smith,

State of Ohio,
County of Knox, ss.

On the 29th, day of February Anno Domini 1912, before me, the subscriber, a Notary Public in and for said County and State residing at Mount Vernon personally appeared the above named Joseph Smith and in his own name and in the names of his constituents the above named Herbert W. Smith and Florence A. Smith in due form of law acknowledged the above written Indenture to be his own act and deed and the act and deed of his constituents the said Herbert W. Smith and Florence A. Smith by him the said Joseph Smith done and executed by virtue of a letter of attorney to him for that purpose granted, to the end that the same might be recorded as such, Witness my hand and Notarial seal, the day and year aforesaid.

LeRoy G. Hunt, Notarial Seal
Notary Public in & for Knox Co., Ohio.
My commission will expire Dec. 12th, 1914.

The State of Ohio,
County of Knox, ss.

I, Chas. W. Hayes, Clerk of the County of Knox, in the State of Ohio, also Clerk of the Common Pleas Court for said County, the same being a Court of Record, do hereby certify that LeRoy G. Hunt whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such proof or acknowledgment, a notary public in and for said County and residing therein, duly commissioned and sworn and authorized by the laws of said State to take the acknowledgment and proof of deeds or conveyances for lands, tenements or hereditaments in said State of Ohio. And I further certify, that I am well acquainted with the handwriting of the said LeRoy G. Hunt and verily believe that the signature to said certificate of proof or acknowledgment is genuine. In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court and County this 29, day of February A. D. 1912.

Chas. W. Hayes, Clerk, Seal of Court.
By O. G. Taylor, Deputy.

Recorded September 11th, 1914.

DEED-POLL: I Know all men by these presents: That I, David Jones, High Sheriff of the County of DAVID JONES, SHERIFF. Chester, in the State of Pennsylvania, for and in consideration of the sum of TO Fifteen Thousand and one Dollars, to me in hand paid, do hereby grant and convey to H. GRAHAM RAMBO. H. Graham Rambo of Coatesville, Chester County, Pennsylvania, his heirs and assigns. All those certain following described tracts of land, namely: Tract Number One, a message and tract of land situated in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described as follows: BEGINNING at a spike in the center line of the Philadelphia and Lancaster Turnpike at the southwest corner of lands belonging to Mrs. Adeline A. Corey; thence by said land north two degrees thirty minutes east, fifteen hundred and seventy-five feet to a stone; thence by the same north seventy nine degrees twenty-five minutes west, eight hundred eighty-four and two tenths feet to a stone; thence still by the same land north four degrees fifty minutes east forty-two feet to a stone; a corner of Benjamin Edge's land; thence by said land the next five courses and distances, to wit: South eighty-three degrees-fifty minutes west, nine hundred sixty-seven and nine tenths feet to a stone; thence north eighty-nine degrees thirty-five minutes west, eleven hundred sixty and five tenths feet to a stone in the center of a public road, leading from the Philadelphia and Lancaster Turnpike to the Cain Meeting property; thence along the center of said road north one degree fifteen minutes east, nine hundred seventy one and thirty-two hundredths feet to a stone near the east line of the road; thence still along said road crossing from the eastern to the western side of the road north thirty-two degrees thirty minutes west four hundred thirty-seven and five tenths feet to a stake thence partly along the center of the public road and still by land of Benjamin Edge north one degree east, seventeen hundred eleven and thirty eight hundredths feet to a corner of the Cain Meeting property; thence by

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said property north eighty-eight degrees forty minutes west, four hundred sixty four and forty-seven hundredths feet to a stone; thence by the same land and crossing a public road north no degrees twenty-five minutes west three hundred thirty-four and one tenths feet to a stone; thence still by same land north eighty-nine degrees thirty-five minutes east, sixty-nine and three-tenths feet to a point in a public road; thence partly along the public road and by land now or late of the Mendenhall Estate north thirty-nine degrees ten minutes west two hundred and sixty nine feet to a poplar tree, thence still by the same land and partly along said public road fifty-seven degrees fifty minutes west six hundred thirty-nine and four tenths feet to a point; thence leaving the public road and by woodland of L. Grangers and others south two degrees twenty-five minutes west eight hundred fifty-one and four tenths feet to a point in the center of a public road; thence along the center of the same by Isaac Spackman Estate and others south eighty-eight degrees twenty-five minutes west, twelve hundred twenty three and five tenths feet to a white oak in the middle of the road; thence still along the center of said public road by lands of Miller Downing and Lewis Meyer south eighty-nine degrees twenty-five minutes west, seven hundred twelve and six tenths feet to a stone in a line of Milton Timbler's land; thence leaving the public road and by Timbler's land south eight degrees thirty-five minutes east three hundred ninety-nine feet to a stone a corner of H. Preston Baker's land; thence by Baker's land the next eight courses and distances, to wit; south eighty-eight degrees fifty-five minutes east six hundred fifty-two and fifty-seven hundredths feet to a stone; thence south one degree five minutes west, sixteen hundred sixty-seven and eighty-eight hundredths feet to a stone; thence south eighty-nine degrees twenty-five minutes east ten hundred thirty-one and twenty-five hundredths feet to a stone; thence south no degrees fifty-five minutes west twenty-one hundred and thirty feet to a corner post; thence south eighty-five degrees twenty minutes west eighteen hundred and sixty feet to a stake on the east side of a public road; thence along the east side of said road south no degrees twenty-five minutes east, nine hundred twelve and forty-five hundredths feet to a spike in the center of the Philadelphia and Lancaster Turnpike; thence along the center of same south eighty-six degrees forty minutes west, sixty-nine and three-tenths feet to a spike; thence crossing from the center of the turnpike to the south line thereof south one degree twenty minutes east twenty-five and four-tenths feet to a point; thence along the south line of said turnpike by land conveyed by the Charles L. Bailey Estate to the Pennsylvania Railroad Company north eighty-five degrees twenty minutes east five thousand three hundred thirty-two and five tenths feet to a railroad stone, a corner of the Thorndale Station lot; thence by land of Charles B. Conner north one degree sixteen minutes west twenty-five feet to the center of the Philadelphia and Lancaster Turnpike; thence along the center of said turnpike by land of Charles B. Conner north eighty-five degrees twenty minutes east eleven hundred three and eight tenths feet to the first mentioned point and the place of beginning. CONTAINING three hundred ninety-nine and two hundred and thirty-one thousandths acres of land be the same more or less. TRACT NUMBER TWO, A tract of woodland situated in the Townships of Caln and West Bradford, County of Chester and State of Pennsylvania, bounded and described as follows:- BEGINNING at a stake in line of land of W. Henry Stouff and a corner of land of Isaacher Price; thence by land of the said Isaacher Price the twelve following courses and distances; north three degrees thirty minutes west eleven hundred thirty-six and five-tenths feet; north eighty-two degrees fifty-five minutes west two hundred seventy-four feet; south eighty-four degrees forty-four minutes west three hundred forty feet; south eighty-nine degrees twenty-eight minutes west ten hundred two feet; south eighty-three degrees one minute west seven hundred ninety-one feet; south sixty-five degrees nine minutes west four hundred sixty-five feet; north thirty-four degrees twenty-six minutes west, one hundred seventy-three feet; north forty-two degrees thirty-three minutes west one hundred thirty-three feet; north eighty-eight degrees forty-one minutes west, four hundred thirty-five and five-tenths feet; south eighty-four degrees two minutes west three hundred forty-six and five-tenths feet; south seventy-eight degrees fifty-eight minutes west nine hundred twenty-nine and five-tenths feet; south eighty-four degrees forty-eight minutes west three hundred thirty-nine feet to a line of land of the Pennsylvania Railroad Company; thence by the same the two following courses and distances; south one degree twenty minutes east thirty feet; thence south nine degrees no minutes east eleven hundred twenty-five and three tenths feet to a stake; thence by lands now or late of E. W. Gray south eighty-seven degrees twenty-eight minutes east sixteen hundred sixty-eight and five tenths feet to a stake; thence south eighty-six degrees twenty-nine minutes east one hundred seventy-nine and two-tenths feet to a stone in a public road; thence along the center of the public road north fifty-five degrees fifteen minutes east three hundred forty and five-tenths feet to

a stake at the intersection of another road; thence along the last mentioned road and by land now or late of E. W. Gray south fifty-eight degrees no minutes east four hundred and four and nine-tenths feet; thence leaving the public road and by land of Marshall Taylor now or late south eighty-eight degrees twenty minutes east, seven hundred and thirty-two feet to a stone a corner of W. Henry Stouff's land; thence by the same the next three courses and distances, to wit; south eighty-nine degrees no minutes east seven hundred eighteen and two-tenths feet to a stone thence north two degrees thirty minutes east four hundred and eighty-three feet to a stone; thence south eighty-nine degrees thirty-five minutes east, nine hundred ninety-seven and six-tenths feet to the place of beginning. CONTAINING one hundred forty-eight and seventy-eight one hundredths acres, be the same more or less. BEING the same premises which H. Graham Rambo by deed dated Dec. 4th, 1911, and recorded in the Recorder's Office of Chester County in Deed Book H-14, Vol. 330, Page 203, granted and conveyed unto George M. Woods, in fee, UNDER AND SUBJECT to the easements set forth in the above recited conveyance. Together with whatever water right the said H. Graham Rambo reserved on land south of the Pennsylvania Railroad for the use of the premises above described in conveyance of said land to Isaac Price dated April 7, 1911, and recorded in the Office of the Recorder of Deeds of Chester County Pennsylvania, in Deed Book C-14, Vol. 325, Page 89, which water right was conveyed by the said H. Graham Rambo to George M. Woods the mortgagor by deed dated Dec. 4, 1911, and recorded in the Recorder of Deeds Office of Chester County, Pennsylvania, in Deed Book H-14, Vol. 330, Page 203. Together with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever there unto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, the same having been sold by me to the said grantee on the twenty-seventh day of August, Anno Domini one thousand nine hundred and fourteen after due advertisement according to law, under and by virtue of a writ of Levari Facias issued on the eighth day of July Anno Domini 1914, out of the Court of Common Pleas of Chester County, as of August Term, one thousand nine hundred and fourteen, Number 21 at the suit of H. Graham Rambo, Assignee of the Home Building and Loan Association of Coatesville, who was Assignee of H. Graham Rambo, against George M. Woods, Mortgagor, John A. Newman, Assignee of George M. Woods, for the benefit of his creditors, Ingleside Farms Company, in the hands of a Receiver, Terre Tenant, and John S. Graybill, Receiver of Ingleside Farms Company. In witness whereof, I have hereunto affixed my signature this Thirty-first day of August, Anno Domini one thousand nine hundred and fourteen.

