

931 BONDSVILLE ROAD

DEED DESCENT

PREPARED BY EDWARD G. LENDRAT

Property Address: 931 Bondsville Road  
 Caln Township, Downingtown, PA 19335

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
	10/28/1689	James Read	William Penn	400 Acres in Chester County plus 100 acres in Bucks County
Unrecorded Deed		Thomas Musgrave	James Read's widow Mary and Husband Thomas Brint	400 Acres
	3/17, 18/1698	Thomas Musgrave & John Brook	William Penn	1500 Acres
				Thomas Musgrave died. Seized in fee of the said 400 acres and one half of the 1500 acres
By Patent	4/9/1703	Hannah, widow of Thomas Musgrave now wife of David Price. Executrix of the will of Thomas Musgrave		400 Acres of land laid out in the Township of Caln
By Patent	4/9/1703	Hannah, widow of Thomas Musgrave.		500 Acres of land laid out in the Township of Caln
Patent Book A-2, P572	8/9/1703	Hanna Musgrave widow of Thomas Musgrave now wife of David Price	Commissioners of William Penn	Two tracts of land, 400 Acres and 500 Acres
Deed Book C, Vol. 4, P345	3/23/1712	Aaron Mendenhall	Abraham Musgrave heir of Thomas Musgrave, David Price, Hannah Musgrave Price	450 Acres of land laid out in the Township of Caln
	5/24, 25/1762	Robert Valentine, Sr.	James Mendenhall	Parcel #2 of 50 acres 102 perches "with water, corn or grist mill erected on it"
* See comment attached				



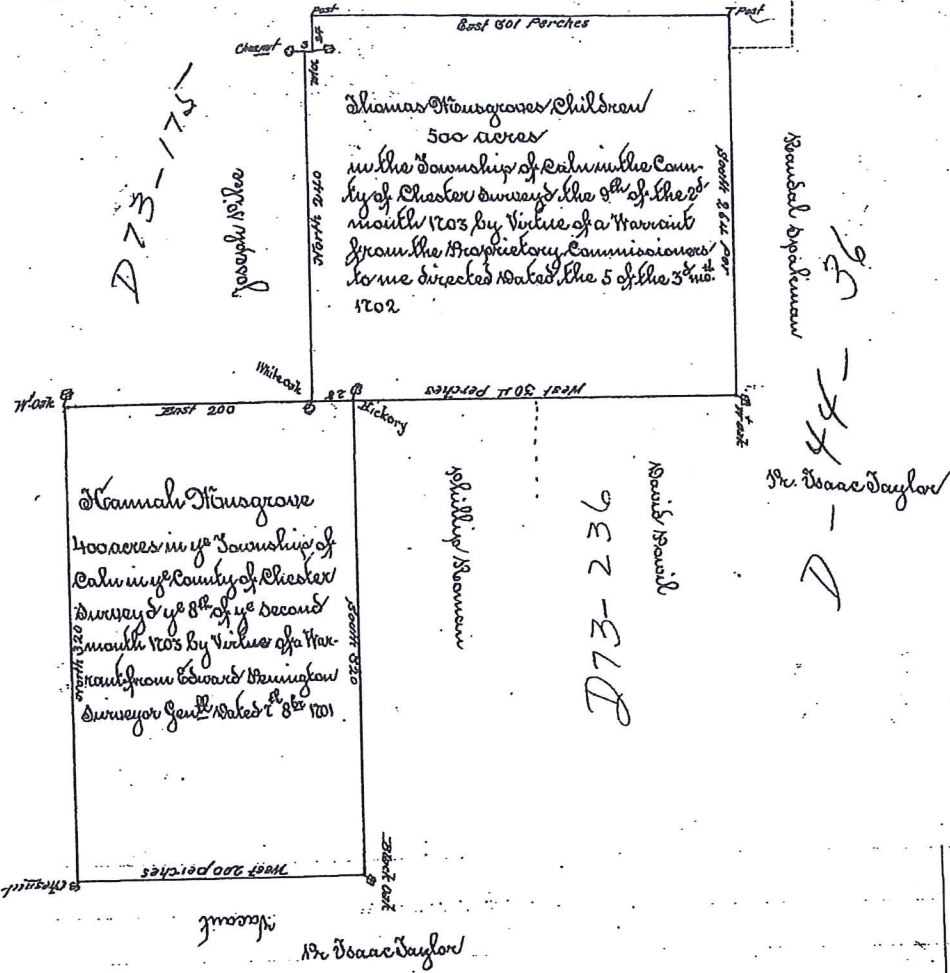
- **NOTE:** I was unable to find any information regarding the acquisition of the property James Mendenhall sold to Robert Valentine, Sr. as indicated in the following transaction. James definitely acquired the property from his father Aaron. It wasn't as an heir, since Aaron died in 1764. The sale by James to Robert Valentine occurred in 1762.

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Deed Book X, Page 253	9/15/1781	Robert Valentine, Jr.	Robert Valentine, Sr.	Three tracts of land #1-113 acres, 117 perches #2-50 acres, 102 perches #3-195 acres, 83 perches and the water, corn, or grist mill, 500 pounds
Will of Robert Valentine	10/27/1802	Willed to his 7 sons, Samuel, Robert, Jacob, George, Reuban, Abram, and Bond Valentine	by their father, Robert Valentine	The residue of his estate.
Deed Book X2, Page 472	4/3/1804	Thomas Downing Hunt Downing	James Kelton, Esq. High Sheriff of Chester County and Ann, Samuel, Robert and Jacob Valentine executors of the estate of Robert Valentine	A certain messuage and plantation or tract of land with a merchant mill thereon erected with the area of of 50 acres, 15 perches 2,900 pounds
Deed Book U-3, Page 181	11/04/1806	Hunt Downing	Thomas Downing and Sarah, his wife	Messuage, mill and plantation or tract of 50 acres, 15 perches
Deed Book E-4, Page 610	12/22/1832	Joseph M. Downing son of	Hunt Downing and Deborah, his wife	"all those messuages, merchant mill and 4 contiguous and partly adjoining tracts and parcels of land containing altogether 135 acres and 38 perches of land \$1.00
Deed Book L-4, Page 134	3/01/1835	Thomas Steele Jr.	Joseph M. Downing and Grace, his wife	"all those three certain tracts and parcels of land" the one on which the buildings and grist mill stands containing 28 acres and 12 perches \$8,166 for the three tracts
Deed Book K-4, Page 380	11/02/1835	Daniel Beaver	Thomas Steele, Jr. and Abigail, his wife	"all those aforesaid two tracts, lots, pieces or parcels of land one of them with a messuage, grist mill, house and other buildings thereon erected containing 28 acres and 12 perches of ground" \$8,500 for both lots

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Deed Book Q-4, Page 348	3/20/1839	Charles Pusey	Daniel Beaver and Hannah, his wife	"all that message, grist mill and tract of land, 28 acres \$8,500
Deed Book Q-5, Page 286	3/23/1852	Jacob Edge	Charles Pusey and Ann, his wife	"all that message, grist mill and tract of land, 28 acres \$8,500
Will Book 28, Page 208	Date of Death 3/13/1889	Willed to his son Jacob V. Edge	by Jacob Edge	"all the real estate on which we now reside situate in Caln Township"... "containing about 27 acres"
Will Book 39, Page 277	Date of Death 1/14/1913	Willed to his son Jacob Edge	by Jacob V. Edge	"the flour mill property I inherited from my father Jacob Edge"
Will Book 60, Page 200	Date of Death 7/24/1945	Willed to his wife Mildred C. Edge	by Jacob Edge	"all the rest, residue and remainder of my estate real personal and mixed"
Will Book 98, Page 582	Date of Death 6/21/1969	Appointed as co- executors Jacob V. Edge, Elizabeth Edge Moncure, Sarah Edge Worth	by Mildred C. Edge	
Family Agreement	12/30/1970	Jacob V. Edge	Elizabeth Edge Moncure and Sarah Edge Worth	All real estate, subject to \$7,858 payment to each of the other co-executors
Will Book 106, Page 675	Date of Death 2/23/1973	Willed to his wife, Ann Wythe Edge	by Jacob V. Edge	"all my goods and estate of every kind and description real, personal and mixed"
Deed Book E-47, Page 98	12/9/1975	Ann Wythe Edge, widow	Ann Wythe Edge Executrix of the Estate of Jacob V. Edge	"all those certain tracts and pieces of ground herein after described"
Record Book 8565, Page 1711	9/21/2012	Peter F.X. Callahan and Catherine E. McLaughlin Callahan	Robert W. Edge, Executor of the Estate of Ann Wythe Edge	"The lot or piece of ground above described with the improvements, etc." \$350,000

Other than the will of Robert Valentine, the other wills mentioned in the Deed Descent are summarized in Deed Book E-47 Pages 104,104.



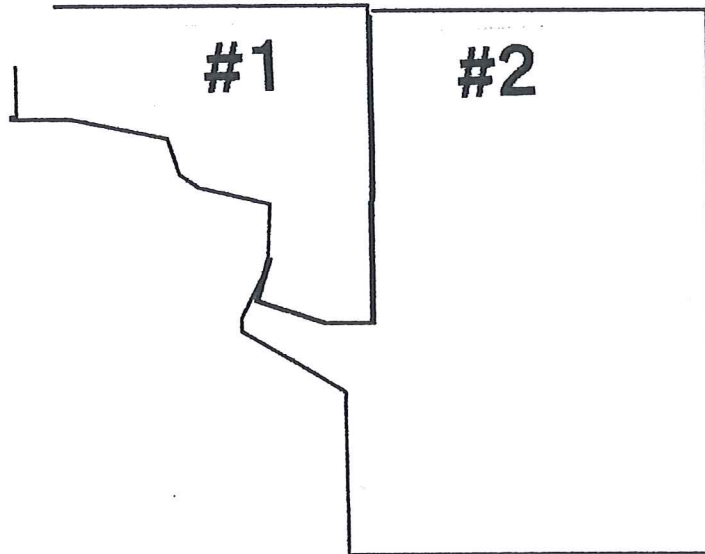


IN TESTIMONY that the above is a copy of the original remaining on file in the Department of Internal Affairs of Pennsylvania, made conformably to an Act of Assembly approved the 16th day of February, 1833, I have hereunto set my Hand and caused the Seal of said Department to be affixed at Harrisburg, this

\_\_\_\_\_ day of \_\_\_\_\_ 1897

James W. Fatta  
Secretary of Internal Affairs.

# DISPOSITION OF PROPERTY OF AARON MENDENHALL

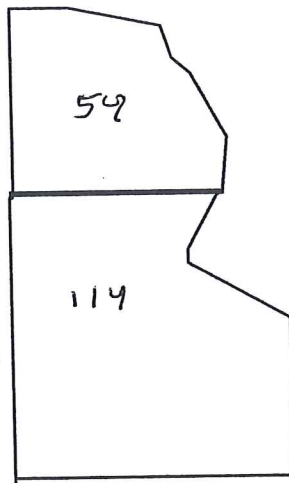


<b>Aaron Mendenhall Property</b>		
#1 Aaron Mendenhall to Griffith Mendenhall		
#2 Aaron Mendenhall to John Hoopes the younger		

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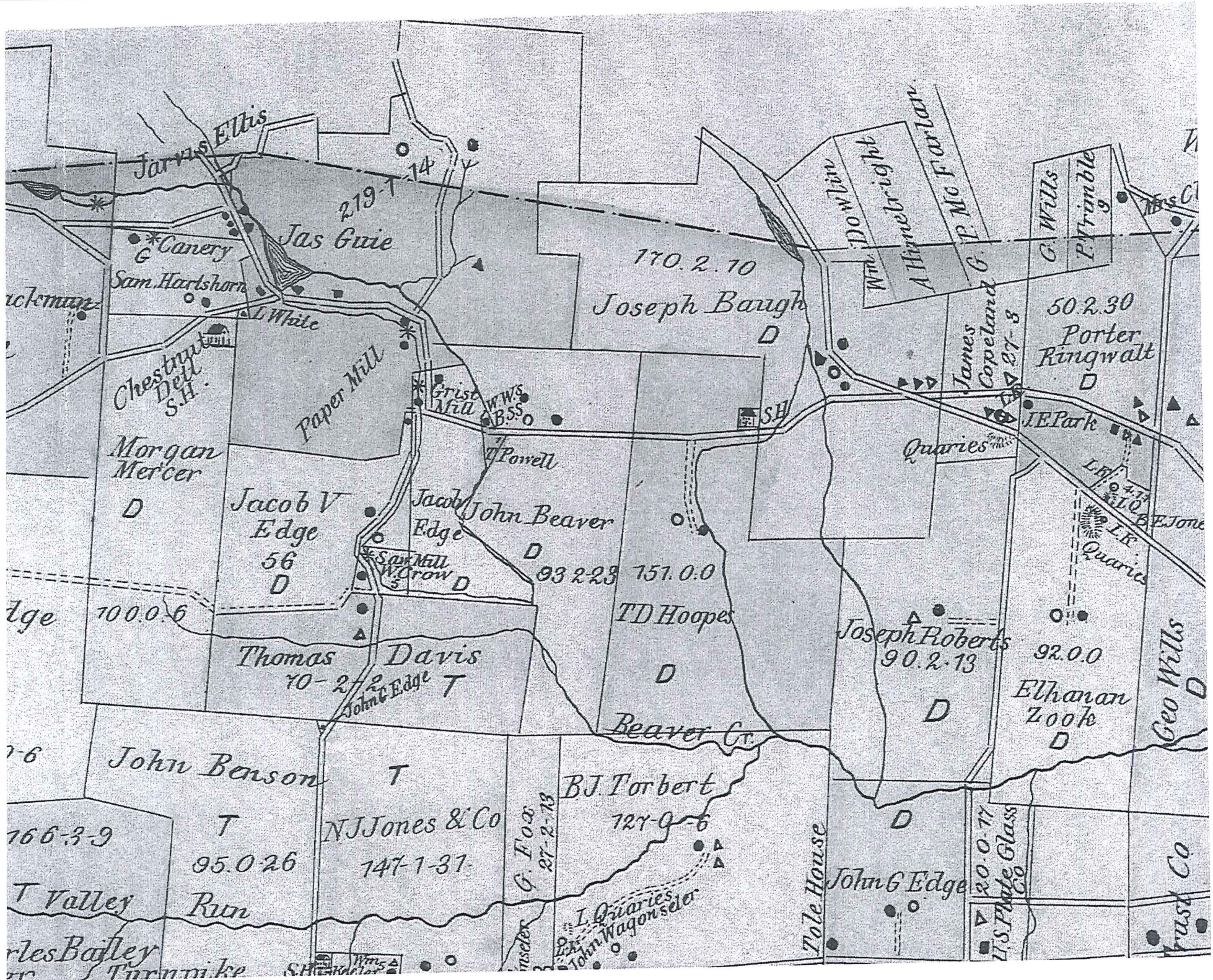


54.11 acres.