Witness present  
 Tevis H. Mercer  
 A. M. Holding.

David Jones (Seal)  
 Sheriff

Commonwealth of Pennsylvania, ss.

Before the undersigned, Prothonotary of the Court of Common Pleas of Chester County, personally appeared David Jones, High Sheriff of Chester County, aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that said Deed might be recorded. Witness my hand and the seal of said Court this 31st day of August Anno Domini one thousand nine hundred and fourteen.

Seal of the Court of Common Pleas  
 Carl B. Deihm, Deputy Prothonotary

Recorded September 12th, 1914

DEED. THIS INDENTURE, made the Thirty first day of August in the year of our Lord one thousand nine hundred and fourteen. BETWEEN John B. Harner, of East Mantmeal T'wp., Chester County, Pa., Administrator of all and singular the goods and chattels, rights and credits which were of Ephraim J. Harner, late of East Mantmeal Township, in the County of Chester and State of Pennsylvania, deceased, of the one part, and Damick Pronshick, of the City of Philadelphia, and State aforesaid, of the other part. WHEREAS, the said decedent in his lifetime, and at the time of his death, was seized in his demean as of fee, of and in the land and premises hereinafter described, situate in the Township of East Mantmeal in the County of Chester and State of Pennsylvania. And whereas, Letters of Administration of all and singular the goods and chattels, rights and credits which were of the said decedent at the time of his death, were in due form of law committed unto the said party of the first

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# DEED

This Indenture, Made the Fifth day of

H. Graham Rambo.  
TO

August in the year of our Lord one thousand nine hundred and fifteen

Esther S. Woods,  
TO

BETWEEN H. Graham Rambo, an unmarried man of the C. Borough of Coatesville, Chester County, Penna. of the first part and Esther S. Woods of Coals Township, Chester County Pa.

of the second part: Witnesseth That the said party of the first part, for and in consideration of the sum of Fifty three and declares, 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 enacting 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, enfeoff, release, convey and confirm unto the said party of the second part, her Heirs and Assigns,

(F44595-5)

(PA 165-579)

The two following described tracts of land, Tract No. 1, a messuage and tract of land situated in the Township of Coals, County of Chester and State of Pennsylvania, bounded by lands of Adalno A. Corey, Benjamin Edge, Coals meeting, land now or late of the Mendenhall estate, lands of S. Granger, Heirs of Isaac Spackman, dec'd, Milled Downing, Lewis Meyer, Milton Dimble, W. C. and Ellis B. Ridgway, Pennsylvania Railroad Company, Charles B. Conner, and others, containing three hundred ninety nine and two hundred thirty one one thousandths acres of land be the same more or less; Tract No. 2, a tract of Woodland, situated in the Township of Coals and West Bradford, County of Chester and State of Pennsylvania, bounded by lands of M. Henry Struff, Isaac Price, the Pennsylvania Railroad Company, land late of W. Gray, land late of Marshall Taylor and others, containing one hundred forty eight and seventy eight one hundredths acres being the same premises which David Jones, High Sheriff of the County of Chester County, Pa. in deed Book D. 114 Vol. 340 Page 248, granted and conveyed unto the said H. Graham Rambo, party of the first part here in fee, together with whatever water right the said H. Graham Rambo received on land, south of the Pennsylvania Railroad for the use of the premises above described in conveyance of said land to Isaac Price by deed dated April 7, 1911 and recorded in the office for recording of Deeds in and for Chester County Pa. in deed Book C. 114 Vol. 32 Page 87.

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, her Heirs and Assigns, to the only proper use, benefit, and behoof of the said party of the second part. her Heirs and Assigns forever

And the said H. Graham Rambo 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 her Heirs, and Assigns forever, that he the said above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, her Heirs and Assigns, against him the said H. Graham Rambo 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 party of the first part to these presents, has hereunto set his hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
W. S. Houlam,  
Mabel E. Entekin,

50.00  
Paid  
Cash

H. Graham Rambo.  
H. Graham Rambo.

RECEIVED the day of the date of the above Indenture of the above named Esther S. Woods the full Consideration money herein mentioned.  
H. Graham Rambo.

State of Pennsylvania County of Chester ss:  
ON THE Fifth day of August Anno Domini 1915 before me a Notary Public duly personally appeared the above named H. Graham Rambo an unmarried man.

and in due form of law acknowledged the above INDENTURE to be his the said being of full age and separate and apart from said husband, by me thereupon voluntarily and of his own free will and accord, sign, seal and as did thereupon declare and say that did without any coercion or compulsion of his said husband, act and deed delivered the above written Indenture, Deed or Conveyance,

WITNESS my hand and her seal the day and year aforesaid.  
Recorded Aug. 12<sup>th</sup> 1915,

Mabel E. Entekin, Notary Public  
Commission Expires March 12<sup>th</sup> 1916

PA 230

128

DEED

This Indenture,

Made the fourteenth day of

1915  
Crawford

August in the year of our Lord one thousand nine hundred and thirteenth

Ethel S. Woods,

BETWEEN Ethel S. Woods, an unmarried woman

TO

H. Graham Rambo,

of Calio Township, Chester County, Penna., of the first part and H. Graham Rambo, of the Borough of Coatesville, Chester County, Penna., of the second part.

of the second part: Witnesseth That the said party of the first part, for and in consideration of the sum of one dollar 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, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part his heirs and assigns,

The following described tracts of land: Tract No. 1, a messuage and tract of land, situated in the Township of Calio, County of Chester and State of Pennsylvania, bounded by lands of Adalinda Corey, Benjamin Edge, local meetings, land now or late of the Mendenhall Estate, lands of L. Cranger, Heirs of Isaac Spackman, dec'd, Miller Downing, Lewis Meyer, Milton Simbler, W. B. and Elbert B. Ridgway, Pennsylvania Railroad Company, Charles B. Corner and others,

containing three hundred ninety nine and two hundred thirty one one thousandths acres of land, be the same or less. Tract No. 2, a tract of woodland situated in the Townships of Calio and West Bradford, County of Chester and State of Pennsylvania, bounded by lands of W. Henry Stoff, Isacker Price, the Pennsylvania Railroad Company, land late of C. W. Gray, land late of Marshall Taylor and others. Containing one hundred forty eight and seventy eight one hundredths acres, be the same or less.

Being the same premises which H. Graham Rambo by deed dated August 5<sup>th</sup> 1915, and which to be recorded, granted and conveyed unto the said Ethel S. Woods, party of the first part hereto, in fee. Together with whatever water right H. Graham Rambo reserved in land south of the Pennsylvania Railroad for the use of the premises above described in conveyance of said land to Isacker Price by deed dated April 7, 1911, and recorded in the Office for recording of Deeds in and for Chester County Pa. in Deed Book C. 111, vol 825, Page 89.

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EX-121

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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



of the first part, of, in and to the said premises, with the appurtenances *Under and subject to the payment of a principal and interest of a certain mortgage given by the grantor herein to the County of Washington and Loan Office of Georgetown, D.C. in an equal debt of \$30,000.00 which mortgage is recorded in the Office for the recording of deeds in the County of Washington in Vol. Book No. 7, Vol. 106, Page 105.*

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. *Under and subject to the payment of the principal and interest of the mortgage above set forth.*

And the said *Esther D. Woods for herself her* Heirs, Executors and Administrators, do as by these presents covenant, grant and agree to and with the said party of the second part, his Heirs and Assigns forever, that *she* the said *Esther D. Woods her* Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against *her* the said *Esther D. Woods her* Heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, *by force or under any claim or warranty of them*

SHALL AND WILL *by these presents* WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, The said party of the first part to these presents, *has* hereunto set *her* hand and seal. Dated the day and year first above written.


Signed, Sealed and Delivered in the Presence of  
*Mabel E. Entickin*  
*W. D. Harlan*

*Esther D. Woods.*   


RECEIVED the day of the date of the above Indenture of the above named.

State of *Pennsylvania* County of *Charles*  
ON THE *Twentieth* day of *August* Anno Domini 1910 before me *an* *Notary Public duly*  
*Commissioned in and for the Commonwealth of Pennsylvania and in Continuum*  
personally appeared the above named *Esther D. Woods, an unmarried Woman*  
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; and the said *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 first made known unto *her* did thereupon declare and say that *she* did voluntarily and of *own free will and accord*, sign, seal and as *act and deed* delivered the above written Indenture, Deed or Conveyance, *without any coercion or compulsion of* said husband;

WITNESS my hand and *seal* seal the day and year aforesaid.  
Recorded *October 20* 1910

*Mabel E. Entickin, Notary Public*   
*Commission expires Mar 17 1914*

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# DEED

## This Indenture,

Made the 20th day of June

in the year of our Lord one thousand nine hundred and thirty four

WILLIAM G. GORDON, TRUSTEE

TO  
COATESVILLE B & L ASSOCIATION

Between William G. Gordon, Trustee in Bankruptcy for H. Graham Rambo, a resident of the City of Coatesville, County of Chester and State of Pennsylvania, of the one part; AND Coatesville Building and Loan Association a corporation, with its place of business in the City of Coatesville aforesaid, of the other part;

WHEREAS H. Graham Rambo, a resident of the City of Coatesville, aforesaid, was on September 11, 1933, adjudicated bankrupt in the District Court of the United States for the Eastern District of Pennsylvania, cause No. 17,338; and the same was referred to John Haviland, Referee in Bankruptcy, 123 1/2 North High Street, West Chester, Pa., and WHEREAS, the first meeting of creditors of the said H. Graham Rambo was held October 20, 1933 at which time William G. Gordon, of the City of Coatesville aforesaid was duly elected trustee in bankruptcy in said estate. AND WHEREAS, a certified copy of the adjudication in bankruptcy and order of reference was duly recorded in the Recorder of Deeds Office of Chester County, Pa., on November 9, 1933 and remains of record therein in Miscellaneous Deed Book - 59, Page 139. AND WHEREAS, a certified copy of the order approving the trustee's bond was likewise duly recorded in the Recorder of Deeds Office aforesaid on November 9, 1933 and remains of record therein in Miscellaneous Deed Book - 59, Page 140. AND WHEREAS on March 17, 1934, William G. Gordon, Trustee in Bankruptcy aforesaid, filed his petition for leave to sell at private sale to Coatesville Building and Loan Association, Coatesville, Pa., the premises hereinafter described for the price or sum of One Hundred Dollars in cash, under and subject to the real estate taxes properly a lien on said premises and under and subject to two mortgages to said Association but clear and divested of all other liens of record, - as will more fully appear by reference thereto. AND WHEREAS, in due course lawful proceedings were had on said petition until on June 4, 1934, it was ordered and decreed that said sale be confirmed and that the said Trustee on receipt of the consideration in cash, complete the sale by executing the proper instrument, transferring to said purchaser all his right, title and interest in said property and delivering the same; as will more fully and at large appear by reference to said proceedings.

NOW THIS INDENTURE WITNESSETH, That the said William G. Gordon, Trustee in Bankruptcy for H. Graham Rambo

for and in consideration of the sum of One Hundred Dollars

money of the United States, to him well and truly paid by the said Coatesville Building and Loan Association at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged and by these presents by force and virtue of the within recited order or decree does

grant, bargain, sell, alien, release and confirm unto the said Coatesville Building and Loan Association, its successors and assigns ~~xxxxxx~~

ALL THAT CERTAIN messuage and tract of land situated in the Township of Cain, County of Chester and State of Pennsylvania, bounded by lands of Adeline A. Corey, Benjamin Edge, Cain Keeting, land now or late of the Mandenhall Estate, lands of L. Granger, Heirs of Isaac Spackman, Deceased, Miller Downing, Lewis Dayar, Milton Timbler, H. P. Baker, Pennsylvania Railroad Company, Charles E. Conner and others. CONTAINING three hundred ninety nine and two hundred thirty one one thousandths acres of land be the same more or less.

BEING the same premises designated as Tract No. 1 which Esther S. Woods by deed dated August 14, 1918 and duly recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book A-15, Vol. 248, Page 9, granted and conveyed unto the said H. Graham Rambo in fee. EXCEPTING twenty acres from the southeast corner of said tract sold by the said H. Graham Rambo to Charles E. Cope and conveyed to him by deed dated November 14, 1922. EXCEPTING also, twenty five thousand square feet from the southeastern corner of said tract sold by the said H. Graham Rambo to The Thorndale Methodist Episcopal Church and conveyed to it by deed dated September 10, 1929.





and thirty five hundredths (351.35) feet; thence crossing said Turnpike Road to the south side thereof south one (1) degree sixteen (16) minutes east, twenty five (25) feet to a railroad stake on the south side of said Turnpike Road; thence extending along the south side of said Turnpike Road and by land of the Pennsylvania Railroad Company, south eighty five (85) degrees twenty (20) minutes west, five thousand three hundred thirty two and five tenths (5332.5) feet to the first mentioned point and place of beginning. CONTAINING three hundred seventy eight and seven hundred forty six thousandths (378.746) acres, be the same more or less UNDER and Subject to the following easements and rights of way: (1) Right of Way granted by Charles L. Bailey to John B. Barbour, dated the 4th day of December, A. D. 1892, and recorded in Miscellaneous Deed Book #19, page 402; (2) Right of Way granted by Charles L. Bailey to the Southern Pipe Line Company, dated the 9th day of June, A. D. 1891, and recorded in Miscellaneous Deed Book #24, page 304; (3) Right of Way granted by the Executors and Trustees of Charles L. Bailey, deceased, to the Delaware and Atlantic Telephone and Telegraph Company to maintain its poles on along the Highway, known as the Lincoln Highway, dated the 3rd day of April, A. D. 1907; (4) Right of Way granted by H. Graham Rambo to the Manufacturers Light and Heat Company, dated the 11th day of October, A. D. 1930, and recorded in Miscellaneous Deed Book #54, page 328. [The above premises is the same tract of land containing 399.231 acres which Esther S. Woods, unmarried, granted and conveyed unto H. Graham Rambo by Deed of Indenture bearing date the 14th day of August, A. D. 1915, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book A-15, Volume 348, at page 9, from which has been conveyed as follows:- (1) twenty (20) acres which H. Graham Rambo, on the 14th day of November, A. D. 1922 agreed to sell to Charles E. Cope, and which was subsequently conveyed by the said H. Graham Rambo to the Chester County Rod and Gun Clubby deed bearing date the 20th day of February, A. D. 1924, and recorded in the Office for Recording of Deeds aforesaid, in Deed Book M-16, Volume 384, at page 109. (2) Twenty five thousand (25,000) square feet which H. Graham Rambo conveyed to the Thorndale Methodist Episcopal Church by Deed bearing date the 10th day of September, A. D. 1929, and recorded in the Office for Recording of Deeds aforesaid, in Deed Book H-18, Volume 430, at page 156. The above mentioned tract of 399.231 acres conveyed to the said H. Graham Rambo by Esther S. Woods was also under and subject to a Right of Way granted by the Executors and Trustees of Charles L. Bailey deceased, to the West Chester Street Railway Company to construct and maintain and electric Street passenger railway along and upon the Turnpike Road between Downingtown and Cotesville, known as the Lancaster Pike, which said Right of Way has since been abandoned by the said Railway Company and the tracts and equipment have been removed from the premises. The above described premises being the same which William G. Gordon, Trustee in Bankruptcy for H. Graham Rambo, of the City of Cotesville, by Indenture bearing date the 20th day of June, A. D. 1934, and recorded in the Office for Recording of deeds as aforesaid, in Deed Book W-18, Volume 444, at page 184, granted and conveyed unto the Cotesville Building and Loan Association, in fee. The Deed is executed by the president and Secretary of the Cotesville Building and Loan Association by authority and in pursuance of a resolution of the Board of Directors passed at a duly convened meeting held on the fifteenth day of February A. D. 1937. TOGETHER with whatever right is appurtenant to the premises herein conveyed as reserved on land south of the Pennsylvania Railroad for the use of the premises herein conveyed as described in conveyance to Isaacar Price by deed dated April 7, 1911 and recorded in the Recorder's Office of Chester County in Deed Book C-14, Vol. 325, page 89. AND TOGETHER with all and singular the buildings, springs, water rights, ways, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it, the said Grantor, 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 land, with the buildings and improvements thereon erected) hereditaments and premises hereby granted 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. UNDER AND SUBJECT as aforesaid. AND the said Grantor, for itself, its successors, doth by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that it, the said Grantor and its successors, 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, his heirs and assigns, against it, the said Grantor and its successors and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them, or any of them, shall and will, subject as aforesaid warrant and forever defend. IN WITNESS WHEREOF, the said Cotesville Building and Loan Association hath caused these presents to be executed and its common or corporate seal hereto affixed. Dated the day and year first abovementioned.