<b>James Mendenhall to Robert Valentine Sr.</b>		
<b>5/24,25/1762</b>		



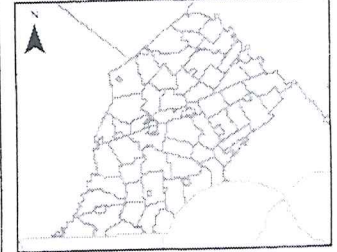




Map



COUNTY OF CHESTER  
PENNSYLVANIA



Find UPI Information

PARID: 3901 00420000  
UPI: 39-1-42  
Owner1: CALLAHAN PETER F X  
Owner2: CATHERINE E MCCLAUGHLIN  
Mail Address 1: 931 BONDSVILLE RD  
Mail Address 2: DOWNINGTOWN PA  
Mail Address 3:  
ZIP Code: 19335  
Deed Book: 8565  
Deed Page: 1741  
Deed Recorded Date: 11/15/2012  
Legal Desc 1: NE COR EDGES MILL RD & BON  
Legal Desc 2: 5.9 AC DWG & SHEDS  
Acres: 6.9  
LUC: R-10  
Lot Assessment: \$ 34,240  
Property Assessment: \$ 127,860  
Total Assessment: \$ 162,100  
Assessment Date: 12/19/2014  
Property Address: 931 BONDSVILLE RD  
Municipality: CALN  
School District: Coatesville Area

Map Created  
Thursday, November 12, 2015



County of Chester

Integrator of 11 and Use  
County of Chester, Pennsylvania, neither makes nor claims in  
the completeness, accuracy, or content of any data  
contained herein, but not limited to, the warranties of  
merchantability or fitness for a particular use, nor does  
any such warranties to be implied or inferred with  
respect to the information or data furnished herein.  
For information on data sources visit the GIS  
Services page listed at [www.chester.org/gis](http://www.chester.org/gis)





Print Close

## Single Family in Downingtown

**\$612,000**

**931 Bondsville Rd  
Downingtown  
PA, 19335**



**James Wagner**

Associate

Phone: (610) 363-4867

c70@reliancenet.com

Each Office Independently Owned and Operated

### Main Features

Bedrooms	5
Bathrooms	3
Living Area	3,819 SQ. FT.
MLS	5472349

### Description

Authentic stone Colonial on 7 acres of land. Home is approx 287 years old. Kitchen has a walk in fireplace. 4 additional fireplaces (only 2 are currently working). Stream on property. Easy access to Rt 30 bypass. This is a one of a kind property. Large porch. 2 stairways.



Listing Courtesy of

RE/MAX Action Associates

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EDGE HOUSE

## Single Family in DOWNINGTOWN

931 Bondsville Rd













parcel thereof, and every appurtenance, and all Deeds Evidences and writings concerning the said premises now in the hands or custody of the said William Steel. To have and to hold, the said Mesuage, land and Hereditaments, and all and singular the premises hereby granted, and conveyed, or mentioned to be granted and conveyed, unto the said John Steel his Heirs and assigns, to the only proper use and behoof of the said John Steel his Heirs and Assigns forever. And the said William Steel, for himself his Heirs Executors and administrators doth Covenant, promise and grant, to and with the said John Steel his Heirs and assigns by these presents, That he the said John Steel his Heirs and Assigns shall and lawfully may from henceforth for ever hereafter peaceably and quietly have hold, occupy possess and enjoy the said land and premises above mentioned to be hereby granted with their and every of their appurtenances, free clear discharged and sufficiently saved, and kept harmless, of and from all former grants, bargains sales Gifts, Leases, Tenures, Feoffments, Leases, Powers, Judgments, Executions, and of and from all other Troubles, charges and incumbrances, whatsoever had made committed done or suffered by him the said William Steel his Heirs Executors, or administrators, or any other person or persons lawfully claiming or to claim by him or under him them or any or either of them. In Witness whereof the said William Steel hath hereunto set his hand and seal the day and year first above written. Will. Steel

Signed sealed and delivered in presence of Samuel Floyd Evan Evans  
 It is remembered that the above William Steel came before me one of the Justices for Chester County, and cheerfully acknowledged the above to be his Act and Deed and desired the same might be recorded. Given under my hand and seal of 2<sup>d</sup> day of November Anno Domini 1770 Evan Evans

Recorded the 5<sup>th</sup> day of December 1772

And Robert Valentine son to Robert Valentine Junr

This Indenture made

the fifteenth day of the ninth month in the year of our Lord One Thousand Seven hundred and eighty One Between Robert Valentine of East Caln Township in Chester County in Pennsylvania yeoman of the one part and Robert Valentine eldest son and Heir of the said Robert Valentine of the other part. Whereas James Mendenhall and Hannah his wife by their indentures of lease and release bearing date respectively the twenty fourth and twenty fifth days of the fifth month 1762 for the consideration therein mentioned did grant bargain sell and convey unto the said Robert Valentine, the father (alias woman) Two Tracts or parcels of land situate lying and being in East Caln Township aforesaid. The one Beginning at a white Oak being a corner of Joseph Pikes land thence East by William Sims and Romans lines One hundred and forty two perches and an half to a post, thence North by Aaron Mendenhalls land seventy nine perches to a Black Ash Tree, thence North sixty degrees West Fifty nine perches to a post, thence North six perches to a Hickory sapling thence North twenty seven degrees East thirty three perches to a post by the East side of the creek thence West One hundred and six perches to a post near a white oak sapling marked for a corner in the line of Joseph Pikes land thence South by the same land One hundred and forty six perches to the place of Beginning containing One hundred and thirteen Acres and One hundred and seven teen perches. The other Beginning at a post in Joseph Pikes line near to the said White oak sapling marked as a corner thence North by Joseph Pikes land ninety perches to a corner Stone thence by the said Aaron Mendenhalls land six courses and distances (Viz) East twenty nine perches and a half to a Hickory South seventy nine degrees East forty eight perches to a white oak South South thirteen degrees East Eighteen perches to a Black Oak South forty eight degrees East twelve perches to a Hornum South twenty eight degrees East thirty six perches to a white oak and South three degrees West Twenty six perches to a post near a white oak at the East side of the creek marked as a corner thence West by the first described Tract One hundred and six perches to the place of Beginning containing Fifty Acres and One hundred and six perches together with a Water Run or Creek Mill Race on the East



22 described Tract Do hold the said two Tracts or parcels of land and Mill with their appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns forever, as by the said Indenture may appear. And Whereas Richard Pike of Corkes in the Kingdom of Ireland, by his Attorney Charles Davis by his Indenture bearing Date the twenty fifth day of January 1703, for the Consideration therein mentioned, did grant bargain, sell and confirm unto the said Robert Valentine the Father, a certain piece or parcel of land Situate in East Calm Township above and adjoining to the two Tracts of land above described Beginning at a Whit oak in a line of land of William Pitt and at a Corner of Jason Mendenhalls land Thence by the said Mendenhalls land North two hundred and forty perches, crossing a Branch of Brand-downe to a Chesnut Tree, thence East three perches to a Whit oak, Thence North partly by the same land, and partly by Hugh Walkers land sixty eight perches to a post, thence West by lot N<sup>o</sup> 1 One hundred and Ten perches to a Black oak, Thence South by Lot N<sup>o</sup> 1 Three hundred & eight perches to a post, Thence East by the said land of William Pitt One hundred and Seven perches to the place of Beginning Containing One hundred and Ninety five Acres, and Eighty three perches, and the usual Allowance for Roads and Highways, (This Tract is marked N<sup>o</sup> 8 in a General Plan of a Large Tract and is part thereof, which was granted by Patents, dated the thirtieth day of August 1703 recorded at Philadelphia in Patents book A Vol: 2<sup>d</sup> page 5<sup>th</sup> 6<sup>th</sup> unto Joseph Pike in fee. Who by Indenture dated the ninth day of March 1711 recorded at Philadelphia in Book F Vol 6<sup>th</sup> page 105<sup>th</sup> granted the same with other land unto Ebenezer Pike in fee, who did seized thereof and having first made his last Will and Testament, in writing bearing date on or about the nineteenth day of August 1724, devised the premises inter alia unto the above named Richard Pike in fee. Now this Indenture Witnesseth, That the said Robert Valentine the Father as well for and in consideration of the Natural love and affection which he hath and beareth unto the said Robert Valentine the son, as also for the better maintenance support lively hood and preferment of his said son, and in consideration of the sum of Five hundred pounds lawful money of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert Valentine the son upon the sealing and delivery hereof, the receipt whereof the said Robert Valentine the Father doth hereby acknowledge. All this Given granted Alien Enfeoffed and Confirmed, and by these presents Doth give grant Alien Enfeoff and Confirm unto the said Robert Valentine the son (in his actual quiet Possession and lawful now being) and to his Heirs and assigns All and Singular those Three Tracts of land by metes and bounds herein before respectively and particularly set forth and described, together with the Water Course or Great Mill and also all and Singular other their Appurtenances, Houses buildings Barns Stables Gardens Orchards fields meadows, Plantations Saw Mill Dams Ditches Ways Woods Waters Water Courses Fishings Trawlings, Rackings Huntings rights liberties priviledges improvements Hereditaments and appurtenances whatsoever to the said Three Tracts of land above described, Water Course or Great Mill Saw Mill and every of them respectively 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 possession property claim and demand whatsoever both in law and Equity and otherwise (howsoever) of them the said Robert Valentine the Father of in and to the said hereby granted Premises and every part & parcel thereof, and all Deeds & Writings in his hand & Custody which concerns the same only. SO HAVE UNTO TO HOLD the said three Tracts of land Water Course or Great Mill and Saw Mill Hereditaments and premises, hereby given and granted or mentioned, so late with each and every of their appurtenances unto the said Robert Valentine the son and to his Heirs and assigns To the only proper use and behoof of the said Robert Valentine the son his Heirs and assigns for ever, UNTO the yearly Quitrent or Quitrents accruing for the same to the Lords of the fee thereof. And the said Robert Valentine the Father for himself his Heirs Executors and administrators Doth Covenant grant and agree to and with the said Robert Valentine the son his Heirs and assigns by these presents, That he the said Robert Valentine the son his Heirs and assigns shall

# Deed Book

## X Vol. 22



23  
 lawfully may from time to time and at all times hereafter forever peaceably and quietly have  
 hold occupy possess and enjoy the said three Tracts or parcels of land Water Corn or Grist mill of  
 saw mill hereafterments and premises hereby given and granted or mentioned so to be with  
 them and every of their appurtenances Free clear and fully discharged kept harmless and indomi-  
 nated of from and against all former and other Gifts grants bargains sales Conveyances Leases Rents dowers  
 Estates rents appurtenances of Rents and of from and against all former and other Titles whatsoever  
 had done or suffered to be had made or done by the said Robert Valentine the Father his heirs or  
 assigns or any other person or persons lawfully claiming or to claim by from or under him  
 them or any of them In Witness whereof the said parties to these presents have inter-  
 changeably set their hands and seals hereunto dated the day and year first above written  
 Robt Valentine Seal Sealed and delivered in the presence of us Thomas Lightfoot  
 Jonathan Valentine Richard Downing Jun: Received the day of the date of the above  
 written Indenture from the above named Robert Valentine the younger the sum of  
 Five hundred pounds being the Consideration money above mentioned by me his father  
 Robt Valentine Witness Present signing Thomas Lightfoot Jonathan Valentine  
 Richard Downing Jun: The first day of June Anno Dom: 1782 before me William  
 Evans Esq: one of the Justices of the Peace for the County of Chester personally appeared Jonathan  
 Valentine and Richard Downing Jun: two of the subscribing Witnesses to the within  
 Indenture and on their solemn Affirmations according to said said Oath they say that they  
 saw Robert Valentine the Grantor within named sign seal and as his Act and Deed  
 deliver the within written Indenture for the use therein mentioned and that their names  
 hereunto subscribed as Witnesses are of their own proper hand writing Witness my hand  
 & seal the day & year aforesaid W<sup>m</sup> Evans Esq: Recorded J. M. cem: 1782 196

Deed Robert Valentine } This Indenture Made the 10<sup>th</sup> of the  
 to George Valentine } day of the ninth month in the year of our Lord One Thousand  
 seven hundred and eighty One BETWEEN Robert Valentine of East Caln Township  
 in the County of Chester in the Province of Pennsylvania Yeoman of the one part  
 and George Valentine one of the sons of the said Robert Valentine of the other part  
 WHEREAS John Taylor and Elizabeth his wife and John Jackson by their In-  
 dentures of Lease and Release bearing date respectively the Eleventh and Twelfth  
 days of November 1747 for the Consideration therein mentioned did grant bargain  
 sell and confirm unto Anas Boake of the Township of Caln aforesaid yeoman All  
 Certain piece or parcel of land Situate in the said Township of Caln containing One  
 Hundred Acres To hold to him the said Anas Boake his heirs and assigns forever as  
 by the said Indentures may more fully appear And WHEREAS the said Anas Boake  
 afterwards died having first made his last Will and Testament in writing bearing date  
 the ninth day of October 1750 and thereby devised the said land to his Daughter Ann  
 Boake who departed this life in her Minority Intestate unmarried and without Issue  
 whereby the said land and premises descended to a certain Abel Boake as the eldest  
 Uncle and heir at law of the said Ann Boake And WHEREAS the said Abel Boake  
 and Sarah his wife by their Indenture bearing date the second day of June 1767  
 for the Consideration therein mentioned did grant bargain sell and confirm unto the  
 said Robert Valentine his heirs and assigns All that the aforesaid Tract of one hundred  
 Acres of land by metes and bounds in the said Indenture and hereafter in these presents  
 mentioned To hold to him the said Robert Valentine and to his heirs and assigns  
 forever as by the said Indenture may more fully appear NOW THIS INDENTURE  
 Witnesseth that the said Robert Valentine as well for and in consideration of the  
 Natural Love and Affection which he hath and beareth to the said George Valentine  
 as also for the better Support maintenance livelihood and support of him the said  
 George Valentine and in consideration of Five Shillings lawful money of Pennsylvania  
 to the said Robert Valentine in hand paid by the said George Valentine upon the sealing  
 and delivery hereof the receipt whereof the said Robert Valentine doth hereby acknowledge For the  
 given granted Alien Enfeoffed and confirmed and by these presents doth give grant Alien



Whereas I Robert Valentine of the Township of East Leath County  
of Chester and State of Pennsylvania being weak in Body but sound in  
mind and Memory calling to mind the uncertainty of Life do make  
and constitute this as my last Will and Testament this twenty seventh  
day of the tenth month One Thousand Eight hundred and two to wit in  
the first place let my funeral expences ~~and~~ and just debts be paid for  
which I allow one hundred Acres at the west end or Side of my land runing  
two Hundred and Twenty Perches north from the line of Land formerly  
belonging to Isaac Pim and along the ~~line~~ of Thomas Pim and as  
wide from P. line as will make the quantity before mentioned and  
let all my Personal Estate be sold for the best price that can be got  
first I give and bequeath to my beloved Wife Ann Valentine the third  
part of the Rents the may arise from a moderate Calculation ~~and she~~ shall have  
two Rooms in the House we now live in and she shall have her choice of them  
and she shall have Sufficient quantity of good fire Wood cut and brought to  
the door in suitable lengths for her fire place when if she refuse to do she  
~~may hire it done and my sons pay for it~~ I also bequeath her the choice of my  
my beds and bedding a Horse and Cow kept Summer and Winter Sufficiently  
with grass and hay all these priviledges is only to last while she is my Widow  
but if she Marries she is to receive none of these Benefices, which Injunction I  
leave on my ~~three~~ sons to fulfil to their Mother to wit Samuel Robert & Jacob  
Valentine, Item I give and bequeath to my Daughter Samzin Miller  
fifty Pound current Money of Pennsylvania to be paid in two years after  
my Decease and all accounts standing against her to be well and void  
Item I give and bequeath to my Daughter Rachel one half the Value I give  
to a son - and lastly I give and bequeath to my Seven sons to wit Samuel,  
Robert, Jacob, George, Reuben, Abram, and Bond Valentine, all the  
residue of my Estate Share and Share alike, and the Younger Children  
to be brought up on the profits of their their part of Estate till they are fit to go  
to trades and if any of them should die before they arrive to the age of twenty  
one years their share shall be divided equally among the rest of my sons  
that may survive Share and Share alike, and further the Estate my Daughter  
Rachel is to have every one of my Sons is to pay her an equal share of it four  
years after my Decease. I do hereby Ordain and constitute my beloved  
Wife, and my three oldest Sons Samuel, Robert and Jacob Valentine