Cotesville Building and Loan Association



52-127-328

North one (1) degree forty-five (45) minutes east two hundred thirteen and seventy-three one-hundredths (213.73) feet to a point; thence by a lot not included in this sale along in a right-of-way (1) North eighty-seven (87) degrees fourteen (14) minutes west three hundred twenty and eighteen one-hundredths (320.18) feet and (2) South eighty-eight (88) degrees forty-two (42) minutes west two hundred forty-nine and seventy-seven one-hundredths (249.77) feet; thence by said lot and in another right-of-way (1) North seven (7) degrees forty-three (43) minutes west seventy and four-tenths (70.4) feet and (2) North one (1) degree twenty-four (24) minutes East one hundred thirty-two and forty-three one-hundredths (132.43) feet to another point in said second right-of-way; thence by said lot not included in this sale South eighty-eight (88) degrees forty-nine (49) minutes East five hundred seventy-nine and ninety-seven one-hundredths (579.97) feet to a point in center line of aforesaid Cain Meeting House Road; thence in and along center line of same (1) North one (1) degree eleven (11) minutes East two hundred sixty-four and sixty-seven one-hundredths (264.67) feet, (2) North no (0) degrees twenty-one (21) minutes East two hundred sixty-five and fifty-five one-hundredths (265.55) feet, (3) North twenty-eight (28) degrees thirty-three (33) minutes West three hundred thirty-eight and forty-five one-hundredths (338.45) feet, (4) North twenty-two (22) degrees twenty (20) minutes west one hundred sixty-one and fifty-one one-hundredths (161.51) feet, (5) North three (3) degrees ten (10) minutes West one hundred forty-seven and twenty-five one-hundredths (147.25) feet, and (6) North one (1) degree thirty-five minutes East six hundred thirty and thirty one-hundredths (630.30) feet to a point; thence leaving said road North one (1) degree forty-three (43) minutes East eight hundred eighty-four and ninety-three one-hundredths (884.93) feet to a stone; thence North eighty-eight (88) degrees forty (40) minutes West four hundred sixty-four and forty-seven one-hundredths (464.47) feet to another stone; thence North no (0) degrees twenty-five (25) minutes West sixty (60) feet to a point in Pennsylvania Route 340, known as King's Highway (a proposed fifty (50) foot wide road); thence along center line of said highway (1) South eighty-eight (88) degrees thirty-nine (39) minutes West six hundred sixty-seven and sixty-nine one-hundredths (667.69) feet and (2) South eighty-eight (88) degrees six (6) minutes West four hundred twenty-eight and thirty-one one-hundredths (428.31) feet; thence South one (1) degree fifty-four (54) minutes East and crossing the southerly side of said highway three hundred sixteen and sixty-four one-hundredths (316.64) feet to a point; thence South eighty-two (82) degrees twenty (20) minutes West eight hundred twenty-three and ninety-five one-hundredths (823.95) feet to a stone; thence South one (1) degree five (5) minutes West sixteen hundred eighty-four and sixty-five one-hundredths (1684.65) feet to another stone; thence South eighty-nine (89) degrees twenty-five (25) minutes East one thousand thirty-one and twenty-five one-hundredths (1031.25) feet to another stone; thence South no (0) degrees fifty-five (55) minutes West two thousand one hundred thirty (2130) feet to a post; thence South eighty-five (85) degrees twenty (20) minutes West crossing and recrossing a stream of water eighteen hundred sixty (1860) feet to a point in Township Road 402 aforesaid, also known as the Barley Sheaf Road (proposed to be open to width of sixty (60) foot wide); thence in said road along the Easterly side thereof South no (0) degrees twenty-five (25) minutes East two hundred twenty-eight (228) feet to a point; thence leaving said road North eighty-five (85) degrees fourteen (14) minutes East eleven hundred eighty-six feet (1186') to a point; thence by lands now or late of Clinton B. Laughead, Jr., South one (1) degree thirty-seven (37) minutes West five hundred thirteen and thirty-seven one-hundredths (513.37) feet to a point; thence by lands now or late of aforesaid Samuel D. Orshansky (1) South eighty-nine (89) degrees East one hundred forty-seven and thirty-nine one-hundredths (147.39) feet to a point and (2) South four (4) degrees forty (40) minutes East one hundred seventy-four and thirteen one-hundredths (174.13) feet to the place of beginning.

CONTAINING three hundred thirty-seven and four one-hundredths (337.04) acres. Description is according to plan of property of John W. B. Bausman by G. D. Houtman & Son, Civil Engineers, dated May 21, 1955.

BEING the remainder of the same premises which Coatesville Building & Loan Association by its Indenture dated February 15, 1937 and recorded in the Office of the Recorder of Deeds in and for Chester County in Deed Book T-18, Volume 441 at page 429 granted and conveyed unto John W. B. Bausman, Jr., one of the Grantors herein. It is the intention of this conveyance to convey the remainder of said premises despite the description above.

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1971

41-11  
In full

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RECORDS OF DEEDS  
CHESTER CO. PA.

**D E E D**

THIS DEED, made this 15<sup>th</sup> day of December, 1971,

BETWEEN, CHRISTIAN G. ZINN and MARGARET F. ZINN, his wife, hereinafter called the grantors, of the one part, and FRED W. BETZ and MURRAY EISMAN, Co-Partners, trading and doing business as Thorndale Associates, hereinafter called the Grantees, of the other part.

WITNESSETH, that in consideration of One Million Two Hundred ——— Thousand (\$1,200,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, to them, their heirs and assigns as and for partnership property.

ALL THAT CERTAIN tract of land situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described, according to Topographical Survey of Thorndale Village dated October 27, 1971 by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows, to wit:

BEGINNING at a point on the center line of Lincoln Highway (U.S. Route 30), a corner of land belonging to Atlantic Refining Co.; thence from said point of beginning and along said center line South 85 degrees 20 minutes West 100.06 feet to a point a corner of land belonging to John A. and Samuel Scott; thence along Scott's land leaving said center line North 4 degrees 40 minutes West 400.00 feet to a point; thence continuing along Scott's land and along lands of E.M. Dev., Inc., South 85 degrees 20 minutes West crossing over two 6 inch water mains, 630 feet to a point on the West side of a 50 feet wide right of way; thence along said West line South 1 degree 05 minutes West recrossing said 6 inch water main, 26.13 feet to a point, a corner of land belonging to K.R.D., Inc.; thence along lands of K.R.D., Inc., South 85 degrees 34 minutes 30 seconds West 237.66 feet to a point, a corner of lands belonging to Ernie Patton Motors; thence along lands of Ernie Patton Motors South 85 degrees 20 minutes West, 376.25 feet to a point; thence continuing along lands of Ernie Patton Motors South 4 degrees 40 minutes East 375.00 feet to a point on the aforesaid center line of Lincoln Highway; thence along said center line South 85 degrees 20 minutes West 50.00 feet to a point, a corner of land belonging to Malcolm Wright; thence leaving said center line and along lands of Malcolm Wright; North 4 degrees 40 minutes West 375.00 feet to a point; thence continuing along lands of Malcolm Wright and Paul Hatt South 85 degrees 20 minutes West crossing over a Transcontinental Gas Pipe Line right of way 650.76 feet to a point in line of land belonging to J.E.S., Inc., thence along lands of J.E.S., Inc. North 13 degrees 21 minutes 35 seconds East 445.47 feet to a point; thence continuing along lands of J.E.S., Inc., and A.M. Ellis Theater Co., South 85 degrees 14 minutes West 1171.13 feet to a point in Barley Sheaf Rd., thence continuing along and thru Barley Sheaf Road, North 0 degrees 25 minutes West, 203.55 feet to a point, a corner of land belonging to DeArmit & Hayes; thence along lands of DeArmit & Hayes North 83 degrees 59 minutes

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C 522-72156  
DeArmit & Hayes

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LAW OFFICES  
INVAR E. HARMAN  
DOWNTOWN, PA.

East 823.48 feet to a point; thence continuing along lands of DeArmit & Hayes and Handi-Crafters, Inc., Carmen Giacchino, P.A.C. Inc. and Jesse Smith North 1 degree 11 minutes 10 seconds East recrossing said Transcontinental Gas Pipe Line right of way and the Coatesville-Downingtown By-Pass 3899.92 feet to a point; thence along lands of various owners North 82 degrees 20 minutes East 823.95 feet to a point; thence North 1 degree 54 minutes West 316.64 feet to a point on the center line of Kings Highway (U.S. Route 340); thence along said center line North 88 degrees 04 minutes 35 seconds East 423.95 feet to a point; thence continuing along the same North 89 degrees 24 minutes 25 seconds East crossing over a Manufacturers Light and Heat Company Gas Line right of way 673.72 feet to a point, a corner of lands belonging to Caln Friends Meeting House; thence leaving said center line and along lands of Caln Friends Meeting House South 0 degrees 25 minutes East 57.67 feet to a point; thence continuing along the same North 89 degrees 37 minutes 30 seconds East 462.92 feet to a point a corner of lands belonging to M.P. Margolis; thence along lands of M.P. Margolis South 1 degree 31 minutes 10 seconds West 440.00 feet to a point on the center line of the aforementioned Coatesville-Downingtown By-Pass; thence along said center line North 89 degrees 18 minutes 45 seconds East 100.07 feet to a point a corner of land belonging to B & R Land Corp. thence along land of B & R Land Corp., South 1 degree 31 minutes 10 seconds West 273.97 feet to a point on the center line of Bailey Road; thence along said center line the following nine courses and distances to wit: (1) South 52 degrees 21 minutes West 58.99 feet to a point; thence (2) by a curve to the left having a radius of 147.36 feet an arc of 130.69 feet the chord thereof being 126.48 feet on a course of South 26 degrees 55 minutes 45 seconds West to a point; said point also being on the center line of the said Manufacturers Light and Heat Company, Gas Line right of way, thence (3) South 1 degree 31 minutes 10 seconds West 831.04 feet to a point; thence (4) South 33 degrees 09 minutes 50 seconds East 449.60 feet to a point; thence (5) South 1 degree 13 minutes 20 seconds West 968.53 feet to a point; thence (6) South 1 degree 45 minutes West 14.67 feet to a point; thence (7) South 1 degree 17 minutes West 419.79 feet to a point; thence (8) South 1 degree 37 minutes West 696.47 feet to a point; thence (9) South 1 degree 17 minutes West crossing over a (30 feet wide) Sanitary Sewer Easement and a 12 inch water main 496.68 feet to a point a corner of lands of U.S. Post Office; thence along lands of U.S. Post Office, leaving said center line South 85 degrees 20 minutes West 256.50 feet to a point; thence continuing along lands of U.S. Post Office and Atlantic Refining Co., South 4 degrees 40 minutes East 299.46 feet to the first mentioned point and place of beginning.