Executors to this my last will and testament, and I do hereby  
revoke all other Wills and Testaments beside this

I acknowledge and publish this as my last Will and  
Testament as Witness my hand and Seal the day and year  
first above written

Signed and Sealed acknowledged  
in the presence of us

Robt. Valentine

Moses Mendenhall appn<sup>d</sup>

As Mendenhall not present  
Michael Beck appn<sup>d</sup>



William Lewis his heirs and Assigns against the said David Davis Esq  
 Kiel Bowen Thomas McCoy and Howel Evans and their heirs and against  
 every other person whatever lawfully claiming or to claim by from  
 or under them or any of them shall and will warrant and forever  
 defend by their presents In witness whereof the said David Davis Esq  
 Kiel Bowen and Esther his wife Thomas McCoy Hannah his wife  
 and Howel Evans and Mary his wife have here to set their hands Seal  
 the day and year first above written David Davis Esq Kiel Bowen  
 Esther Bowen Seal Thomas McCoy Seal Hannah his wife Seal  
 Howel Evans Seal Mary Evans Seal Sealed and Delivered in the  
 presence of Francis Lee Joel Davis Chester County Jc. Before me  
 Francis Lee Esq. one of the Justices of the peace in and for Chester County  
 came the named David Davis Esq Kiel Bowen and Esther his wife  
 William Lewis and Sarah his wife Howel Evans and Mary his wife  
 and Thomas McCoy and Hannah his wife and acknowledged  
 the above written Instrument to be their act in due form of law  
 the said Esther Sarah Mary & Hannah being of full age and sepa-  
 rately examined by me as the law directs In testimony whereof I  
 here to set my hand and Seal this nineteenth day of March one  
 thousand eight hundred and four Francis Lee Seal  
 Deed Toll Recorded Apr. 9. 1804.

James Keltow, Sheriff }  
 Thomas Downing et al }  
 To all People to whom these presents  
 shall come I James Keltow Esquire High Sheriff of the County of Chester  
 in the Commonwealth of Pennsylvania send greeting Whence by a  
 certain writ of fieri facias to me directed bearing date the twenty  
 sixth day of November last past I was commanded that of the lands  
 and Chattels and Tenements of Robert Valentine late of the  
 County aforesaid deceased in the hands and possession of Ann Valen-  
 tine Samuel Valentine Robert Valentine and Jacob Valentine  
 Executors of the last will and Testament of the said Robert Valentine  
 deceased then being to be administered in my Bailiwick I should  
 cause to be levied as well or certain Debt of two hundred and sixty  
 two Pounds lawful Money of Pennsylvania, which Abraham  
 Sharples lately in our County Court of Common Pleas before our Judge  
 at West Chester recovered against them as also the twenty two Shillings  
 which to the said Abraham Sharples in our said Court were  
 adjudged for his Damages which he sustained by occasion of the  
 Detention of that Debt whereof the said Ann Valentine Samuel  
 Valentine Robert Valentine and Jacob Valentine are convicted as p<sup>ar</sup>ts  
 of Record. And that I should have these monies before our Judge  
 at West Chester at a Court of Common Pleas then to be hold for  
 the said County of Chester the third Monday in ~~the~~ February then  
 next to render to the said Abraham Sharples for his Debt damages  
 aforesaid. And that I should have then there that writ at which day  
 the said Sheriff made return to the said Judge that by virtue of  
 the said writ some directed of the lands and Tenements of Robert  
 Valentine deceased in the hands and possession of Ann Valentine  
 Samuel Valentine and Jacob Valentine Executor of the last will & Testa-  
 ment of the said Robert Valentine deceased I had seized and taken  
 in Execution certain Messuage and Plantation or tract of land  
 with a Merchant Mill therein erected bounded by lands of John  
 Bieken John Mendenhall John Hoopes Lotlers Situate in the



473 Township of East Calver in the County aforesaid which said tract of land  
is better and bounded as follows viz. Beginning at corner in John  
Bickens line thence S 50 $\frac{1}{2}$ ° E. 37.5 $\frac{1}{2}$  P. to a white oak thence S 35° E 33 $\frac{1}{2}$  P.  
thence N 48° E 20 $\frac{1}{2}$  P. thence S 42 $\frac{1}{2}$ ° E. 47 perches to a white oak thence  
S 22 $\frac{1}{2}$ ° E. 18 P. thence S 51 $\frac{1}{2}$ ° E. 12 P. thence South 30° E. 36.5 P. to a white oak  
thence S 1 $\frac{1}{2}$ ° E. 26 P. to a white oak thence S 21 $\frac{1}{4}$ ° W. 31.5 P.  
thence S 3 $\frac{1}{2}$ ° E. 6 P. thence S 63 $\frac{1}{2}$ ° E. 59 P. thence S 5° E. 11.5 P. to a stone  
thence S 45° W. 7 P. to a stone thence N 5 $\frac{1}{4}$ ° E. 103.5 P. thence North 26°  
W. 16.5 P. to a stone thence North 22° P. to a Dogwood thence N 35°  
W. 15.7 P. to a white oak thence N 69 $\frac{1}{4}$ ° W. 15.1 P. to a white oak thence  
S 30 $\frac{1}{2}$ ° W. 13.5 P. to a chimney oak thence N 3 $\frac{1}{2}$ ° W. 3.8 P. to a chimney  
thence S 32 $\frac{1}{4}$ ° W. 20.4 P. to a red oak thence N 8 $\frac{1}{4}$ ° W. 10.8 P. to a  
white oak thence N 7 $\frac{1}{4}$ ° W. 14.5 P. to a gum thence N 13 $\frac{1}{2}$ ° W. 21 P.  
to a stone thence N 35 $\frac{1}{2}$ ° W. 32.7 P. to a post thence N 67 $\frac{1}{2}$ ° W. 47 perches  
to a peach N 19 $\frac{1}{2}$ ° E. 20 P. to the place of beginning containing  
fifty acres and fifteen perches more or less with the appurtenances  
which remained in my hands in sold for want of buyers  
so that I could not have the money in the said writ mentioned  
at the day and place therein contained as by the said writ I was  
commanded and that the residue of the execution of the said  
writ contained in a certain schedule thereto annexed by which  
schedule or Inquisition it appears on the oaths & affirmations  
of the Inquest therein named that the rents issues & profits of  
the said lands and premises were not of a clear yearly value  
sufficient beyond all expenses within the space of seven  
years to satisfy the debt and damages in the said writ men-  
tioned wherefore by agreement otherwise of condition & upon an  
issue out of the said Court bearing date the twenty fifth  
day of February last past, I the said Sheriff was commanded that the  
said messuage lands and premises with the appurtenances so by  
me seized and taken in execution I should expose to sale and that I  
should have those monies before the said Judges at West Chester at  
the Court of Common Pleas there to be held the first Monday in April  
then next to render to the said Abraham Sharples for his Debt  
and Damages aforesaid. In pursuance whereof the said  
Sheriff having given due and timely notice of the time and place  
of sale did on Monday the twenty sixth day of March in the  
year of our Lord one thousand eight hundred and four expose  
the premises aforesaid to sale by public vendue or out cry and  
sold the same to Thomas Downing & Hunt Downing of the  
Township of East Calver in the County aforesaid for the sum of  
two thousand nine hundred Pounds lawful Money of Eng-  
land they being the highest bidders and that the best  
price bidden for the same. Now know ye that I the said  
Sheriff for and in consideration of the aforesaid sum of  
two thousand nine hundred Pounds lawful Money of Eng-  
land to me in hand paid by the said Thomas Down-  
ing and Hunt Downing at and before the sealing and  
delivery hereof the receipt whereof I do hereby acknowledge have  
lawfully bargained and sold and by these presents according  
to the directions of the said last recited writ by force and virtue thereof



Do Grant bargain and sell unto the aforesaid Thomas Downing and  
 Thant Downing their heirs and assigns as tenants in common all that said  
 messuage and plantation or tract of land situate in the township aforesaid  
 bounded and described as aforesaid containing fully or more or less  
 perches more or less Together with all and singular the buildings and  
 improvements Right members and appurtenances whatsoever the same  
 belonging or in anywise appertaining and the Revenues and Rents  
 Issues and profits thereof and also all the Estate Right title  
 Interest property claim and demand whatsoever of him the said  
 Robert Valentine deceased or his representatives of in to or out of the  
 same To have and to hold the said messuage and plantation or tract  
 of land here before mentioned and described the said premises hereby granted or mentioned or written to be with the ap-  
 purtenances unto the said Thomas Downing and Thant Downing  
 their heirs and assigns equally to be divided between them as tenants in  
 common to their only proper use and behoof forever: for such  
 Estate and under such conditions and conditions as the said Robert  
 Valentine decreed of and immediately before his decease and the heirs  
 and legal representatives of the said Robert Valentine intended im-  
 mediately before the taking thereof in execution had and held the  
 same according to the form and effect of the laws, statutes  
 of this Commonwealth in such case made and provided In witness  
 whereof I the said Sheriff have hereunto set my hand and seal  
 Dated the third day of April in the year of our Lord one thousand  
 eight hundred and four Wm. Mellon Sheriff Deputed  
 in the presence of Wm. Darling Thos. Radick The  
 within Deed Poll was duly acknowledged in open Court by the with-  
 in named James Ketton Esquire high Sheriff of Chester County at a  
 Court of Common pleas held the 3rd day of April  
 1804. In Testimony whereof I have hereunto  
 affixed the seal of said Court at West Chester the day  
 and year aforesaid Daniel Webster Secy.  
 Recorded April 9th 1804.

C. C. C. place  
 seal

Deed Poll  
 James Ketton Esq  
 Roger Kirk

To all People to whom these presents shall  
 come James Ketton Esquire high Sheriff of the  
 County of Chester in the Commonwealth of Pennsylvania hereby certifying  
 Wherein by a certain writ of Levass issued out of the Court of Com-  
 mon pleas of the County of Chester bearing date the twenty fifth day  
 of February last past I was commanded that without any  
 other writ of the same kind and Tenements of Jacob Brown late of the  
 County aforesaid deceased in my bailiwick to wit certain tenement  
 or tenement of land situate in the township of West Nottingham  
 called "**CARPENTERS HALL**" containing one hundred and twenty nine  
 acres more or less should be made and levied and certain debt  
 of ninety three pounds nineteen shillings and two pence and the  
 interest thereon accrued which Roger Kirk assignee of Sarah  
 Armstrong lately in our County Court of Common pleas before our  
 Judges at West Chester recovered against Elizabeth Brown and  
 William Brown Executors of the said Jacob Brown deceased a like  
 seventy two shillings which to the said Roger Kirk assignee aforesaid  
 in our same Court were adjudged for his Damages which he sustained



said dollars lawful money of the United States of America to him in hand paid by  
 by the said Hunt Downing at and before the sealing and delivery hereof the receipt  
 whereof is hereby acknowledged hath granted bargained sold aliened conveyed re-  
 leased and confirmed and by these presents doth grant bargain sell alien convey re-  
 lease and confirm unto the said Hunt Downing and to his heirs and assigns  
 a certain lot or parcel of land being part of the above mentioned tract situated in the  
 Township of West Whiteland aforesaid bounded and described as follows To wit  
 NW 1/4 at a post stone by other land of the said Hunt Downing North seventy de-  
 grees and a half East thirty six perches and eight tenths to a post on a public road  
 thence along the same by land late of Thomas Morris deceased North twenty six  
 degrees and a half West thirty two perches a six tenths to the middle of the Phila-  
 delphia and Lancaster Turnpike road thence along the same South seventy six  
 degrees and three quarters West thirty one perches and seven tenths thence by  
 said Roberts other land South seventeen degrees East thirty six perches and three  
 tenths to the place of beginning containing seven acres and forty six perches be-  
 the same more or less Together with all and singular the improvements way  
 waters rights liberties privileges hereditaments and appurtenances whatso-  
 ever thunto belonging or in any wise appertaining and the reversions remainders  
 rents issues and profits thereof. And also all the estate right title Interest or possession  
 property claim and demand whatsoever as well at law as in equity or otherwise  
 howsoever of him the said John Roberts of in to or out of the same To HAVE AND  
 HOLD the said described lot or parcel of land hereditaments and appurtenances  
 granted or mentioned or intended so to be with the appurtenances unto the said  
 Hunt Downing his heirs and assigns to the only proper use and behoof of the said Hunt  
 Downing his heirs and assigns forever. And the said John Roberts for himself his  
 heirs and assigns doth covenant promise and grant to and with the  
 said Hunt Downing his heirs and assigns by these presents that he the said John  
 Roberts and his heirs the said described lot or parcel of land hereditaments and appur-  
 tenances hereby granted or mentioned or intended so to be with the appurtenances  
 to the said Hunt Downing his heirs and assigns against him the said John Roberts  
 and his heirs and against all and every other person and persons whomsoever  
 lawfully claiming or to claim by from or under him them or any of them shall  
 and will warrant and forever defend by these presents IN WITNESS whereof the  
 said John Roberts hath hereunto set his hand and seal Dated the day and  
 year first above written

John Roberts Seal  
 Seal & Delivered in the presence of Saml. Miller, Mary Miller,  
 Received the day of the date of the above written Indenture of and from the a-  
 bove named Hunt Downing one thousand dollars being the full consideration  
 money above mentioned Received per John Roberts, Nicholas Peters  
 Saml. Miller, Mary Miller & Before me the subscriber one of the Justices of  
 the Peace in & for the county of Chester personally came the above named John  
 Roberts and acknowledged the above written Indenture to be his act & deed  
 in due form of law and desired the same as such might be recorded & that  
 money whereof I have hereunto set my hand and seal the Nineteenth day of  
 May Anno Domini Eighteen hundred and twenty one Saml. Miller J.S.  
 Recorded April 23<sup>rd</sup> 1822

Deed of Release  
 Thomas Downing and  
 to  
 Hunt Downing

**To all People** To whom these presents  
 shall come Thomas Downing partner of the Township of  
 East Caln in the County of Chester & State of Pennsylvania  
 Sarah his wife send greetings Whereas James Miller Esq. High Sheriff of the County  
 aforesaid by Deed Poll bearing date the third day of April in the year one thousand