CONTAINING 271.4 acres of land be the same more or less.

The said Tract of land being composed of the following conveyances:

1 - Being Deed from John W.B. Bausman, Jr. and Mary H. Bausman, his wife, dated December 6, 1955, and recorded in the

OFFICES  
R. E. HARMAN  
NGTOWN, PA.

Office for the Recording of Deeds of Chester County in Deed Book W-27, Page 325, granted and conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

2 - Being Deed from John W.B. Bausman, Jr. and Mary H. Lausman, his wife, dated October 18, 1956 and recorded in the Office for the Recording of Deeds of Chester County in Deed Book V-28, Page 452, granted and conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

3 - Being Deed from Edward P. Norrett and Catherine Norrett, his wife, et al, dated September 15, 1960, and recorded in the Office for the Recording of Deeds of Chester County in Deed Book M-32, Page 181, granted and conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

4 - Being Deed from Caln Lanes Realty, Inc., (Penna. Corp.) formerly known as Ingleside Lanes, Inc., dated April 2, 1962, and recorded in the Office for the Recording of Deeds of Chester County in Deed Book C-34, Page 307, granted and conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

5 - Being Deed from Caln Golf Courses, Inc., (Penna. Corp.), dated May 2, 1970, and recorded in the Office for the Recording of Deeds of Chester County in Deed Book I-39, Page 276, granted and conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

UNDER AND SUBJECT to restrictions, easements and conditions of record.

AND the said Grantors do hereby covenant to and with the said Grantees, that they, the said Grantors, for themselves, their heirs and assigns, SHALL and WILL BY THESE PRESENTS, Warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors 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 Grantors have caused these presents to be duly executed, the day and year first above written.

Sealed and Delivered  
in the Presence of:

Glenvar E. Harman  
Edward H. Porter

Christian G. Zinn (SEAL)  
Christian G. Zinn

Margaret F. Zinn (SEAL)  
Margaret F. Zinn

See Cross Easement Agmt  
in Misc. BK 424 Pg. 128

11/13/78

SHERIFF'S DEED No. 749-C/8

Printed for and Sold by John C. Clark Co., 1320 Walnut St., Phila.

# Know all Men by these Presents

THAT I, JAMES H. McQUEEN Sheriff of the County of CHESTER

in the Commonwealth of Pennsylvania, for and in consideration of the sum of SEVEN HUNDRED THOUSAND (\$700,000.00) dollars, to me in hand paid, do hereby grant and convey to

CHRISTIAN G. ZINN AND MARGARET F. ZINN, AS TENANTS IN COMMON IN THE PRO-  
PORTIONATE SHARES OF 44.306% and 55.694% RESPECTIVELY AND NOT AS TENANTS  
~~dollars to me in hand paid; do hereby grant and convey to~~ BY THE ENTIRETIES.  
Premises "A"

ALL THAT CERTAIN tract of land situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described, according to Topographical Survey of Thorndale Village dated October 27, 1971 by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows, to wit:

BEGINNING at a point on the center line of Lincoln Highway (U.S. Route 30), a corner of land belonging to Atlantic Refining Co.; thence from said point of beginning and along said center line South 85 degrees 20 minutes West 100.06 feet to a point a corner of land belonging to John A. and Samuel Scott; thence along Scott's land leaving said center line North 4 degrees 40 minutes West 400.00 feet to a point; thence containing along Scott's land and along lands of E.M. Dev., Inc., South 85 degrees 20 minutes West crossing over two 6 inch water mains, 639 feet to a point on the West side of a 50 feet wide right of way; thence along said West line South 1 degree 05 minutes West recrossing said 6 inch water main, 26.13 feet to a point, a corner of land belonging to K.R.D., Inc., thence along lands of K.R.D., Inc., South 85 degrees 34 minutes 30 seconds West 237.66 feet to a point, a corner of lands belonging to Ernie Patton Motors; thence along lands of Ernie Patton Motors South 85 degrees 20 minutes West, 376.25 feet to a point; thence continuing along lands of Ernie Patton Motors South 4 degrees 40 minutes East 375.00 feet to a point on the aforesaid center line of Lincoln Highway; thence along said center line South 85 degrees 20 minutes West 50.00 feet to a point, a corner of land belonging to Malcolm Wright; thence leaving said center line and along lands of Malcolm Wright; North 4 degrees 40 minutes West 375.00 feet to a point; thence continuing along lands of Malcolm Wright and Paul Hatt South 85 degrees 20 minutes West crossing over a Transcontinental Gas Pipe Line right of way 650.76 feet to a point in the line of land belonging to J.E.S., Inc., thence along lands of J.E.S., Inc., North 13 degrees 21 minutes 35 seconds East 445.47 feet to a point; thence continuing along lands of J.E.S., Inc., and A.M. Ellis Theater Co, South 85 degrees 14 minutes West 1171.13 feet to a point in Barlay Sheaf Rd., thence continuing along and thru Barlay Sheaf Road, North 0 degrees 25 minutes West, 203.55 feet to a point, a corner of land belonging to DeArmit & Hayes; thence along lands of DeArmit & Hayes North 83 degrees 59 minutes East 823.48 feet to a point; thence continuing along lands of DeArmit & Hayes and

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RECORDED  
IN THE  
OFFICE OF THE  
SHERIFF  
OF CHESTER  
COUNTY  
PENNSYLVANIA  
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Handi-Crafters, Inc., Carmen Giacchino, P.A.C., Inc., and Jesse Smith North 1 degree 11 minutes 10 seconds East recrossing said Transcontinental Gas Pipe Land right of way and the Coatesville-Downingtown By-Pass 3899.92 feet to a point; thence along lands of various owners North 82 degrees 20 minutes East 823.95 feet to a point; thence North 1 degree 54 minutes West 316.64 feet to a point on the center line of Kings Highway (U.S. Route 340); thence along said center line North 88 degrees 04 minutes 35 seconds East 423.95 feet to a point; thence continuing along the same North 89 degrees 24 minutes 25 seconds East crossing over a Manufacturers Light and Heat Company Gas Line right of way 673.72 feet to a point, a corner of lands belonging to Caln Friends Meeting House; thence leaving said center line and along lands of Caln Friends Meeting House South 0 degrees 25 minutes East 67.67 feet to a point; thence continuing along the same North 89 degrees 37 minutes 30 seconds East 462.92 feet to a point a corner of lands belonging to M.P. Margolis; thence along lands of M.P. Margolis South 1 degree 31 minutes 10 seconds West 440.00 feet to a point on the center line of the aforementioned Coatesville-Downingtown By-Pass; thence along said center line North 89 degrees 18 minutes 45 seconds East 100.07 feet to a point a corner of land belonging to B & R Land Corp; thence along land of B & R Land Corp., South 1 degree 31 minutes 10 seconds West 273.97 feet to a point on the center line of Bailey Road; thence along said center line the following nine courses and distances to wit: (1) South 52 degrees 21 minutes West 58.99 feet to a point; thence (2) by a curve to the left having a radius of 147.36 feet an arc of 130.69 feet the chord thereof being 126.43 feet on a course of South 76 degrees 55 minutes 45 seconds West to a point; said point also being on the center line of the said Manufacturers Light and Heat Company Gas Line right of way, thence (3) South 1 degree 31 minutes 10 seconds West 831.04 feet to a point; thence (4) South 33 degrees 09 minutes 50 seconds East 449.60 feet to a point; thence (5) South 1 degree 13 minutes 30 seconds West 968.53 feet to a point; thence (6) South 1 degree 45 minutes West 14.67 feet to a point; thence (7) South 1 degree 17 minutes West 419.79 feet to a point; thence (8) South 1 degree 37 minutes West 696.47 feet to a point; thence (9) South 1 degree 17 minutes West crossing over a (30 feet wide) Sanitary Sewer Easement and a 12 inch water main 496.68 feet to a point a corner of lands of U.S. Post Office; thence along lands of U.S. Post Office, leaving said center line South 85 degrees 20 minutes West 256.50 feet to a point; thence continuing along lands of U.S. Post Office and Atlantic Refining Co., South 4 degrees 40 minutes East 299.46 feet to the first mentioned point and place of beginning.

CONTAINING 271.4 acres of land be the same more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all those three certain lots or tracts of land as follows:

No. 1 ALL THAT CERTAIN tract of land situated in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated July 19, 1972, revised September 5, 1972, by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows:

(Description continued on attached sheets)

R-5241-231



the same having been sold by me to the said grantees, on the 16th day of  
September Anno Domini one thousand nine hundred and Seventy-Seven after due  
advertisement, according to law, under and by virtue of a writ of Execution  
issued ~~on the~~ on the 11th day of August Anno Domini  
one thousand nine hundred and Seventy-Six out of the Court of Common Pleas  
of Chester County, Pennsylvania as of September Term, one thousand nine  
hundred and Seventy-Five Number 35 at the suit of

CHRISTIAN G. ZINN and  
MARGARET F. ZINN, his wife

vs.

FRED W. BETZ and MURRAY EISMAN  
Co-Partners, t/a THORNDALE ASSOCIATES,  
FRED W. BETZ and ELEANOR M. BETZ, Individually  
and  
ELEANOR M. BETZ and  
VICKIE C. EISMAN, Co-Partners  
t/a DALE ASSOCIATES

In witness whereof, I have hereunto affixed my signature, this 10th  
day of APRIL Anno Domini one thousand nine hundred and Seventy-Eight

SEALED AND DELIVERED  
IN THE PRESENCE OF

*Evelyn C. Rose*

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$10,668<sup>00</sup>

*Phyllis D. Hunt*  
COLL  
L

*James H. McQueen*  
JAMES H. McQUEEN, Sheriff

☆ Eliminate which not applicable.

R 52 PAUL 236

454,359  
1979

Free Sample Deed

RECEIVED

**This Indenture** Made this 20th day of February 1979

Between CHRISTIAN G. ZINN and MARGARET V. ZINN, his wife  
(hereinafter called the Grantors).

A. L. D.

CHESTER COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
Witnesseth That the said Grantors for and in consideration of the sum of ONE (\$1.00) Dollar

lawful money of the United States of America, unto them — well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee its successors and assigns.

ALL THAT CERTAIN tract or parcel of ground SITUATE in Cain Township, Chester County Pennsylvania, bounded and described according to a Final Subdivision Plan for Christian G. Zinn made by Berger & Hayase, Inc., dated August 7, 1978 last revised October 2, 1978, as follows, to wit:

**BEGINNING** at a point on the title line in the bed of Bailey Road at its intersection with the southerly side (extended) of Horseshoe Drive on the said plan; thence along the said title line in the bed of Bailey Road the five following courses and distances: (1) South 01 degrees, 59 minutes, 15 seconds West, 190.91 feet to a point; (2) South 02 degrees, 30 minutes, 55 seconds West, 14.67 feet to a spike; (3) South 02 degrees, 02 minutes, 55 seconds West 419.79 feet to a spike; (4) South 02 degrees, 22 minutes, 55 seconds West, crossing a stream of water, 696.47 feet to a point and (5) South 02 degrees, 02 minutes, 55 seconds West 35.61 feet to a point; thence leaving the said title line in the bed of Bailey Road, North 78 degrees, 06 minutes, 05 seconds West, crossing the westerly side and ultimate right of way thereof, 167.54 feet to a point; thence North 77 degrees, 12 minutes, 09 seconds West, 248.33 feet to a point; a corner of Lot #3 on the said plan; thence along the said Lot #3 the three following courses and distances: (1) North 78 degrees, 25 minutes, 40 seconds West, 37.30 feet to a point; (2) South 85 degrees, 48 minutes, 14 seconds West partly crossing a 50 foot wide right of way on the said plan, 509.36 feet to a point, and (3) South 01 degrees, 50 minutes, 55 seconds East in the bed of the said 50 foot wide right of way, 490.06 feet to a point; thence South 66 degrees, 05 minutes, 55 seconds West, partly crossing the said 50 foot wide right of way, 25.13 feet to a point; thence along the westerly side of the said 50 foot wide right of way, South 00 degrees, 19 minutes, 05 seconds West, 26.13 feet to a point a corner of land of K.R.D., Inc.; thence along the said land of K.R.D., Inc.; South 86 degrees, 20 minutes, 25 seconds West, 237.66 feet to a point a corner of land of Ernie Patton Motors; thence along the said land of Ernie Patton Motors; the two following courses and distances: (1) South 86 degrees, 05 minutes West, 376.25 feet to a point, and (2) South 03 degrees, 54 minutes, 05 seconds East crossing the said ultimate right of way and northerly side of U. S. Route #30 373.00 feet to a spike on the said title line in the bed thereof; thence along the same, South 86 degrees, 05 minutes, 55 seconds West 50.09 feet to a spike a corner of land of Malcolm Wright; thence along the said land of Malcolm Wright thence along the said land of Malcolm Wright and land of Paul Batt, the two following courses and distances: (1) leaving the said title line in the bed of U. S. Route #30 and crossing the said northerly side and ultimate right of way thereof

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North 03 degrees, 34 minutes, 05 seconds West, 375.00 feet to a point and (2) South 86 degrees, 05 minutes, 55 seconds West, 650.76 feet to a point in line of land of J.E.S., Inc., thence along the said land of J.E.S., Inc., and land of M. Price Margolis Assoc., the two following courses and distances: (1) North 14 degrees, 07 minutes, 30 seconds East, 340.64 feet to a point and (2) South 85 degrees, 59 minutes, 55 seconds West, crossing the ultimate right of way and Easterly side of Barley Sheaf Road, 1171.13 feet to a spike on the title line in the bed thereof; thence along the same, North 00 degrees, 25 minutes, 00 seconds West, 203.55 feet to a spike a corner of land of Arnold Hayes; thence along the said land of Arnold Hayes leaving the said title line in the bed of Barley Sheaf Road and crossing the said Easterly side and ultimate right of way, North 84 degrees, 44 minutes, 55 seconds East, 823.48 feet to a point; thence still along the said land of Arnold Hayes and along land of Handicrafters, Inc., land of Carmen Giacchino and land of Thorin Co., North 01 degrees, 57 minutes, 05 seconds East, crossing the Southerly ultimate right of way of Coatesville-Downingtown By-Pass, 3802.07 feet to a point on the center line thereof; thence along the same, South 89 degrees, 55 minutes, 20 seconds East, 2459.14 feet to a point a corner of land of B & R Land Corp., thence along the said land of B & R Land Corp., leaving the said center line of Coatesville-Downingtown By-Pass and crossing the said Southerly ultimate right of way, South 01 degrees, 59 minutes, 05 seconds West, crossing the Northerly side of the said Bailey Road, 273.97 feet to a spike on the title line in the bed thereof; thence along the said title line in the bed of Bailey Road, the five following courses and distances: (1) South 53 degrees, 06 minutes, 55 seconds West, 58.99 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 147.36 feet the arc distance of 130.69 feet to a spike, (3) South 01 degrees, 59 minutes, 05 seconds West, 831.04 feet to a spike, (4) South 32 degrees, 23 minutes, 55 seconds East, 449.60 feet to a spike and (5) South 01 degrees, 59 minutes, 15 seconds West, approximately 727.62 feet to a point on the Northerly side (extended) of Horseshoe Drive on the said plan; thence along the said side of Horseshoe Drive, the five following courses and distances: (1) North 88 degrees, 46 minutes, 40 seconds West, 30.33 feet to a point of curve, (2) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 43.67 feet to a point, (3) North 68 degrees, 46 minutes, 40 seconds West, 36.97 feet to a point of curve, (4) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 54.98 feet to a point, and (5) North 86 degrees, 46 minutes 40 seconds West, 58.66 feet to a point a corner of land of Howard Savings Bank; thence along the said land of Howard Savings Bank the 24 following courses and distances: (1) North 11 degrees, 12 minutes, 13 seconds East, 252.70 feet to a point; (2) North 06 degrees, 50 minutes, 30 seconds West, 229.78 feet to a point; (3) North 13 degrees, 43 minutes, 13 seconds West, 68.82 feet to a point; (4) South 81 degrees, 19 minutes, 18 seconds West, 69.60 feet to a point; (5) South 87 degrees, 19 minutes, 58 seconds West, 803.67 feet to a point; (6) South 83 degrees, 18 minutes, 52 seconds West, 95.33 feet to a point (7) South 74 degrees 23 minutes, 42 seconds West 100.00 feet to a point of curve; (8) along the arc of a circle curving to the left having a radius of 330.00 feet the arc distance of 364.23 feet to a point; (9) North 13 degrees, 42 minutes, 20 seconds East, 322.51 feet to a point; (10) North 76 degrees, 55 minutes, 56 seconds West, 153.10 feet to a point; (11) South 13 degrees, 27 minutes, 41 seconds West, 50 feet to a point; (12) North 79 degrees, 55 minutes, 19 seconds West, 126.22 feet to a point; (13) South 26 degrees, 43 minutes, 41 seconds West, 172.70 feet to a point; (14) South 26 degrees, 08 minutes, 11 seconds West, 179.34 feet to a point; (15) North 73 degrees, 57 minutes, 50 seconds West, 45.33 feet to a point; (16) South 34 degrees, 54 minutes, 02 seconds West 114.24 feet to a point; (17) South 05 degrees, 58 minutes, 57 seconds East, 229.89 feet to a point; (18) South 54 degrees, 39 minutes, 18 seconds West, 299.47 feet to a point; (19) South 46 degrees, 19 minutes, 30 seconds East, 414.29 feet to a point; (20) South 03 degrees, 18 minutes, 07 seconds East, 139.57 feet to a point; (21) South 89 degrees, 04 minutes, 54 seconds East, 230.89 feet to a