182 eight hundred and four duly executed under hand and seal for the consideration  
 therein mentioned did by virtue of a writ of benediction Capias therein recited  
 Grant and confirm unto the said Thomas Downing and Hunt Downing and to  
 their heirs and assigns. A certain Messuage plantation and tract of land with a  
 Orchard Mill thereon erected bounded and described as follows viz begin-  
 ning at a corner in Mr. Bickings line thence S 51<sup>1</sup>/<sub>2</sub> East 37.5 p to a white oak thence  
 S 35<sup>1</sup>/<sub>2</sub> E 38 p thence <sup>155 2 2 6 7</sup> S 51<sup>1</sup>/<sub>2</sub> E 47 p to a W. oak thence S 22<sup>1</sup>/<sub>2</sub> E 18 p thence S 51<sup>1</sup>/<sub>2</sub> E 12 p thence  
 S 30<sup>1</sup>/<sub>2</sub> E 36 p to a white oak thence S 7<sup>1</sup>/<sub>2</sub> E 26 p to a white oak thence S 21<sup>1</sup>/<sub>2</sub> W  
 31.5 p thence S 37<sup>1</sup>/<sub>2</sub> E 6 p thence S 63<sup>1</sup>/<sub>2</sub> E 59 p thence S 5<sup>1</sup>/<sub>2</sub> E 11.5 p to a Stone thence S 55<sup>1</sup>/<sub>2</sub> W  
 79 p to a Stone thence N 51<sup>1</sup>/<sub>2</sub> W 103.5 p thence N 86<sup>1</sup>/<sub>2</sub> W 16 p to a Stone thence N 67<sup>1</sup>/<sub>2</sub> W 29 p to a Log-  
 wood thence N 35<sup>1</sup>/<sub>2</sub> W 15 p to a white oak thence N 60<sup>1</sup>/<sub>2</sub> W 15.1 p to a white oak  
 thence S 89<sup>1</sup>/<sub>2</sub> W 13.5 p to a white oak thence S 63<sup>1</sup>/<sub>2</sub> W 8.5 p to a Hickory thence S 89<sup>1</sup>/<sub>2</sub> W  
 20.5 p to a red oak thence N 68<sup>1</sup>/<sub>2</sub> W 10.8 p to a white oak thence N 67<sup>1</sup>/<sub>2</sub> W 14.5 p to a Gum tree  
 thence N 13<sup>1</sup>/<sub>2</sub> W 21 p to a Stone thence N 35<sup>1</sup>/<sub>2</sub> W 37.7 p to a post thence N 67<sup>1</sup>/<sub>2</sub> W 14 p to  
 a Beech thence N 9<sup>1</sup>/<sub>2</sub> E 20 p to the place of beginning containing fifty acres and fif-  
 teen perches more or less with the appurtenances bounded by lands of John Bick-  
 ings John Hoopes & John Mendenhall situate in the Township of East Calverton  
 said to hold the same to the said Thomas and Hunt Downing their heirs and  
 assigns forever according to the act of Assembly in such case made and provi-  
 ded as by the said Act duly acknowledged and remaining among the records  
 of the Court of Common Pleas for the County aforesaid. Now know ye that the said Thom-  
 as Downing and Sarah his wife for and in consideration of the sum of fourteen hun-  
 dred and fifty pounds lawful money of the State aforesaid to them in hand paid  
 by the said Hunt Downing before the sealing and delivery hereof the receipt whereof  
 is hereby acknowledged and then of due acquit and forever discharge the said Hunt  
 Downing his heirs and assigns by these presents HAVE granted bargained sold re-  
 leased and confirmed unto by these presents He and bargain sell release and con-  
 firm unto the said Hunt Downing and to his heirs and assigns All the Estate Share  
 dividend right title Interest property claim and demand whatsoever of them the  
 said Thomas Downing and Sarah his wife both at law and equity or otherwise  
 whatsoever of into or out of all the above described Messuage Mill and Plantation  
 or tract of fifty acres and fifteen perches of land more or less with the appurtenances  
 together also with all and singular the other improvements rights liberties privi-  
 ledges and appurtenances thereunto belonging or in anywise appertaining and the  
 reversions and remainders rents issues and profits thereof to have and to hold to  
 all and singular the premises hereby reserved and released or mentioned and in-  
 tended so to be with the appurtenances unto the said Hunt Downing his heirs  
 and assigns to the only proper use and behoof of the said Hunt Downing his heirs  
 and assigns forever So that neither the said Thomas Downing and Sarah his  
 wife nor their heirs nor any other person or persons whose ever lawfully claim-  
 ing or to claim by from or under them or any of them shall or may at any time  
 or times hereafter have claim Challenge or demand any estate right title or In-  
 terest of into or out of the above described Messuage Mill and plantation or  
 tract of fifty acres acres of land more or less here detamments and premises hereby  
 reserved and released or mentioned or intended so to be with the appurtenances  
 or any part or parcel thereof. But none of aforesaid shall and will utterly be  
 excluded and forever barred by these presents. In Witness whereof the said Thom-  
 as Downing and Sarah his wife have hereunto set their hands and seals the  
 twenty fourth day of November in the year one thousand eight hundred and six  
 Sealed and delivered in the presence of us  
 Robert Miller Isaac Downing Thomas Downing Esq  
 Sarah Downing Test  
 Received the day of the date of the above written release of the above named Hunt  
 Downing the sum of fourteen hundred and fifty pounds being the consideration

Deed Book

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money therein mentioned of me Thomas Downing, Robert Miller & Brad Downing  
Before me the Subscriber one of the Justices of the Peace and for the County of  
Chester personally appeared the above named Thomas Downing and Sarah his  
wife and acknowledged the above written Indenture of Release to be their act  
and Deed and desired the same might be recorded as such. The said Sarah be-  
ing of full age and by me examined as the law directs did declare and say that  
she voluntarily signed sealed and as her act and delivered the above written In-  
denture of Release. In Witness whereof I have hereunto set my hand and seal  
the twentieth fourth day of November in the year one thousand eight hundred  
and six Robert Miller Seal Recorded April 23<sup>rd</sup> 1822

Deed  
Joseph Richardson vs  
Jacob Buscy

## This Indenture

I Made this fifth day of April Anno Domini one  
thousand eight hundred and twenty four Between  
Joseph Richardson of Kemmell Township, Chester County and State of Pennsyl-  
vania & Susanna his wife of the one part and Jacob Buscy of Christiana Ham-  
let, Neweasth County, and State of Delaware of the other part Witnesseth  
that the said Joseph Richardson and Susanna his wife for in consideration  
of the sum of Six Hundred dollars lawful money of the United States to them  
in hand paid by the s<sup>d</sup> Jacob Buscy as or before the sealing & delivering hereof the  
receipt whereof is hereby acknowledged have granted bargained sold release  
and confirmed and by these presents do grant bargain sell release and confirm  
unto the said Jacob Buscy his heirs and assigns all the following described tract  
or lot of land situate in Kemmell Township aforesaid and bounded as follows  
Beginning at a post corner of s<sup>d</sup> Joseph Richardsons land thence by a meadow  
of marked trees South four degrees East forty five tenth perches to a post in a line  
of Robert Sarnborn thence North Eighty three & three fourth degrees East twenty two  
four tenth perches to a post corner of s<sup>d</sup> Richardsons land thence North forty  
an half degree West forty two & nine tenth perches and South seventy five an half de-  
grees West twenty five & three tenth perches to the place of beginning containing  
Six acres & eighty perches of land be the same more or less being part of a tract of  
land which the orphans Court for Chester County held at West Chester the 2<sup>d</sup> day  
of May 1820 adjudged to the aforesaid Joseph Richardson and entered on Doct<sup>r</sup>  
No 13 pro 436 for s<sup>d</sup> orphans Court reference thereto being had will more fully  
appear together with all and singular the improvements rights privileges  
hereditaments & appurtenances whatsoever thereunto belonging the reversions &  
remainders rents issues & profits thereof also all the Estate right title interest claim de-  
mand whatsoever of in & to the same and likewise the privilege of a good cart  
or waggon way from the said premises through the lands of s<sup>d</sup> Joseph Richar-  
dson to the public highway joining the west end of s<sup>d</sup> Richardsons land with  
liberty to pass and repass at any time at all times without molestation to & from  
s<sup>d</sup> tract of land to the s<sup>d</sup> Jacob Buscy or any for him to pass in such manner  
as to do the least possible injury to the s<sup>d</sup> Richardsons premises at all times  
closing the gate or putting up the bars (as the case may be) to have and hold  
the above described tract of land and the appurtenances hereby granted unto  
and for the only proper use & behoof of him the said Jacob Buscy his heirs and  
assigns forever & the said Joseph Richardson & Susanna his wife do further  
covenant and agree for themselves & their heirs to warrant & forever defend  
the above bargained premises unto the s<sup>d</sup> Jacob Buscy his heirs and assigns  
against all persons whatsoever claiming the same or any part thereof In  
Witness whereof the said Joseph Richardson & Susanna his wife have  
hereunto set their hands & seals the day and year first above written //



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our Lord one thousand eight hundred and thirty two. Before me the subscriber one of the justices of the peace for said County personally came the above named Jean Grier James H. Grier Joseph F. Grier and Margaret his wife Samuel Ralston and Nancy his wife Thomas Forrest and Jean his wife William E. Lewis and Nancy his wife William W. McClure and Elizabeth his wife James Long and Mariah his wife Martha J. Grier and Isabella R. Grier and severally acknowledged the above written indenture to be their act and deed and desired that the same might be recorded as such according to law, they the said Margaret Grier Nancy Ralston Jean Forrest Nancy Lewis Elizabeth McClure Mariah Long all being of full age and by me severally examined separate and apart from their said husbands, and the contents of said deeds being first made known to them, they upon such separate examination as aforesaid severally declared that they did voluntarily and of their own free will and accord seal and as her act and deed and for their act and deed deliver the said indenture without any coercion or compulsion of their said husbands. In testimony whereof I have hereunto set my hand and seal the day and date above written. John Templeton

The following acknowledgement was made sealed and delivered in the presence of us: John Templeton Andrew Ferguson, Jr. — Chester County ss. — Personally appeared before me the subscriber one of the justices of the peace for said County this fourteenth day of May in the year of our Lord eighteen hundred and thirty two the above named John H. Grier and Alley his wife and severally acknowledged the above written indenture to be their act and deed and desired the same might be recorded as such according to law she the said Alley being of full age and by me separately and apart from her said husband examined and the contents of said deed being first made known to her upon such separate examination as aforesaid did declare that she did voluntarily and of her own free will and accord seal and as her act & deed deliver the said indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hand and seal the day and date above written. John Templeton (Recorded May 16. 1832)

(This indenture was not recorded till after the one in page 607)

Deed

Hunt Downing et al

vs Joseph M. Downing

and State of Pennsylvania

This indenture made the twenty second day of December in the year of our Lord one thousand eight hundred and thirty one Between Hunt Downing of the township of West Whiteland in the County of Chester and State of Pennsylvania (Woman) and Deborah his wife of the one part and Joseph M. Downing then son of the township of East Caln in the same County & State aforesaid of the other part.

Whereas James Colton Esquire High Sheriff of the County of Chester aforesaid by his deeds full duly executed and acknowledged in open court bearing date the third day of April Anno Domini 1801 and recorded in the office for Recording Deeds in and for the County of Chester in Deed Book B 2, Vol 46 Page 472 did grant and convey a certain messuage plantation or tract of lands with a Orchard Mill erected thereon situate in the township of East Caln (Beginning at a corner in John Bickings line thence south fifty degrees and an half east thirty seven perches and an half to a white oak thence south thirty five degrees east thirty eight perches thence North eighty eight degrees east twenty nine perches and five tenths thence south eighty two degrees and an half east forty seven perches to a white oak thence south twenty two degrees and an half east eighteen perches thence south fifty one degrees and an half east twelve perches thence south thirty degrees east thirty six perches and eight tenths to a white oak thence south half a degree east twenty six perches to a white oak stump thence south twenty one degrees and a quarter west thirty one perches and five tenths thence south three degrees and an half east six perches thence south sixty three degrees

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and an half east fifty nine perches thence south five degrees east eleven perches and five tenths to a stone thence south eighty five degrees west seventy nine perches to a stone thence north five degrees and a quarter east one hundred and three perches and eight tenths thence north eighty six degrees west sixteen perches to a stone thence north twenty two perches to a dog wood thence north thirty five degrees west fifteen perches and seven tenths to a white oak thence north sixty nine degrees and a quarter west fifteen perches and four tenths to a white oak thence south eighty nine degrees and an half west thirteen perches and five tenths to a chestnut oak thence south sixty three degrees and an half west eight perches and eight tenths to a hickory thence south eighty two degrees and a quarters west twenty perches and four tenths to a red oak thence north sixty eight degrees and a quarter west ten perches and eight tenths to a white oak thence north sixty seven degrees and a quarter west fourteen perches and five tenths to a Gum thence north thirteen degrees and an half west twenty one perches to a stone thence north thirty five degrees and an half west thirty two perches and seven tenths to a post thence north sixty seven degrees and an half west fourteen perches to a beach thence north nineteen degrees and an half east twenty perches to the Beginning containing fifty acres and fifteen perches more or less to Thomas Downing & Hunt Downing their heirs and assigns in fee as tenants in common. And whereas the said Thomas Downing and Sarah his wife by their deeds of Release duly executed bearing date the fourth day of November Anno Dom 1806 and Recorded in the office for recording deeds in and for Chester County in Book N. 3. Vol 68 Page 189 for the consideration therein mentioned did grant and convey all the estate share dividend right title interest property claim and demand of them the said Thomas Downing and Sarah his wife of in to or out of the above messuage plantation and tract of land and Merchant Mill thereon erected above recited and described unto the said Hunt Downing his heirs and assigns in fee. And whereas Isaac Speckmans by deed duly executed and dated the twenty fourth day of May Anno Dom 1803 recorded in the office for recording of Deeds in and for the County of Chester in Book N. 3. Vol 68 Page 190 for the consideration therein mentioned did grant unto the said Hunt Downing his heirs and assigns in fee all that certain piece or parcel of land situate in the township of East Caln aforesaid bounded and described as follow. Beginning at a post on the south side of the road in the line of lands late of Robert Valentine and along the south side of said road leading to Caln Making house south eighty three degrees and an half west sixty nine perches to a post and by other part of said tract south four degrees east twenty one perches and six tenths to a post in the line of Thomas Sims land and by the same north eighty five degrees east sixty nine perches and three tenths to a white oak and by lands of said Valentine north four degrees and an half west twenty three perches to the Beginning containing nine acres and eighty seven perches more or less to hold to the said Hunt Downing his heirs and assigns forever. And whereas Thomas Vickers and Gemima his Wife and John Vickers and Megard his wife by deeds duly executed bearing date the ~~twelfth~~ tenth day of the fourth month Anno Dom 1811 and recorded in the office for recording deeds in and for the County of Chester in Book N. 3. Vol 68 Page 295 did grant and confirm for the consideration therein mentioned all their two certain pieces or parcels of land situate partly in the township of Brandywine and partly in the township of East Caln unto the said Hunt Downing his heirs and assigns in fee. The one begins at a stone thence by land of the said Hunt Downing north eighty seven degrees east thirty one perches and one tenth to a stone and south eighty two degrees east forty eight perches to a white oak and thence the same course continued by a line dividing this from the residue of Thomas and John Vickers lands four