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point; (22) North 73 degrees, 45 minutes, 26 seconds East, 76.17 feet to a point; (23) North 16 degrees, 14 minutes, 34 seconds West, 20.98 feet to a point; and (24) North 45 degrees, 38 minutes, 48 seconds East, 286.84 feet to a point in line of land of Bryn Mawr Trust; thence along the said land of Bryn Mawr Trust the five following courses and distances: (1) South 44 degrees, 21 minutes, 12 seconds East 110.00 feet to a point (2) North 45 degrees, 38 minutes, 48 seconds East, 222.48 feet to a point; (3) North 33 degrees, 03 minutes, 10 seconds West, 345.00 feet to a point; (4) North 13 degrees, 07 minutes, 25 seconds West, 278.51 feet to a point, and (5) South 53 degrees, 18 minutes, 44 seconds East, 330.00 feet to a point a corner of the said land of Howard Savings Bank; thence along the said land of Howard Savings Bank the 11 following courses and distances: (1) South 30 degrees, 34 minutes, 47 seconds West, 27.85 feet to a point; (2) South 48 degrees, 10 minutes, 26 seconds East, 171.81 feet to a point; (3) South 70 degrees, 33 minutes, 42 seconds East, 67.87 feet to a point; (4) South 52 degrees, 48 minutes, 47 seconds East, 157.39 feet to a point; (5) South 75 degrees, 33 minutes, 10 seconds East, 80.02 feet to a point; (6) South 64 degrees, 29 minutes, 39 seconds East, 259.55 feet to a point; (7) North 13 degrees, 23 minutes, 33 seconds East, 99.80 feet to a point; (8) South 75 degrees, 33 minutes, 10 seconds East, 127.76 feet to a point; (9) North 19 degrees, 07 minutes, 34 seconds East, 125.45 feet to a point; (10) South 85 degrees, 11 minutes, 05 seconds East, 24.38 feet to a point; (11) South 86 degrees, 40 minutes, 40 seconds East, 246.91 feet to a point; and the said Southerly side of Horsehoe Drive; thence along the same the four following courses and distances: (1) along the arc of a circle curving to the left having a radius of 125.0 feet the arc distance of 39.27 feet to a point; (2) South 68 degrees, 46 minutes, 40 seconds East, 36.97 feet to a point of curve; (3) along the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 61.09 feet to a point; and (4) South 88 degrees, 46 minutes, 40 seconds East, 29.66 feet to the first mentioned point and place of beginning.

CONTAINING 205.837 acrs. of land, more or less.

BEING Lots #1, 2, 4, and 5 on said plan.

Together with any and all rights in any real property in which Christian G. Zinn and Margaret F. Zinn may have an interest adjacent to the above mentioned premises with exception to Lot #3 as shown on above mentioned plan, and any and all easements and rights of way appurtenant thereto, including but not limited to, those recorded in Deed Book B 30 page 4, Misc. Deed Book 159 page 804 and Misc. Deed Book 433, page 591; insofar as any interest does or may exist, grantors do hereby release and quit claim such interest to grantees.

AS TO PART BEING PART of the same premises which James H. McQueen, Sheriff of Chester County by Deed dated April 10, 1977 and recorded in Chester County in Deed Book R 52 page 230 conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

AND AS TO PART BEING the same premises which The Howard Savings Bank by Deed dated November 9, 1978 and recorded in Chester County in Deed Book Z 53 page 480 conveyed unto Christian G. Zinn and Margaret F. Zinn, his wife, in fee.

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## DEED OF CONFIRMATION

This Deed, made this *20th* day of *October*, 1995 BETWEEN INGLESIDE ASSOCIATES, a general partnership organized and existing under and by virtue of the law of Pennsylvania, and now reconstituted and continuing doing business as I.N.G.L.E. Limited Partnership, a Pennsylvania Limited Partnership (hereinafter called "Grantor"), of the one part, and I.N.G.L.E. Limited Partnership, a Pennsylvania Limited Partnership (hereinafter called the "Grantee"), of the other part.

WITNESSETH That in consideration of One Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns,

ALL THAT CERTAIN tract or parcel situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan for Christian G. Zinn made by Berger & Hayes, Inc., dated August 7, 1978 and last revised October 17, 1990 as follows, to wit:

BEGINNING at a point on the title line in the bed of Bailey Road at its intersection with the Southerly side (extended) of Horseshoe Drive on the said plan; thence along the said title line in the bed of Bailey road the three following courses and distances: (1) South 01 degrees 59 minutes 15 seconds West, 165.91 feet to a point; (2) South 02 degrees 30 minutes 55 seconds West, 14.67 feet to a point; (3) South 02 degrees 02 minutes 55 seconds West, 345.71 feet to a spike; thence crossing the Westerly side of Bailey Road North 87 degrees 24 minutes 01 second West, 242.45 feet to a point; thence North 01 degree 27 minutes 51 seconds West, 53.93 feet to a point; thence North 88 degrees 23 minutes 39 seconds East, 67.94 feet to a point; thence North 04 degrees 11 minutes 29 seconds East, 171.08 feet to a point on the Southerly side of Horseshoe Drive; thence along the Southerly side of Horseshoe Drive the five following courses and distances: (1) South 86 degrees 46 minutes 40 seconds East, 77.37 feet to a point; (2) on the arc of a circle curving to the right having a radius of 125.00 feet, the arc distance of 39.27 feet to a point of tangent; (3) South 68 degrees 46 minutes 40 seconds East, 36.97 feet to a point; (4) on the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 61.09 feet to a point of tangent; (5) South 88 degrees 46 minutes 40 seconds East, 29.66 feet to the first mentioned point and place of beginning.

CONTAINING IN AREA 3.368 acres of land more or less.

BEING A PART of the same premises which Christian G. Zinn and Margaret F. Zinn, by Deed dated February 20, 1979 and recorded in the Office for the Recorder of Deeds in and for Chester County, Pennsylvania, in Deed Book M-54 Page 359, granted and conveyed unto Chester County Industrial Development Authority, one of the grantors herein.

BK3996PG1173

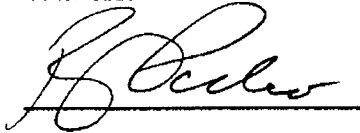
**AND THE SAID PREMISES** are being conveyed to Grantee pursuant to the terms set forth in the Second Amended Plan of Reorganization proposed by Ingleside Associates, filed June 5, 1992, and confirmed by the United States Bankruptcy Court for the Eastern District of Pennsylvania in that certain Order Confirming Plan dated July 1, 1992, and said conveyance is subject to exemption from all state or municipal transfer taxes pursuant to the provisions of Section 106, 114, 505 and 1146 (c) of the United States Bankruptcy Code.

And the said Grantor does hereby covenant to and with the said Grantee that, it, the said Grantor, its successors, **SHALL AND WILL** by these presents, Warrant and forever defend the hereinabove described premises, with the hereditaments and appurtenances, unto the said Grantee, its heirs 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.

Furthermore, said Grantor hereby confirms that this Deed is a Deed of Confirmation and the said Ingleside Associates has been reconstituted and shall continue to do business as I.N.G.L.E. Limited Partnership, a Pennsylvania Limited Partnership.

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

Witness:



**INGLESIDE ASSOCIATES**

BY:



**H. Donald Pasquale**  
Managing Partner

*2/28*  
**This Deed**, made this *14<sup>th</sup>* day of *MARCH* 1997.

**Between,**

**I.N.G.L.E. Limited Partnership, a PA Limited Partnership**  
(hereinafter called the "Grantor",

of the one part, and

BAILEY ROAD ASSOCIATES, L. P. (hereinafter called the "Grantee"), of the other part.  
(a PA Limited Partnership)

**Witnesseth,** That in consideration of ONE (\$1.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, that said **Grantor** does hereby grant and convey unto the said **Grantee**, its heirs and assigns,

**Parcel "A"**

**ALL THAT CERTAIN** parcel of ground with the buildings and improvements situate in Caln Township, Chester County, Pennsylvania, being shown as Parcel A on Plan of Survey for Bailey Road Associates, L.P., prepared by Edward B. Walsh & Associates, Civil Engineers, in Exton, PA, dated March 12, 1997, being more fully described as follows:

**BEGINNING** at a point on the Titleline in the bed of Bailey road (T-33) (60 feet wide), said point being at the corner of Parcel B, C, E, & G, as shown on said plan, opposite Ingleside Drive; thence leaving said Bailey Road and extending along the lands of said parcel B, C, E, & G, the five (5) following courses and distances; 1) South 82 degrees 47 minutes 48 seconds West 243.26 feet to a point; 2) North 19 degrees 44 minutes 22 seconds West 332.00 feet to a point; 3) North 11 degrees 16 minutes 02 seconds West 53.93 feet to a point; 4) North 78 degrees 35 minutes 28 seconds East 67.94 feet to a point; 5) North 05 degrees 36 minutes 42 second West 171.08 feet to a point at the land of AMT-FMP Fairway Associates, L.P., and the south side of Horseshoe Drive; Thence extending along said lands of AMT-FMP Fairway and Horseshoe Drive the five (5) following courses and distances; 1) North 83 degrees 25 minutes 09 seconds East 77.37 feet to a point of curvature; 2) along the arc of a circle curving to the right having a radius of 125.00 feet, arc distance of 39.27 feet, a central angle of 18 degrees 00 minutes 00 seconds, a chord distance of 39.11, and a chord bearing of South 87 degrees 32 minutes 51 seconds East to a point of tangency; 3) South 78 degrees 34 minutes 51 seconds East 36.97 feet to a point of curvature; 4) Along the arch of a circle to the left having a radius of 175.00 feet, arc distance of 61.09 feet, a central angle of 20 degrees 00 minutes 00 seconds, a chord of 50.78, and a chord bearing of South 88 degrees 34 minutes 51 seconds East to a point of tangency; 5) North 81 degrees 24 minutes 38 seconds East 33.49 feet to a point on the Titleline in the bed of said Bailey Road; Thence extending along the Titleline in the bed of said Bailey Road the three (3) following course and distances: 1) South 07 degrees 20 minutes 54 seconds East 166.71 feet to a point; 2) South 11 degrees 51 minutes 04 seconds East 14.67 feet to a point; 3) South 07 degrees 17 minutes 14 seconds East 345.06 feet to a point, said point being the first mentioned point and place of beginning.