61<sup>2</sup> perches and five tenths to a post thence by the said Peckers land the three following courses north sixteen degrees east twenty two perches and six tenths to a white oak north thirteen degrees west forty three perches and eight tenths to a post north eighty five degrees east fifty two perches to a post in a line of John Hoopes land thence with the same and lands of Samuel Haines north three degrees west twenty four perches and two tenths to a post and thence by lands of said Samuel Haines north twenty nine degrees west fifty four perches to a stone thence by land of John Dowlin south eighty five degrees west seventy three perches and five tenths to a stone thence by lands of Samuel Haines south twenty nine degrees east twenty perches thence by land of Charles Clavier south five degrees east twenty four perches to a stone south eighty one degrees west forty two perches and seven tenths to a post on a line of John Bickings land and by the same south five degrees east fourteen perches to a stone thence by lands of Samuel Valentine south two degrees east thirty nine perches and one tenth to a post south three degrees east twenty four perches and six tenths to a post south eighty seven degrees west three perches to a stone and south three degrees east two perches to the place of Beginning containing seventy four acres and one hundred and thirty six perches more or less the other begins at a white oak stump north twenty six degrees east along the middle of a road twenty two perches to the middle of the great road leading to the mill and along it north eighty nine degrees west four perches thence north thirty nine degrees west fourteen perches to a bunch of laurel bushes on a line of the said Hunt Downings land and by the same south thirty two degrees east six perches and south twenty six perches to the Beginning containing three fourths of an acre more or less to hold to the said Hunt Downing his heirs and assigns forever. Now this indenture witnesseth that the said Hunt Downing and Deborah his wife for and in consideration of the natural love and affection they bear to their son the said Joseph Mr. Downing as well as the further consideration of the sum of one Dollar lawful money to them well and truly paid by the said Joseph Mr. Downing at and before the enrolling and delivery hereof the receipt of which one Dollar they do hereby acknowledge and thereof do acquit and forever discharge the said Joseph Mr. Downing his heirs executors and administrators by these presents Have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Joseph Mr. Downing and unto his heirs and assigns all those messuages Merchant mill and four contiguous and partly adjoining tracts and parcels of land above described with the appertinances containing together one hundred and thirty five acres and thirty eight perches of land be the same more or less. Together with all and singular the houses out houses buildings thereon erected Mills Mill houses and factories woods ways waters water courses gardens orchards and fences rights liberties privileges improvements hereditaments and appertinances advantages whatsoever thereunto belonging or in any wise appertaining And that reversions and remainders rents issues and profits thereof And also all the estate right title interest use possession claim and demand whatsoever of them the said Hunt Downing and Deborah his wife in law as well as at equity or otherwise of in to or out of the same To have and to hold the said messuage and Merchant mill and four contiguous and partly adjoining tracts or parcels of lands above described hereditaments and premises hereby granted or mentioned or intended so to do be with the appertinances unto the said Joseph Mr. Downing his heirs and assigns To the only proper use and behoof of the said Joseph Mr. Downing his heirs and assigns forever And the said Hunt Downing for himself and his heirs executors and administrators doth covenant and agree to and with the said Joseph Mr. Downing his heirs and assigns by these presents that he the said Hunt Downing the said messuage and Merchant mill and four



contiguous and partly adjoining tracts of land above described or mentioned in indenture as to be with the appertenance unto the said Joseph's eff. Downring his heirs and assigns against him the said Hunt Downing and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him or them shall and well warrant and forever defend by these presents. - In witness whereof the parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written. - Hunt Downing and Deborah Downing Seal and delivered in the presence of us. E. Bradley Saml. Miller. - Received the day of the date of the above written indenture of and from the above named Joseph M. Downing one Dollar the monied consideration above mentioned in full. - Hunt Downing. Witness E. Bradley Saml. Miller Chester County Pa. Before me the subscriber one of the justices of the peace in and for Chester County personally appeared the above named Hunt Downing and Deborah his wife and acknowledged the above indenture to be their act and deed in due form of law to the intent the same may be recorded as such according to law. The said Deborah being of full age and separately and apart from her husband by me examined and the full contents of the above Deeds being by me first made known to her and upon such said separate examination she declared that she voluntarily and of her own free will and accord signed sealed and delivered the above deed without any compulsion or constraint from her husband. In testimony whereof I have hereunto set my hand and seal this twenty second day of December in the year of our Lord one thousand eight hundred and thirty one 1831. - Saml. Miller Seal  
(Recorded May 14. 1832)

\* Deed  
David Morrison et al:  
To  
George Kimblet Enoch P. Hoopes }  
Pennsylvania Yeoman and Elizabeth his wife of the one part and George Kimblet Merchant and Enoch P. Hoopes Practitioner of Physic both of the township County and State aforesaid of the other part. Whereas Alexander Morrison late of the township County and State aforesaid by sundry indentures and other good conveyances or assurances in the law duly had and executed became in his life time lawfully seized in his demesne as of fee of and in sundry tracts of land with the appertenance and being as thereof seized made his last will and testament in writing bearing date the twentieth day of February Anno Dom. one thousand eight hundred and twenty three wherein and whereby amongst other things he did give and devise unto his sons John and David as tenants in common and to their respective heirs and assigns forever all the residue of his real estate including as well that which he held by his brother Ephraim as that owned by himself the division to be made by three disinterested men one to be chosen by each of the parties and one by his executors and that his son David should take that division wherein the mansion house stands as in and by the said recited will since his decease duly proved and remaining in the Registers office at West Chester recourse being thereunto had appears. And whereas in pursuance of the said recited will the residue of the said real estate was divided between the said John Morrison and David Morrison in conformity and agreeably to the directions in the said will given and the said John Morrison and Charlotte his wife by indenture of release under their hands and seals bearing date the seventeenth day of September Anno Dom. one thousand eight hundred and twenty three did release the eastern division in which the mansion house stands to the said David Morrison and to his heirs and assigns forever as in and by the said release relation being thereunto had appears. Now this indenture witnesseth that the said David Morrison and Elizabeth his wife for and in consideration of the sum of six hundred and twenty three Dollars and nineteen cents to them in hand paid by the said



anno Domini 1835 before me  
 and for said County edmo the above named John Yeager and William Emory and latter  
 his wife and acknowledged the above written Indenture to be their act and deed  
 and denied that the same might be voided as such according to law The said latter  
 being of full age and by me duly examined separate and apart from her said husband  
 and the contents thereof being first made known to her declared that she did volun-  
 tarily and of her own free will and accord seal and as her act and deed deliver the said  
 Indenture without any coercion or compulsion of her said husband In testimony  
 whereof I have hereunto set my hand and seal the day and year above written  
 (Recorded April 5<sup>th</sup> 1835) Sampson Davis (and)

Died  
 Joseph M Downing et ux } This Indenture made the thirty first day of March in  
 to } the year of our Lord One thousand eight hundred and  
 Thomas Steele Jr } thirty five Between Joseph M Downing of the town-  
 ship of West Whiteland in the County of Chester and  
 State of Pennsylvania and Grace his Wife of the one part And Thomas Steele of the  
 township of Maple in the County of Delaware and State aforesaid of the other part  
 Whereas Hunt Downing and Deborah his Wife by deed dated the twenty second day  
 of December A Dom 1831 and recorded in the Office for recording deeds of Chester Coun-  
 ty in Book 64 vol 77 page 610 did grant and convey a Grist and Water Mill with  
 the appurtenances and sundry tracts and parcels of lands with their appurtenances  
 unto the said Joseph M Downing his heirs and assigns in fee And whereas Joshua  
 Hunt executor of the last will and testament of Absalom Roman late of the town-  
 ship of East-Caln by deed dated the twenty eighth day of March A Domini 1833  
 and recorded in the Office for Recording deeds in and for the County of Chester in  
 Book vol page did grant and convey unto Joseph M Downing a tract  
 a parcel of land situate in the township of East-Caln his heirs and assigns in fee  
 Now this Indenture witnesseth that the said Joseph M Downing and Grace his  
 wife for and in consideration of the sum of eight thousand nine hundred and sixty  
 six dollars lawful money of the United States of America unto them in hand well and  
 truly paid by the said Thomas Steele Jr at and before the sealing and delivery  
 hereof they do hereby acknowledge and thereof do acquit and for-  
 ever discharged the said Thomas Steele Jr his heirs executors and administrators by  
 these presents Have granted bargained sold aliened conveyed released and confir-  
 med and by these presents do grant bargain sell alien convey release and confirm  
 unto the said Thomas Steele Jr and unto his heirs and assigns all those three certain  
 tracts and parcels of lands situate in the township of East Caln bounded and described  
 as follows The one on which the Buildings and Grist mill stands Begins at a stone a cor-  
 ner of land of the heirs of Robert Valentine thence South seven degrees West One hundred  
 and three perches and eight tenths and North eighty six degrees and three quarters East  
 twenty five perches and two tenths to Davis Thoope's line and by the same North three degrees  
 and a half West eleven perches and six tenths to a poplar tree and North twenty one degrees  
 and a half West fifty nine perches and North one degree and a half West six perches and  
 North twenty degrees and a quarter East thirty two perches and North twenty seven and a  
 half degrees West twenty two perches to the middle of a road and along the same  
 North eighty seven degrees West four perches and North thirty eight degrees East four-  
 teen perches and two tenths and North thirty two degrees West twenty nine perches and  
 two tenths and North fifty seven degrees and a half West thirteen perches thence by  
 other land of the said Joseph M Downing South fifty nine degrees West twenty  
 five perches and five tenths and South twenty seven degrees East four perches and  
 three tenths and South ten degrees West twenty two perches and South eighty five  
 degrees and a half East twenty four perches to the Beginning containing twenty eight  
 acres and twelve perches more or less The other Tract Begins at a post on the South  
 side of the Road in the township of East Caln in the line of Land late of Robert Valen-  
 tine along the South side of said Road leading to Caln Meeting house South  
 eighty three degrees and a half West sixty nine perches to a post and by other

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part of said tract South four degrees East twenty one perches and six tenths to a post in Thomas  
 Pini's line and by the same North eighty five degrees East sixty nine perches and three tenths to  
 a white oak and by land of said Valentine North four degrees and a half West twenty three  
 perches to the place of Beginning containing nine acres and eighty seven perches of land more  
 or less The other lot situate in East lotn between the turnpike and Rail Road Begins  
 in the middle of the turnpike road thence one the line of John Pini's lands South three  
 degrees and a half East twenty perches to the middle of the Rail Road and along the  
 same North eighty four degrees East four perches and by other land said Downing North three  
 degrees and a half West twenty perches to the middle of the turnpike aforesaid and along the same  
 South eighty four degrees West four perches to the Beginning containing half an acre of Land  
 more or less Also the right and privilege of the Head Race of said Mill as far as the  
 Dam and one perch in width on each side of said Race up to the dam to pass and re-pass  
 upon and down upon for the purpose of cleaning and repairing the same and the right and  
 Room above and below said dam to build rebuild and repair the same and to raise said dam  
 two feet above the water in said Race so as to answer all the purposes of said Grist Mill and to  
 enter upon the lands of the said Joseph M Downing at all times for the purpose of obtaining  
 earth gravel a stone for the purpose of Building rebuilding or repairing said dam and Race  
 taking such materials as not in use and doing as little damage as may be in getting the  
 same and it is further covenanted between said parties that the waste way from the race  
 mill race is to be and remain where it is now used and not elsewhere together with  
 all and singular the houses and buildings thereon erected Grist Mill and all its fix-  
 tures and every other matter thereunto belonging Head Races Tail Races and Dams and  
 Waste ways and other ways woods waters water courses rights liberties privileges here-  
 ditaments and advantages whatsoever thereunto belonging or in any wise appertaining  
 and the reversions and Remainders rents issues and Profits thereof And also all the  
 Estate right title interest claim and demand whatsoever of them the said Joseph M  
 Downing and Grace his wife or their heirs or in to or out of the same To have and to  
 hold the said three above described Tracts or parcels of Land Grist Mill with all  
 its fixtures head Race and one perch in width on each side thereof as far up as the  
 Dam and right of the dam and right to build and raise the same two feet in height above  
 the water in said Race and Rebuild and Repair the said Dam and Head Race and getting  
 and taking materials therefrom from the lands of the said Joseph M Downing as above des-  
 cribed from time to time forever doing as little damage to the property of the said Joseph  
 M Downing as the case may require as well as the water waste way of the paper mill to be  
 and remain where it is now and not elsewhere to the said Thomas Steele Jr his heirs and  
 assigns to the only proper use and behoof of the said Thomas Steele Jr his heirs and assigns  
 forever And the said Joseph M Downing for himself and his heirs executors and administrators  
 doth covenant grant and agree to and with the said Thomas Steele his heirs and assigns  
 that he the said Joseph M Downing the said three parcels of land above described and  
 buildings thereon erected Grist Mill and all its fixtures Head Races and one perch on each  
 side thereof to the dam and dam and to build rebuild and repair the same and to raise  
 said Dam two feet above the water in the Race and to repair said head Race and to  
 enter upon and pass and re-pass on the land of the said Joseph M Downing and to get  
 materials for the same and the water waste way of the paper mill Hereditaments and  
 promises here by granted or mentioned or intended so to be with the appurtenances unto the  
 said Thomas Steele Jr his heirs and assigns against him the said Joseph M Downing  
 and his heirs and against all and every other person or persons whomsoever lawfully  
 claiming or to claim by from or under him a them shall and will warrant and firm  
 defend by these presents In witness whereof the parties here to have interchangedly set their  
 hands and seals the day and year first above written Jos M Downing  
 Sealed and delivered in the presence of us Grace Downing  
 Geo W Callanan J. P. J. Downy  
 Received the day of the date of the above Indenture of and from the above named  
 Thomas Steele the consideration money above mentioned in full Jos M Downing  
 Witness Chester County Jc De it remembered that on the thirtieth day

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of March Anno Domini 1835 before me the subscriber one of the justices of the peace in and for the County of Chester personally appeared Joseph Ell Downing and Grace his wife and acknowledge the above written Instrument to be their act and deed in due form of law to the intent the same may be recorded as such The said Grace being of full age and separately and apart from her husband by me examined and the full contents of the above deed being by me first made known to her and upon such said separate examination she declared that she voluntarily and of her own free will and accord signed sealed and delivered the above deed without any force constraint or compulsion from her said husband In testimony whereof I have hereunto set my hand and seal the day and year first above written  
 J. T. Downy (Seal)

(Recorded April 5 1835)

Deed  
 Isaac Stubbs Wife  
 to  
 Edwards Wall

This Indenture made the sixteenth day of March in the year of our Lord one thousand eight hundred and thirty five Between Isaac Stubbs of the township of Upper Oxford in the County of Chester and State of Pennsylvania Yeoman and Sarah A his wife of the one part and Edwards Wall of the township of Upper Oxford in the County and State aforesaid Labourer of the other part Witnesseth that the said Isaac Stubbs and Sarah A his wife for and in consideration of the sum of One hundred and ninety eight dollars and seventy five cents to them in hand paid by the said Edwards Wall at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge and though acquit and forever discharge the said Edwards Wall his heirs Executors & administrators by these presents Have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff released and confirm unto the said Edwards Wall and to his heirs and assigns All that lot or parcel of land situate in the township of Upper Oxford aforesaid Bounded & described as follows Beginning at a stone on the main line thence along the same and by Edwards Walls lands North eighty seven degrees and one half East thirty seven perches & three tenths to a post thence leaving main line & by John Turners Lands North eight degrees and one half East thirty two perches and eight tenths to a post thence by Isaac Stubbs other lands of which this was a part North seventy five degrees and three quarters West forty six perches to a post in a line of Robert Smith's lands thence by the same South three degrees East fifty five perches and three tenths to the place of Beginning containing nine acres three quarters and thirty perches strict measure by the same more or less If the being a part of the same land and premises which William Thatcher and Deborah his wife by deed dated 20<sup>th</sup> of March A.D. 1833 for the consideration therein mentioned did grant and confirm to the said Isaac Stubbs and to his heirs and assigns forever Recorded in the Records Office of Chester County in Deed Book G 4 vol 79 page 231 &c. Together with all and singular other the buildings improvements except woods waters rights liberties privileges hereditaments and appurtenances whatsoever thenceunto belonging or in any wise appertaining and the reversions and Remainders rents issues and profits thereof And also all the estate right title interest property claim and demands whatsoever of them the said Isaac Stubbs and Sarah A his wife in Law or equity or otherwise howsoever of in to or out of the same To have and to hold the said lot or parcel of nine acres three quarters and thirty perches more or less of lands hereditaments and premises hereby granted or mentioned unintended so to be with the appurtenances unto the said Edwards Wall his heirs and assigns to the only proper use and behoof of the said Edwards Wall his heirs and assigns forever And the said Isaac Stubbs and Sarah A his wife and their heirs the above granted and described premises with the appurtenances against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof by from a under them or any or either of them to the said Edwards Wall his heirs and assigns shall and lawfully warrant and forever defend by these presents In witness whereof the said Isaac Stubbs and Sarah A his wife have hereunto set their hands and seals Dated the day and year first aforesaid sealed and delivered in the presence of Isaac Wall Neil Rebecca Wall & Isaac Stubbs (Seal) Sarah A Stubbs (Seal)

Recorded on the day of the date of the above written Indenture (Sarah A Stubbs Seal)  
 of and from the above named Edwards Wall the sum of One hundred and ninety eight dollars and seventy five cents the consideration aforesaid in full Witness present Isaac Wall Neil Rebecca Wall & Isaac Stubbs (Seal) 20<sup>th</sup> of March 1835

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agreeing to pay the following Obligations or so much thereof as the said Deed is liable to pay to wit One to  
 one for five hundred dollars one to David Smith for two <sup>thousand</sup> dollars and one to Alexander McCarty  
 two hundred dollars with interest due or to become due thereon respectively they the said Daniel H Beaver & his  
 wife have remised released and forever quit claimed and by these presents do remise release and forever  
 quit claim unto the said Samuel Beaver unto his heirs and assigns all the estate and Estates Shares  
 Dividends rights titles interest property claim and demands whatsoever of them the said Daniel H Beaver  
 and Hannah his Wife in Law equally possession remainder or otherwise howsoever of in to or out of all these the aforesaid  
 three tracts pieces or parcels of land one of them with a Messuage and Merchant Mill Cist Mill and other  
 buildings thereon erected containing twenty three acres one other of them containing twelve and a half  
 acres and the other of them containing five and three quarters acres be the same <sup>respectively</sup> situated bound  
 ed and being as the same are herein before particularly mentioned and described (in the actual possession  
 and Seign of the said Samuel Beaver now being) Together with all and singular other the buildings improve  
 ments rights members and appurtenances whatsoever thereto belonging or in any wise appertaining  
 and thereversions and remainders unto issues and heirs thereof It have done to hold all and singular  
 the promises hereby remised and released or mentioned or intended so to be with the appurtenances unto  
 the said Samuel Beaver his heirs and assigns to the only proper use and behoof the said Samuel Beaver  
 his heirs and assigns forever Subject nevertheless as before made Subject by the Deed from the said Samuel  
 H Beaver and Wife and to the payment of the obligations above mentioned so that the said Samuel  
 H Beaver and Hannah his Wife nor their heirs nor any other person or persons whomsoever lawfully  
 claiming or to claim by them or under them or any of them shall ever will or may at any time or times  
 hereafter have claim challenge or demands any Estate right title or interest of in to or out of the said  
 three tracts of land hereditaments and premises hereby remised and released or mentioned or intended  
 so to be with the appurtenances of any part or parcel thereof but thereof and therefrom shall and will  
 be utterly excluded and forever debared by these presents In Witness whereof the said Daniel H Beaver  
 and Hannah his Wife have hereunto set their hands and seals the twenty ninth day of October in the  
 year of our Lord one thousand eight hundred and thirty five Daniel H Beaver <sup>Seal</sup> Hannah Beaver <sup>Seal</sup>  
 sealed and delivered in the presence of Benjamin Hughes & Beaver

The twenty ninth day of October Anno Domini one thousand eight hundred and thirty  
 five before me the undersigned one of the Justices of the peace in and for the County of Chester came therein  
 in person Daniel H Beaver and Hannah his Wife and acknowledged the within written Release  
 to be their act and deed and desired the same might be recorded as such according to Law the  
 said Hannah being of full age and by me duly examined separate and apart from her said  
 husband and the contents thereof being first made known to her declared on said separate  
 examination that she did voluntarily and of her own free will and accord seal and as her  
 act and deed deliver the said Release without any coercion or compulsion of her said husband  
 In Testimony whereof I have hereunto set my hand and seal the day and Year aforesaid  
 (Recorded November 2nd 1835) <sup>Seal</sup> <sup>Seal</sup>

Deeds  
 Thomas Steel & Wife } This Indenture made the second day of November in the year of our Lord one thousand  
 to } and eight hundred and thirty five Between Thomas Steel Jr of the township of East  
 Daniel H Beaver } County of Chester and State of Pennsylvania and Abigail his wife of the one part  
 and Daniel H Beaver of the township of Scarsdale County of Lancaster and State  
 of Pennsylvania and Cynde his wife by Indenture dated the twenty first  
 day of March Anno Domini One thousand eight hundred and thirty five did grant and convey unto the  
 said Thomas Steel Jr and to his heirs and assigns forever all the following described real Estate lands  
 and tenements with the appurtenances (together with other lands) situate in the township of East Calver  
 and County of Chester aforesaid to wit a certain Messuage Cist Mill and tract of land bounded and  
 described as follows Beginning at a stone ~~at~~ corner of land of the heirs of Robert Calverton thence South one  
 leagues West one hundred and three perches and eight tenths and North eighty six degrees and three quarters  
 East seventy five perches and two tenths to David Hoopers line and by the same North three degrees and a half  
 West eleven perches and by tenths to a poplar tree and North sixty one degrees and an half East fifty nine perches  
 and North one degree and a half West six perches and North twenty degrees and a quarter East thirty two perches  
 and North twenty seven degrees and a half West twenty two perches to the middle of a road and along the same  
 North eighty seven degrees west four perches and North thirty eight degrees East fourteen perches and two tenths  
 and North thirty two degrees west twenty nine perches and two tenths and North forty seven degrees and a half  
 West thirteen perches thence by shortland of the said Joseph Mc Davining South forty nine degrees West twenty five  
 perches and five tenths and South twenty seven degrees East four perches and three tenths and South two degrees



twenty two perches and south eighty five degrees ~~and~~ and a half east twenty four perches to the below of  
 beginning containing twenty eight acres and twelve perches more or less with the appurtenances Also a certain  
 lot of land situate between the turnpike and rail road bounded and described as follows Beginning in the  
 middle of the turnpike road thence on the line of John Pines land south three degrees and a half east  
 twenty perches to the middle of the rail road and along the same north eighty four degrees east four  
 perches and by the land of said Dainings north three degrees and a half west twenty perches to the middle  
 of the turnpike aforesaid and along the same south eighty four degrees west four perches to the beginning  
 containing half an acre more or less with the appurtenances Together with the right and privilege of  
 the head race of said Mill as far as the dam and one perch in width on each side of said race up to the  
 dam to pass and re-pass up and down upon for the purpose of clearing and repairing the same and  
 the right and room above and below said dam to build rebuild and repair the same and to raise said  
 dam two feet above the water in said race so as to answer all the purposes of said Mill and to  
 enter upon the lands of the said Joseph M. Dainings at all times for the purpose of obtaining earth gravel  
 or stone for the purpose of building rebuilding and repairing said Dam and race taking such materials  
 as not in use and doing us little damage as may be in getting the same and it was further covenanted  
 and agreed between the said Joseph M. Dainings and Thomas Steel Jr that the waste way from the  
 Paper mill race is to be and remain where it is now used and not elsewhere as in and by the said  
 Indenture recorded in the Records Office of Chester County in Deed Book L Vol 83 page 87 & 88 and being  
 thereto had may more fully and at large appear Now this Indenture Witness that the said Thomas  
 Steel Jr and Abigail his wife for and in consideration of the sum of Eight thousand five hundred dollars  
 lawful Money of the United States to them in hand paid by the said Daniel W. Beaver at and the time of  
 the execution hereof the receipt whereof is hereby acknowledged have granted bargained sold released and  
 confirmed and by these presents do grant bargain sell release and confirm unto the said Daniel W. Beaver his  
 heirs and assigns all those things said two tracts lots pieces or parcels of land one of them with a mill race  
 Epist Mill fire house and other buildings thereon erected containing twenty eight acres and twelve perches  
 and the other of them containing half an acre in the same ~~and~~ respectively more or less situate bounded  
 and being as the same are here in before particularly mentioned and described with the ~~appurtenances~~  
 privileges appurtenant together with all the buildings improvements ways waters water courses demises  
 wastes woods implements fixtures utensils rights liberties privileges hereditaments and appurtenances  
 whatsover unto the hereby granted premises respectively belonging and the reversions and remainder  
 rents issues and profits thereof and also all the estate right title interest property claim and demand  
 whatsoever of them the said Thomas Steel Jr and Abigail his wife of in to or out of the same To have and  
 to hold the said two tracts lots pieces or parcels of land above described hereditaments and premises  
 hereby granted with the appurtenances unto the said Daniel W. Beaver his heirs and assigns to the  
 only proper use and behoof of the said Daniel W. Beaver his heirs and assigns forever and the said Thomas Steel  
 Jr for himself his heirs executors and administrators both covenanted promise grant and agree to and with the  
 said Daniel W. Beaver his heirs and assigns by these presents that neither the said Thomas Steel Jr and his heirs  
 the said above described Mill race Epist Mill and two tracts or lots of land with the ~~appurtenances~~ appurtenant  
 privileges hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances  
 unto the said Daniel W. Beaver his heirs and assigns against him the said Thomas Steel Jr and his  
 heirs and against all and every other person and persons whomsoever lawfully claiming or to claim  
 by force or under him them or any of them shall and will lawfully and peaceably defend by these presents In  
 Witness whereof the said parties to these presents have interchangeably set their hands and seals hereunto  
 dated the day and year first above written Thomas Steel <sup>Jr</sup> Abigail Steel <sup>Jr</sup>  
 sealed and delivered in the presence of Mary E. Miller Samuel Miller Received the day of the date  
 of the above ~~written~~ written Indenture of the above named Daniel W. Beaver the sum of Eight thousand five  
 hundred dollars being the full consideration money above mentioned Witness at signing

The second day of November Anno Domini one thousand eight hundred and thirty five  
 before me the subscriber one of the justices of the peace in and for the County of Chester came the above  
 named Thomas Steel Jr & Abigail his wife and acknowledged the above written Indenture to be their act  
 and deed and desired the same as such might be recorded according to law the said Abigail being  
 of full age and by me duly examined separate and apart from her said husband and the contents thereof  
 being first made known to her declared on said separate examination that she did voluntarily and of her  
 own free will and accord seal and assent act and deed deliver the said Indenture without any coercion  
 or compulsion of her said husband In Testimony whereof I have hereunto set my hand & seal the day and year  
 aforesaid  
 (Recorded November 2nd 1835) Samuel Miller



A 4 vol. 73 p. 2764. did grant and confirm unto the said John Brown his heirs and assigns forever as in and by said Indenture relation being thereunto had appeal Together with all and singular other the houses out houses buildings barns stables ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining. And the reversions and remainders rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said John Brown and Casander his wife in law or equity or otherwise howsoever of in law out of the same. To have and to hold the said servitude or tenement and lot of land above mentioned and described hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Amos Barnard his heirs and assigns to the only proper use and behoof of the said Amos Barnard his heirs and assigns forever. And the said John Brown and Casander his wife for themselves their heirs Executors and Administrators doth covenant promise grant and agree to and with the said Amos Barnard and his heirs and assigns by these presents that they the said John Brown and Casander his wife and their heirs the said above mentioned and described lot of one acre and sixty four perches of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Amos Barnard his heirs and assigns against them the said John Brown and Casander his wife and their heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him her them or any of them shall and will warrant and forever defend by these presents. In witness whereof the said John Brown and Casander his wife to these presents have hereunto set their hands and seals the day and year first above written.

John X Brown Esq Casander + Primer Esq. - Sealed and delivered in the presence of, John W. Thomas, Joseph Thompson. - Received the day of the date of the above written Indenture of the above named Amos Barnard the sum of seventy five <sup>55</sup>/<sub>100</sub> dolly that being the consideration money above mentioned in full. - John X Brown. - Witness present, John W. Thomas, Joseph Thompson. Chester County; Be it remembered that on the twenty sixth day of May Anno Domini 1838 before me the subscriber one of the Justices of the peace in and for said County came the above named John Brown and Casander his wife and acknowledged the above written Indenture to be their act and deed and desired the same might be recorded as such according to law, she the said Casander being of full age and by me duly examined separate and apart from her said husband and the full contents thereof being first made known unto her declared that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hand and seal the day and year above written.

John W. Thomas Esq

Recorded March 23<sup>rd</sup> 42. 1839

### Deed



Daniel W. Beaver & wife  
To  
Charles Fussy

### This Indenture

Made the 20<sup>th</sup> day of March in the year of our Lord one thousand eight hundred and thirty nine Between Daniel W. Beaver of the township of East Caln County of Chester and State of Pennsylvania and Hannah his wife of the one part and Charles Fussy of Chichester, County of Delaware and State aforesaid of the other part Witnesseth that the said Daniel W. Beaver and Hannah his wife for and in consideration of the sum of eight thousand

and Hannah his wife for and in consideration of the sum of eight thousand



five hundred dollars lawful money of the United States to them in hand paid by the said Charles Pusey at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said Charles Pusey his heirs Executors and Administrators by these presents have granted bargain sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien in feoffment and confirm unto the said Charles Pusey and to his heirs and assigns, All that messuage, Grist mill and tract of land situate in the township of East Gales in the County of Chester aforesaid bounded by limits of Elizabeth Winton, David Hoopes Joseph Arons James Guy and others containing twenty eight acres be the same more or less Together with the right and privilege of the head race of said Mill as far as the dam and one perch in width on each side of said race up to the dam to pass and repass up and down <sup>in case</sup> for the purpose of clearing and repairing the same and the right and room above and below said dam to build rebuild and repair the same and to raise said dam two feet above the water in said race so as to answer all the purposes of said Grist mill and to enter upon the lands now or late of Joseph M. Downing at all times for the purpose of obtaining earth gravel or stone for the purpose of building rebuilding or repairing said dam and erecting such materials as not in use, and doing as little damage as may be in getting the same. And that the waste water from the paper Mill race shall be and remain where it now is used and not elsewhere. (Being part of the same premises which Thomas Steel Jr and Abigail his wife by Indenture bearing date the second day of November Anno Domini one thousand eight hundred and thirty five and recorded in the Records Office of Chester County in deed Book K. 4 vol. 82 page 380 granted and conveyed to the said Daniel H. Weaver in fee.) And together also with all and singular other the houses out houses buildings barns stables ways woods waters water courses rights liberties privileges hereditaments <sup>appurtenances</sup> whatsover thereto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said Daniel H. Weaver and Hannah his wife in law or equity or otherwise howsoever of in to or out of the same. To have and to hold the said messuage, Grist mill and tract of twenty eight acres of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Charles Pusey his heirs and assigns to the only proper use and behoof of the said Charles Pusey his heirs and assigns forever. And the said Daniel H. Weaver for himself his heirs Executors and Administrators doth covenant promise grant and agree to and with the said Charles Pusey his heirs and Assigns by these presents that he the said Daniel H. Weaver and his heirs the said above mentioned and described messuage, Grist mill and tract of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Charles Pusey his heirs and assigns against him the said Daniel H. Weaver and his heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and lawfully defend by these presents. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals, dated the day and year first above written. Daniel H. Weaver  Hannah Weaver  Sealed and delivered in the presence of, David Finch, Chebe B. Finch. Chester County; We it remembered that on the 20th. day of March Anno Domini one thousand eight hundred and thirty nine before me the subscriber one of the justices of the peace in and for said County came the above named Daniel H. Weaver and Hannah his wife and acknowledged the above written Indenture to be their act and deed and desired that the same might be recorded as such according to law. The said Hannah being of full age and by me duly examined separate and apart from



her said husband and the contents thereof being first made known to her declared that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereto set my hand and seal the day and year above written.