**CONTAINING** 3.398 acres of land, be the same, more or less.

**BEING TAX PARCEL #39-4-91.6.**

BK4152PG2247

**BEING THE SAME PREMISES** which Chester County Industrial Development Authority by Deed of Correctin dated 3/14/97 and record \_\_\_\_\_ in Chester County in Book \_\_\_\_\_ page \_\_\_\_\_, conveyed unto I.N.G.L.E. Limited Partnership, in fee.

**ALSO BEING THE SAME PREMISES** which Ingleside Associates, now reconstituted and continuing to do business as I.N.G.L.E. Limited Partnership, by Deed of Confirmation dated 10/26/1996 and recorded 2/21/1996 in Chester County in Record Book 3996 page 1173, conveyed unto I.N.G.L.E. Limited Partnership, in fee.

The Consideration is \$250,000.00

BK4152PG2248



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4/2/04



RETURN TO  
T. A. Title Insurance Co.  
112 E. Lancaster Ave. (Rte. 30)  
Downingtown, PA 19335

PARCEL #39-4-91.6                      RETURN TO:                      DOW107-1738

**This Indenture** made on December 3, 2004, between

**BAILEY ROAD ASSOCIATES, L.P.**, a Pennsylvania limited partnership,

hereinafter called the Grantor, of the one part, and

**PCHJ, LLC**

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

**Witnesseth**, that in consideration of **Five Hundred Ninety Three Thousand Two Hundred dollars & no cents, (\$593,200.00)**, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, the said Grantor has granted, bargained and sold, released and confirmed, and by these presents does hereby grant, bargain and sell, release and confirm unto the said Grantee, its successors and/or assign(s).

*MBE*

ALL THAT CERTAIN parcel of ground with the buildings and improvements situate in Caln Township, Chester County, Pennsylvania, being shown as Parcel A on Plan of Survey for Bailey Road Associates, L.P., prepared by Edward B. Walsh & Associates, Civil Engineers, in Exton, PA, dated March 12, 1997, being more fully described as follows:

BEGINNING at a point on the Titleline in the bed of Bailey Road (T-33) (60 feet wide), said point being at the corner of Parcel B, C, E, & G, as shown on said plan, opposite Ingleside Drive; thence leaving said Bailey Road and extending along the lands of said parcel B, C, E, & G, the five (5) following courses and distances; (1) South 82 degrees 47 minutes 48 seconds West 243.26 feet to a point; (2) North 19 degrees 44 minutes 22 seconds West 332.00 feet to a point; (3) North 11 degrees 16 minutes 02 seconds West 53.93 feet to a point; (4) North 78 degrees 35 minutes 28 seconds East 67.94 feet to a point; (5) North 05 degrees 36 minutes 42 seconds West 171.08 feet to a point at the land of AMT-FMP Fairway Associates L.P., and the south side of Horseshoe Drive; thence extending along said lands of AMT-FMP Fairway and Horseshoe Drive the five (5) following courses and distances; (1) North 83 degrees 25 minutes 09 seconds East 77.37 feet to a point of curvature; (2) along the arc of a circle curving to the right having a radius of 125.00 feet, arc distance of 39.27 feet, a central angle of 18 degrees 00 minutes 00 seconds, a chord distance of 39.11, and a chord bearing of South 87 degrees 32 minutes 51 seconds East to a point of tangency; (3) South 78 degrees 34 minutes 51 seconds East 36.97 feet to a point of curvature; (4) along the arc of a circle to the left having a radius of 175.00 feet, arc distance of 61.09 feet, a central angle of 20 degrees 00 minutes 00 seconds, a chord of 50.78, and a chord bearing of South 88 degrees 34 minutes 51 seconds East to a point of tangency; (5) North 81 degrees 24 minutes 38 seconds East 33.49 feet to a point on the Titleline in the bed of said Bailey Road; thence extending along the Titleline in the bed of said Bailey Road the three (3) following course and distances: (1) South 07 degrees 20 minutes 54 seconds East 166.71 feet to a point; (2) South 11 degrees 51 minutes 04 seconds East 14.67 feet to a point; (3) South 07 degrees 17 minutes 14 seconds East 345.06 feet to a point, said point being the first mentioned point and place of beginning.

This Document Recorded  
12/10/2004 State RTT: 5,932.00  
11:59AM Local RTT: 5,932.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10486812  
Receipt #: 198815  
Rec Fee: 46.50



10486812  
Page: 1 of 4  
B-6357 P-1509

T A TITLE

12/10/2004 11:59A

CONTAINING 3.398 acres of land, be the same more or less.

BEING the same premises which I.N.G.L.E. Limited Partnership, a PA Limited Partnership, by Indenture dated March 14, 1997 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4152/2247 &c., granted and conveyed unto Bailey Road Associates, L.P., a PA Limited Partnership, in fee.

BEING Parcel #39-4-91.6 ✓

EXCEPTING AND RESERVING the easements as more fully set forth in that certain Cross-Easements Agreement executed by Grantor and Grantee on even date herewith and intended to be recorded contemporaneously with this Deed.



T A TITLE

12/10/2004 11:59A

10486812  
Page: 2 of 4  
B-6357 P-1509



RETURN TO

Lesavoy, Butz & Seitz, LLC

RETURN TO: COBA, Inc.  
C/o Florinda D. Franklin, A.V.P.  
Two Portland Square  
P. O. Box 9540  
Portland, ME 04112

UPI# 39-4-91.6 ✓

**SHERIFF DEED**

*Know by all Men by these Presents*

THAT I, Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, DO hereby grant and convey to

COBA, Inc. c/o Florinda D. Franklin, A.V.P.

ALL THAT CERTAIN parcel of ground with the buildings and improvements situate in Caln Township, Chester County, Pennsylvania, being shown as Parcel A on Plan of Survey for Bailey Road Associates, L.P., prepared by Edward B. Walsh & Associates, Civil Engineers, in Exton, PA, dated March 12, 1997, being more fully described as follows:

BEGINNING at a point on the Titleline in the bed of Bailey Road (T-33) (60 feet wide), said point being at the corner of Parcel B, C, E & G, as shown on said Plan, opposite Ingleside Drive; thence leaving said Bailey Road and extending along the lands of said parcel B, C, E & G, the five (5) following courses and distances; (1) South 82 degrees 47 minutes 48 seconds West 243.26 feet to a point; (2) North 19 degrees 44 minutes 22 seconds West 332.00 feet to a point;

This Document Recorded  
08/18/2009 State RTT: 0.00  
09:58AM Local RTT: 0.00  
Doc Code: SHD Chester County, Recorder of Deeds Office

Doc Id: 10954747  
Receipt #: 468933  
Rec Fee: 55.50



LESAVOY BUTZ & SEITZ LLC

08/18/2009 09:58A

10954747  
Page 1 of 5  
B-7751 P-2207

S/Z  
SHD  
✓

(3) North 11 degrees 16 minutes 02 seconds West 59.93 feet to a point; (4) North 78 degrees 35 minutes 28 seconds East 67.94 feet to a point; (5) North 05 degrees 36 minutes 42 seconds West 171.08 feet to a point at the land of AMT-FMP Fairway Associates, L.P., and the south side of Horseshoe Drive; thence extending along said lands of AMT/FMP Fairway and Horseshoe Drive the five (5) following courses and distances: (1) North 83 degrees 25 minutes 09 seconds East 77.37 feet to a point of curvature; (2) along the arc of a circle curving to the right having a radius of 125.00 feet, arc distance of 39.27 feet, a central angle of 18 degrees 00 minutes 51 seconds East to a point of tangency; (3) South 78 degrees 34 minutes 51 seconds East 36.97 feet to a point of curvature; (4) along the arc of a circle to the left having a radius of 175.00 feet, arc distance of 61.09 feet, a central angle of 20 degrees 00 minutes 00 seconds, a chord of 50.78 feet, and a chord bearing of South 88 degrees 34 minutes 51 seconds East to a point of tangency; (5) North 81 degrees 24 minutes 38 seconds East 33.49 feet to a point on the Titleline in the bed of said Bailey Road; thence extending along the Titleline in the bed of said Bailey Road the three (3) following courses and distances: (1) South 07 degrees 20 minutes 54 seconds East 166.71 feet to a point; (2) South 11 degrees 51 minutes 04 seconds East 14.67 feet to a point; (3) South 07 degrees 17 minutes 14 seconds East 345.06 feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING 3.398 acres of land, be the same more or less.

BEING the same premises which Bailey Road Associates, L.P., a PA Limited Partnership, by Indenture dated December 3, 2004, and recorded in the Recorder of Deeds, in and for Chester County, in Record Book 6357, Page 1509, granted and conveyed unto PCHJ, LLC, a limited liability company, in fee.

BEING Parcel # 39-4-91.6

EXCEPTING AND RESERVING the easements as more fully set forth in that certain Cross-Easements Agreement executed by Grantor and Grantee on even date herewith and intended to be recorded contemporaneously with this Deed.



LESVOY BUTZ & SEITZ LLC

09/19/2009 09:58A

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Page 2 of 6

B-7751 P-2207