Isaac Finch

Recorded March 23<sup>d</sup> A.D. 1837.

## Deed

William Corbit & wife

To

William Witchiner

his wife of the one part and William Witchiner of the township of New Garden in the county and State aforesaid yeoman of the other part

Witnesseth that the said William Corbit and Mary Ann his wife for and in consideration of the sum of two thousand two hundred dollars to them in hand paid by the said William Witchiner at and before the executing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said William Witchiner his heirs Executors and Administrators by these presents have granted bargain sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said William Witchiner and to his heirs and assigns all that messuage plantation and tract of land situate in the township of Upper Oxford aforesaid bounded and described as follows to wit **Beginning** at a post in the corner of the street road thence by Ephraim Stover's land South five degrees west one hundred and twenty six perches and five tenths to a post thence by Jonathan Gordon's land South sixty three degrees East fifty nine perches and five tenths to (late) William Corbit's land thence by the same North forty degrees and one half East four perches to a post South sixty one degrees East thirty one perches to a post in the line Stone road thence along the same and by (late) Thomas Cunningham's land North eighteen degrees and one quarter East eighty one perches to a chestnut stump North twenty seven degrees and one half East thirty three perches and five tenths to a post North eight degrees East thirty one perches and seven tenths to a post thence leaving said road and by Benjamin Dickson's land South eighty seven degrees and one quarter west twenty five perches and four tenths to a post North eighty seven degrees and one half west nineteen perches to a post North six degrees and one quarter East thirty two perches and three tenths to the middle of the street road thence along the same South eighty five degrees west seventy six perches and five tenths to the place of beginning **Containing** Ninety three Acres and sixty three perches Street measure be the same more or less (Being the same land and premises which John Griffith and Francis Cincad his wife by their deed of conveyance bearing date the 31<sup>st</sup> day of March A.D. 1837 for the consideration therein mentioned did grant and confirm to the said William Corbit and to his heirs and assigns forever, duly executed and ready for recording. Together with all and singular other the houses out houses buildings barns stables woods woods waters water courses rights liberties privileges hereditaments appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said William Corbit and Mary Ann his wife in law or equity or otherwise howsoever of in to or out of

Deed Book

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hereditaments and appurtenances whatsoever therunto belonging or in anywise apper-  
 taining, and the reversion remainder rents issues and profits thereof. Also all the  
 estate right title interest claim and claim and whatsoever of the said Nathan Walton  
 and Elizabeth his wife in law or equity or otherwise howsoever in to or out of the same.  
 To have and to hold the said Messuage and lot of land hereditaments and premises  
 hereby granted or released or mentioned or intended so to be with the appurtenances unto  
 the said Chalkley Coates his heirs and assigns to the only proper use benefit and beho-  
 of of the said Chalkley Coates his heirs and assigns forever. And the said Nathan  
 Walton for himself his heirs executors and administrators doth covenant promise  
 grant and agree to and with the said Chalkley Coates his heirs and assigns by these  
 presents that he the said Nathan Walton and his heirs the said above described mes-  
 sage and lot of land hereditaments and premises hereby granted or mentioned or inten-  
 ded so to be with the appurtenances unto the said Chalkley Coates his heirs and assigns  
 against him the said Nathan Walton and his heirs and against all and every other  
 person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them  
 shall and will warrant and favor 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. Nathan Walton *[Signature]* Elizabeth Walton *[Signature]*  
 Sealed and delivered in the presence of James Hoaslet John W. Mearns.

Chesnut County Pa. Be it Remembred that on the third day of March in the year of our  
 Lord one thousand eight hundred and fifty two before the subscriber one of the Justices of  
 the Peace for the County aforesaid personally appeared the above named Nathan Walton  
 and Elizabeth 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. The said Elizabeth being  
 of full age and being first by me separately and apart from her said husband examined and  
 the contents of said Indenture made known to her declared on such separate examination that  
 she voluntarily and of her own free will and accord did sign and seal and do her act and  
 deed and the said Indenture without any coercion or compulsion of her said husband.  
 Witness my hand and seal the day and year aforesaid. James Hoaslet *[Signature]*

Recorded August 31<sup>st</sup> A.D. 1852

Deed  
 Charles Pusey sup.  
 To  
 Jacob Edge

*[Signature]* This Indenture, Made the twenty third day  
 of 3<sup>rd</sup> March in the year of our Lord one thousand eight  
 hundred and fifty two Between Charles Pusey of East Caln  
 Township County of Chester and State of Pennsylvania and Ann  
 his wife of the one part and Jacob Edge of the same Township County and State of the  
 other part Witnesseth that the said Charles Pusey and Ann his wife for and in con-  
 sideration of the sum of Eight thousand five hundred dollars lawful money of the Unit-  
 ed States of America unto them well and truly paid by the said Jacob Edge at and before  
 the sealing and delivery of these presents the receipt whereof is hereby acknowledged have  
 granted bargained sold aliened conveyed released and confirmed and by these  
 presents do grant bargain sell alien convey release and confirm unto the said Jacob Edge  
 and to his heirs and assigns all that Messuage Grist Mill and tract of land being in  
 the Township of East Caln aforesaid bounded by lands of Davis Hoopes James Pusey  
 James Guice and Joseph Pusey containing twenty eight acres of land more or less  
 Together with the ~~privilege~~ right and privilege of the head race of said Mill as far as  
 the dam and one perch in width on each side of said race up to the dam to pass and  
 re-pass up and down upon for the purpose of cleaning and repairing the same  
 and the right and room above and below said dam to build rebuild and repair  
 the same and to raise said dam two feet above the water in said race so as to answer  
 all the purposes of said Grist Mill and to enter on the lands now of James Guice



at all times for the purpose of obtaining earth gravel or stone for the purpose of building rebuilding or repairing said dam and race taking such materials as not in use and doing as little damage as may be in getting the same. And that the waste water from the paper mill race shall be and remain where it is now used and not elsewhere. The said premises are bounded and described as follows to wit, Beginning at a stone a corner of James Pusey's land thence south seven west one hundred perches and six tenths South eighty six and three quarters fourths East seventy five perches and two tenths to land of Davis Hoopes thence by the same North three and half west eleven perches and six tenths North sixty one and half west fifty nine perches north one and half west six perches north twenty and one fourth East thirty two perches north twenty seven and half west one and four tenths P. north six west twenty five perches and six tenths, north thirty nine East three and one tenth perch, north thirty eight East two and eight tenth perches north thirty two west twenty nine perches and two tenths, north forty seven and half west thirteen perches, South forty nine west twenty five and five tenths perches south twenty seven East four perches and three tenths, south two west twenty two perches and south eighty five East twenty four perches to piece of Beginning. It being the same land and premises that Dan W. Beason and Hannah his wife by deed duly executed bearing date the 24<sup>th</sup> day of March 1839 and Recorded in Records Office of Chester County in Deed Book 24 Vol. 58 page 348, 23<sup>rd</sup> of March 1839 for a consideration mentioned and granted and conveyed to the said Charles Pusey in fee simple. Together with all and singular the buildings improvements ways waters water courses rights liberties privileges tenements and appurtenances whatsoever thereto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof, and all the estate right title interest property claim and demand whatsoever of the said Charles Pusey and Ann his wife in law equity or otherwise howsoever of in and to the same and every part thereof. To have and to hold the said Messuage Grist Mill and tract of land tenements and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Jacob Edge his heirs and assigns to and for the only proper use and behoof of the said Jacob Edge his heirs and assigns forever. And the said Charles Pusey for himself his heirs Executors and administrators doth by these presents covenant grant and agree to and with the said Jacob Edge his heirs and assigns that he the said Charles Pusey and his heirs all and singular the hereinafore mentioned and premises herein above described and granted or mentioned and intended so to be with the appurtenances unto the said Jacob Edge his heirs and assigns against him the said Charles Pusey and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof. Shall and will warrant and forever defend. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals. Dated the day and year first above written.

Sealed and delivered in the presence of us  
 Joshua Hunt Susanna Hunt.

Charles Pusey (Seal)  
 Ann W. Pusey (Seal)

Received the day of the date of the above Indenture of the above named Jacob Edge the consideration money above mentioned in full. Charles Pusey.

On the twenty third day of March Anno Domini 1852 before me the subscriber a Justice of the Peace for said County of Chester personally appeared the above named Charles and 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, and the said Ann being of full age and separate and apart from her said husband by me thereon privately examined and the full contents of the above Deed being by me first made known unto her said Ann she thereupon declare and say that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the above written Indenture Deed or conveyance without any coercion or compulsion of her said husband. Witness my hand and seal the day and year aforesaid

Joshua Hunt (Seal)

Recorded Sept. 2<sup>nd</sup> A.D. 1852



Place Deed—Oral. No. 41—0

Dec 30 10 40 AM '75

Printed and Sold by John G. Clark Co., 1118 Walnut St., Phila. 19104

RECORDER OF DEEDS  
CHESTER CO. PA.

AFFIDAVIT

**This Indenture** Made this thirtieth day of December in the year of our Lord one thousand nine hundred and seventy-five (1975).

Between ANN WHYTE EDGE, Executrix of the Estate of Jacob V. Edge, deceased (hereinafter referred to as the Grantor) and ANN WHYTE EDGE, Widow (hereinafter referred to as the Grantee)

Witnesseth, That the said Grantor

for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration lawful money of the United States of America, unto her

well and truly sold by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does

grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, her Heirs

and Assigns,

all those certain tracts and pieces of ground hereinafter described:



PREMISES "A"

ALL THAT message, grist mill and tract of land being in the Township of East Caln, Chester County, Pennsylvania:

BEGINNING at a stone, a corner of James Pusey's land; thence South 7 degrees West 100.6 perches, South 86 3/4 degrees East 75.2 perches to land of Davis Hoopes; thence by the same North 3 1/2 degrees West 11.6 perches, North 61 1/2 degrees West 59 perches; North 1 1/2 degrees West 6 perches, North 20 1/4 degrees East 32 perches, North 27 1/2 degrees West 1.4 perches, North 6 degrees West 25.6 perches, North 39 degrees East 3.1 perches, North 38 degrees East 2.8 perches, North 32 degrees West 29.2 perches, North 47 1/2 degrees West 13 perches, South 69 degrees West 25.5 perches, South 27 degrees East 4.3 perches, South 2 degrees West 22 perches and South 85 degrees East 24 perches to place of beginning.

CONTAINING 28 acres of land more or less.

PREMISES "B"

ALL THAT message and tract of land with the appertences in the said Township of Caln, Bounded and described as follows:

BEGINNING at a post, a corner of James Guie's land, in line of land of Jacob Edge, thence along the line of Guie's land South 1 3/4 degrees East 14.6 perches to a corner; thence along the line of land of the said Jacob V. Edge, South 14 degrees West 5.6 perches to a stake, a corner near the middle of a large gully, thence down said gully South 55 1/4 degrees East 9.6 perches to a corner in the Public Road, thence along said road North 2 degrees East 15.1 perches to a corner in said road near the spring house, thence North 11 degrees East 9.7 perches to a corner in the line of Jacob Edge's land, thence along said line North 84 3/4 degrees West 9.6 perches to the place of beginning.

CONTAINING 1 acre and 17 perches of land be the same more or less.

PREMISES "C"

ALL THOSE TWO CERTAIN tracts or pieces of land SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described as follows:

TRACT No. 1

BEGINNING at an iron pin set at a corner of other land of the said Jacob Edge and land of Harry Guie and land formerly of James Guie, deceased and extending thence along said Grantee's other land South 52 degrees East 181.5 feet to an iron pin; thence still by said Grantee's land South 28 degrees 57 minutes East 493.25 feet to an iron pin at a corner of land belonging to Thomas Flowers, which corner was set agreeable to Thomas Flowers; thence by said Flower's land by



a line agreeable to him South 36 degrees and 24 minutes East 61.28 feet to an iron pin; thence by other land of said Grantors, North 41 degrees and 52 minutes East 385.65 feet to an iron pin; thence still by said Grantors other land North 18 degrees and 25 minutes West 69.90 feet to an iron pin; thence still by said Grantors other land North 47 degrees and 20 minutes West 376.6 feet to an iron pin set in line of land formerly of James Guie, deceased thence by said last mentioned land South 87 degrees and 41 minutes West 377.15 feet to the first mentioned point and place of Beginning.

CONTAINING 4.321 acres of land more or less.

TRACT No. 2

BEGINNING at an iron pin a corner of Grantee's other land; thence by the same South 60 degrees and 30 minutes East 49.74 feet to an iron pin; thence by Grantor's other land North 21 degrees and 17 minutes East 151.46 feet; to an iron pin; thence by Grantee's other land the remaining two courses and distances, to wit: North 80 degrees and 36 minutes West 68.5 feet, thence South 13 degrees and 5 minutes West 131.75 feet to the first mentioned point and place of beginning.

CONTAINING 8157 square feet of land be the same more or less.

PREMISES "D"

ALL THAT CERTAIN tract of land SITUATE in Caln Township, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at a stone in the public road a corner of land of Jacob Edge; thence by said land and along said road North 2 degrees East 15.1 perches to a stone and North 11 degrees East 9.7 perches to a stone and South 83 degrees East 3.4 perches to a corner and still by land of Jacob Edge South 7 degrees West 26.23 perches to the new corner between land of Jacob Edge and W. Gilbert Edge Estate; thence by other land of H. Graham Rambo, North 55 1/4 degrees West 2.22 perches to the place of beginning.

CONTAINING 82 square perches of land be the same more or less.

PREMISES "E"

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

BEGINNING at a limestone in the middle of the Old Lancaster Road in a line of land belonging formerly to Morgan Mercer, now Humpton, and being also a corner of land belonging formerly to Jacob Edge, thence by the last mentioned land South 88 degrees 5 minutes East 1,283.00 feet to an iron pin; thence still along the Old Lancaster Road by the last mentioned land and land of Jacob Edge North 72 degrees 10 minutes

E 47 100



East 522.72 feet to a limestone; thence by Edge's land leaving the Old Lancaster Road North 43 minutes East 241.00 feet to an iron pin; thence by the same North 83 degrees 10 minutes West 165.00 feet to a stone; thence by the same North 3 degrees 21 minutes East 292.05 feet to an iron pin; thence still by Edge's land North 6 degrees 36 minutes East 74.25 feet to an iron pin; thence by other land of Harry Guile South 76 degrees 56 minutes West 123.5 feet to an iron pin, a corner of land recently conveyed by Guile to Edward Wirth, thence by Wirth's land South 72 degrees 53 minutes West 457.00 feet to an iron pin; thence by the same South 69 degrees 23 minutes West 629.5 feet to an iron pin; thence by the same South 79 degrees 21 minutes West 512.00 feet to an iron pin set in a line of land belonging to Humpton aforesaid; thence by the same South 45 minutes East 264.2 feet to the first mentioned point and place of beginning.

CONTAINING 19.704 acres of land be the same more or less.

TOGETHER with a Right of Way through land now belonging to Jacob Edge, as now open and in use, leading from a Public Road, at a point near Edge's Mill to the ground herein conveyed.

EXCEPTING THEREFROM AND THEREOUT OF PREMISES "A" ALL THAT CERTAIN lot or tract of ground which Jacob Edge and Mildred Clarkson Edge, his wife by Deed dated March 23, 1926 and recorded in Deed Book A 17 page 322 conveyed unto Edna May Ingram, as follows, to wit:

ALL THAT CERTAIN tract or piece of woodland, SITUATE in the Township of Cain, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin a corner of other land of Grantee; thence by Grantee's land, North 1 degree 45 minutes West 253.3 feet to an iron pin; thence still by grantee's land North 60 degrees and 30 minutes West 516 feet to an iron pin, a corner of other land of Grantors; thence by the said Grantors land South 1 degree 45 minutes East 547.08 feet to an iron in a line of land belonging formerly to Thomas Davis, thence by said land, North 88 degrees 40 minutes East 490.01 feet to the first mentioned point and place of beginning.

CONTAINING 4.502 acres of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT OF PREMISES "A" AND "C" ALL THAT CERTAIN lot or tract of ground which Jacob Edge and Mildred Clarkson Edge, his wife by Deed dated October 20, 1936 and recorded in Deed Book R 19 page 269 conveyed unto Maria E. Martin, as follows, to wit:

ALL THAT CERTAIN lot or piece of land SITUATE in the Township of Cain, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the middle of the public road leading from Edge's Mill to State Highway Route No. 5 it being the Southwesterly



corner of land of the grantee herein and also in the Northerly line of land of Theodore Patterson, Jr., and extending thence by the last mentioned land along the middle of the said public road North 78 degrees 15 minutes West 17.1 feet to a point in the middle of the bridge over Beaver Creek; thence leaving said road and bridge and up the middle of said creek by other land of Jacob Edge North 10 degrees 34 minutes West 131.4 feet to a stake; thence leaving said creek and still by other land of Jacob Edge as follows: first, North 45 degrees East 38.2 feet to an iron pin in the East bank of said creek, second, still by the same course the further distance of 135.5 feet to an iron pin, and third South 32 degrees 15 minutes East 98.65 feet to an iron pin in the Northerly line of land of Elizabeth D. Pollock, it being also in line of land of grantee herein; thence by said land of grantee as follows: first, South 45 degrees West 102.6 feet to a point, second, North 32 degrees 15 minutes West 61.3 feet to an iron pin, and third South 42 degrees and 30 minutes West 51.15 feet to a corner on the East bank of Beaver Creek, and fourth, South 4 degrees 15 minutes East passing over a crowfoot cut in the North parapet of said bridge over Beaver Creek the distance of 117.3 feet to the point of beginning.

CONTAINING 15,340 square feet of land.

BEING, as to Premises "A", the same premises which Charles Pusey and Ann Pusey, his wife, by Deed dated March 23, 1852 and recorded in the office of the Recorder of Deeds in and for Chester County on September 2, 1852, in Deed Book Q 5 at page 286, etc., granted and conveyed to Jacob Edge, in fee.

AND BEING, as to Premises "B", the same premises which George W. Carpenter and Mary Carpenter, his wife, by Deed dated September 15, 1876 and recorded in the office of the Recorder of Deeds in and for Chester County on September 26, 1876, in Deed Book V 8 at page 355, etc., granted and conveyed unto Jacob V. Edge, in fee.

AND BEING, as to Premises "C", the same premises which Edna May Ingram and Howard C. Ingram, her husband, by Deed dated March 23, 1926 and recorded in the office of the Recorder of Deeds in and for Chester County on March 23, 1926, in Deed Book A 17 at page 321, etc., granted and conveyed unto Jacob Edge, in fee.

AND BEING, as to Premises "D", the same premises which H. Graham Rambo, by Deed dated March 31, 1919 and recorded in the office of the Recorder of Deeds in and for Chester County on March 31, 1919, in Deed Book N 15 at page 136, etc., granted and conveyed unto Jacob Edge, in fee.



AND BEING, as to a portion of Premises "E", the same portion of Premises "E" which Leta Watts Gibbs and W. Waytt Gibbs, her husband, by Deed dated April 25, 1930 and recorded in the office of the Recorder of Deeds in and for Chester County on May 2, 1930, in Deed Book H 10 at page 71, etc., granted and conveyed unto Jacob Edge, in fee.

AND BEING, as to the remaining portion of Premises "E", the same portion of Premises "E" which Leta Watts Gibbs, Widow, by Deed dated September 8, 1944 and recorded in the office of the Recorder of Deeds in and for Chester County on September 14, 1944, in Deed Book H 21 at page 297, etc., granted and conveyed unto Mildred C. Edge and Jacob Edge, wife and husband, in fee.

AND the said Jacob Edge died on March 13, 1889, leaving a Will Registered in the office of the Register of Wills in and for Chester County in Will Book 28, page 205, wherein he devised as follows: "to my son Jacob V. Edge all the real estate on which we now reside situate in Caln Township aforesaid bounded by lands of James Guio, Jacob V. Edge, John D. Deaver and others containing about 27 acres of land".

AND the said Jacob V. Edge died on January 14, 1913, leaving a Will Registered in the office of the Register of Wills in and for Chester County in Will Book 39, page 277, wherein he devised as follows: "I give, devise and bequeath to my son Jacob Edge the flour mill property I inherited from my father Jacob Edge. I also devise and bequeath to said son Jacob Edge the house and lot I bought from George W. Carpenter, both in Caln".

AND the said Jacob Edge died on July 24, 1945, leaving a Will Registered in the office of the Register of Wills in and for Chester County in Will Book 60, page 200, wherein he devised as follows: "All the rest, residue and remainder of my estate, real personal and mixed I give bequeath and devise unto my wife Mildred C. Edge in trust however to hold the same for her own use and benefit so long as she may remain unmarried and in case of her remarriage in trust for my children so long as she may live, and at her death it is my will and I so direct that all my estate shall pass and belong to my children in equal shares absolutely".

AND the said Mildred C. Edge died on June 21, 1969, leaving a Will Registered in the office of the Register of Wills in and for Chester County in Will Book 98, page 582, wherein she appointed Jacob V. Edge, Elizabeth Edge Moncure and Sarah Edge Worth co-executors to whom Letters Testamentary were granted on June 24, 1969.

AND by Family Agreement filed December 29, 1970 in Orphans' Court No. 1969-550 in the Estate of Mildred C. Edge, deceased and Jacob Edge



TRUST all real estate is to go to Jacob V. Edge subject to \$7,858.00 to be paid to Elizabeth Edge Moncure and Sarah Edge Worth, each.

AND the said Jacob V. Edge died on February 23, 1973, leaving a Will registered in the office of the Register of Wills in and for Chester County in Will Book 106, page 675, wherein he devised as follows: "I give, bequeath and devise all my goods and estate of every kind and description, real, personal and mixed, whosoever to Ann Whyte Edge and to her heirs and assigns, forever".

AND by Release and Discharge of Indebtedness under Family Agreement and Property Settlement signed by Sarah Edge Worth on September 25, 1975 and by Elizabeth Edge Moncure on October 30, 1975, the same intended to be recorded in the office of the Recorder of Deeds in and for Chester County, the said Sarah Edge Worth and Elizabeth Edge Moncure did remise, quit claim, release and discharge the said Jacob V. Edge, his estate, his heirs, executors and assigns from any and all actions, suits and demands arising out of the said Family Agreement and Property Settlement.

UNDER AND SUBJECT to certain conditions and restrictions as appear of record in Deed Book Q 5, page 286 and Deed Book N 15, page 136.



Book 2565 P1741

11224373 B: 8565 P: 1741 DEE  
11/15/2012 10:20:43 AM Page 1 of 4  
Rec Fees: \$70.00 Local: \$3,500.00 State: \$3,500.00  
Rick Loughery, Recorder of Deeds Chester County, PA

Prepared by:  
Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333-1509  
Phone: (610)889-7660

Return To:  
ATTN: Post-Closing Department  
Trident Land Transfer Company



File Number: 12PA3740

## DEED

Robert W. Edge, Executor of the Estate of Ann W. Edge  
a/k/a Ann Whyte Edge, Deceased

to

Peter F.X. Callahan and Catherine E. McLaughlin  
Callahan, husband and wife

### PREMISES:

931 Bondsville Road  
Township of Galn  
County of Chester  
PA

Parcel ID UPI 39-1-42 ✓

The address of the above named Grantee(s) is:  
931 Bondsville Road, Downingtown, PA 19335

Certified by: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'R. Edge', is written over a horizontal line that serves as a signature line.



DEED

THIS INDENTURE made this 21<sup>st</sup> day of September, 2012.

Between ROBERT W. EDGE, EXECUTOR OF THE ESTATE OF ANN W. EDGE A/K/A ANN WHYTE  
EDGE, DECEASED, (hereinafter called the Grantors) and  
  
PETER F.X. CALLAHAN AND CATHERINE E. MCLAUGHLIN CALLAHAN, HUSBAND AND  
WIFE, (hereinafter called the Grantees)

Witnesseih That the said Grantors for and in consideration of the sum of Three Hundred Fifty Thousand (\$350,000.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, as tenants by the entireties.

SEE EXHIBIT "A"

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

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.



TITLE SEARCH REPORT / ABSTRACT  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground Situate in Caln Township, Chester County, Pennsylvania bounded and described according to a Final Survey made by D. L. Howell Surveying, LLC dated 1/22/2004, as follows, to wit:

BEGINNING at a point on the title line in the beds of the intersection of Edges Mill Road (S. R. 4015) and Bondsville Road (Route 340); thence extending along the title line in the bed of Bondsville Road the five (5) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 166.50 feet the arc length of 26.08 to a point of tangent; (2) North 03 degrees 09 minutes 21 seconds West 37.42 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 1509.50 the arc distance of 263.98 feet to a point of compound curve; (4) on the arc of a circle curving to the left having a radius of 416.50 feet the arc distance of 248.14 feet to a point of tangent and (5) North 47 degrees 18 minutes 39 seconds West 130.12 feet to a point a corner of lands now or late of Edward Darlington, Jr. and Virginia D. Darlington; thence extending along same North 81 degrees 15 minutes 23 seconds East 479.32 feet to a point a corner of lands now or late of Gregory and Joni C. Darlington; thence extending along same the three (3) following courses and distances: (1) South 53 degrees 48 minutes 42 seconds East 377.50 feet to a point; (2) South 24 degrees 50 minutes 04 seconds East 69.18 feet to a point and (3) South 35 degrees 33 minutes 26 seconds West 281.60 feet to a point a corner of lands now or late of Victor B. & Eileen B. Sarkissian; thence extending along same the three (3) following courses and distances: (1) North 43 degrees 18 minutes 30 seconds West 98.28 feet to a point; (2) South 34 degrees 03 minutes 46 seconds West 173.61 feet to a point and (3) South 21 degrees 07 minutes 48 seconds East 130.59 feet to a point in the title line in the bed of Edges Mill Road; thence extending along same the two (2) following courses and distances: (1) North 88 degrees 11 minutes 58 seconds West 169.05 feet to a point and (2) North 86 degrees 01 minute 52 seconds West 99.73 feet to a point on the title line in the bed of Bondsville Road being the first mentioned point and place of beginning.

BEING Parcel No. 3 on said Plan.

Tax ID / Parcel No. 39-1-42

BEING part of the same premises which Ann Whyte Edge, Executrix of the Estate of Jacob V. Edge, deceased by Indenture dated 12/19/75 and recorded 12/30/75 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book E-47 page 98, granted and conveyed unto Ann Whyte Edge, white, in fee.

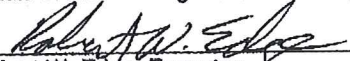
AND the said Ann Whyte Edge a/k/a Ann W. Edge departed this life 5/2/98 leaving a will registered and probated in Chester County as Will No. 15-98-0653, in which the said decedent appointed Robert W. Edge as Executor To Whom Letters Testamentary were granted by the Register of Wills on 5/13/98.



IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED  
in the presence of us:

Estate of Ann W. Edge a/k/a Ann Whyte Edge, Deceased

  
Robert W. Edge, Executor

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Chester )

On this, the 21<sup>st</sup> day of September, 2012 before me, a notary public the undersigned officer, personally appeared Robert W. Edge, Executor of the Estate of Ann W. Edge a/k/a Ann Whyte Edge, Deceased known to me (or satisfactorily proven) to be the persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that they/he/she executed the same for the purposes therein contained.

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

My Commission Expires: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sian M. R. Keating, Notary Public  
Easttown Twp., Chester County  
My Commission Expires Oct. 6, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



Book 2565 P1741

11224373 B: 8565 P: 1741 DEE  
11/15/2012 10:20:43 AM Page 1 of 4  
Rec Fees: \$70.00 Local: \$3,500.00 State: \$3,500.00  
Rick Loughery, Recorder of Deeds Chester County, PA

Prepared by:

Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333-1509  
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department  
Trident Land Transfer Company



*Rick Loughery*

RECORDER OF DEEDS

File Number: 12PA3740

## DEED

Robert W. Edge, Executor of the Estate of Ann W. Edge  
a/k/a Ann Whyte Edge, Deceased

to

Peter F.X. Callahan and Catherine E. McLaughlin  
Callahan, husband and wife

**PREMISES:**

931 Bondsville Road  
Township of Cain  
County of Chester  
PA

Parcel ID UPI 39-1-42 ✓

The address of the above named Grantee(s) is:  
931 Bondsville Road, Downingtown, PA 19335

Certified by: \_\_\_\_\_



DEED

THIS INDENTURE made this 21<sup>st</sup> day of September, 2012.

Between ROBERT W. EDGE, EXECUTOR OF THE ESTATE OF ANN W. EDGE A/K/A ANN WHYTE  
EDGE, DECEASED, (hereinafter called the Grantors) and

PETER F.X. CALLAHAN AND CATHERINE E. MCLAUGHLIN CALLAHAN, HUSBAND AND  
WIFE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Three Hundred Fifty Thousand (\$350,000.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, as tenants by the entireties.

SEE EXHIBIT "A"

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

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.



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