

GRANGER FARM
1012 MEETINGHOUSE RD., CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Mary Larkin Dugan
House Histories
354 Marlborough Road, Kennett Square, PA 19348
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Inter-County Services

N O T E

Attached herewith is a photocopy of a deed from RICHARD PIKE, (City of Cork in the Kingdom of Ireland), merchant, to ROBERT MILLER and THOMAS PARKS, representing the "people called Quakers" for the FRIENDS MEETINGHOUSE and the tract upon which same was built, dated January 18, 1759 and recorded September 25, 1759 in Chester County Deed Book "L" page 328.

Said deed is included herein only as a point of interest and close proximity to the Baranzano residence and that it was conveyed by the same RICHARD PIKE who appears as one of first owners in the chain-of-title to the larger tract in which the Baranzano parcel was a part.

Please pardon the overlapping of the text of the above said deed.

Deed in trust,
 Richard Pike
 Robert Miller
 and
 Thomas Parks,

Be it Remembered that on the thirtieth day of
 May in the Year of our Lord 1759 the hereafter written Indenture
 was produced before William Allen Esq: chief Justice of the Province
 of Pennsylvania and thereupon personally appeared James Spar his
 and James Maughlin both of the City of Philadelphia in the said Province
 Indissors and being severally sworn on the holy Evangelists of Almighty
 God did respectively Depose and say that they were personally present
 and did see the hereafter named Richard Pike seal and as his act
 and Deed deliver the said hereafter written Indenture, and that the
 names of them the said Deposants thereunder subscribed as Witnesses
 of the same were of their own severai and respective proper hands
 Writing: Which said Indenture is recorded in the Office for recording of
 Deeds in and for the County of Chester the 25th day of September Anno
 Domini 1759 in these words (to wit) **THIS Indenture** made
 the Eighteenth day of the first month called January in the Year of
 our Lord One thousand Seven hundred and fifty nine between
 Richard Pike of the City of Cork in the Kingdom of Ireland Merchant
 of the one part and Robert Miller and Thomas Parks both of last
 Caln Township in the County of Chester and Province of Pennsyl-
 vania in America Yeomen of the other part, **Whereas** the said
 Richard Pike is seized in Goodsimple of a certain Piece or parcell
 of Land situate in last Caln Township aforesaid, Beginning at a
 White Oak at the distance of one hundred and twenty eight perches
 Northwesterly from the southerly line of his the said Richard Pike's
 two Tracts of Land thence along the line dividing the said two
 Tracts West sixteen perches to a Chisnut, thence North forty
 perches to a Post, thence East sixteen perches to a Post, and thence
 South forty perches to the place of Beginning, containing Four
 Acres, **And Whereas** the people of God called Quakers in
 East Caln Township aforesaid have with the privity and consent
 of the said Richard Pike erected and built a Meeting-house on
 the said described Piece of Land, **Now this Indenture** **Witnesseth**
 that the said Richard Pike out of the Love and Esteem
 which he hath unto the said People called Quakers and in Consider-
 ation of five Shillings Sterling Money of Great Britain unto him well
 and truly paid by the said Robert Miller and Thomas Parks at
 and before the Sealing and Delivery hereof, the Receipt whereof
 is hereby Acknowledged, hath given granted bargained sold released
 and confirmed, and by these presents Doth give and confirm

Maimors and being severally sworn on the holy Evangelists of Almighty
 God did respectively Depose and say that they were personally present
 and did see the hereafter named Richard Pike seal and as his act
 and Deed deliver the said hereafter written Indenture, and that the
 names of them the said Deponents thereunder subscribed as Witnesses
 of the same were of their own several and respective proper hands
 Writing: Which said Indenture is recorded in the Office for recording of
 Deeds in and for the County of Chester the 25th day of September Anno
 Domini 1759 in these words (to wit) ~~Whereas~~ Indenture made
 the Eighteenth day of the first month called January in the Year of
 our Lord One thousand Seven hundred and fifty nine between
 Richard Pike of the City of York in the Kingdom of Ireland Merchant
 of the one part, and Robert Miller and Thomas Parks both of last
 Caln Township in the County of Chester and Province of Pennsyl-
 vania in America Yeomen of the other part, ~~Whereas~~ the said
 Richard Pike is Seized in Fee Simple of a certain Piece or parcel
 of Land situate in last Caln Township aforesaid, Beginning at a
 White Oak at the distance of one hundred and twenty eight perches
 Northwesterly from the southerly line of his the said Richard Pike's
 two Tracts of Land, thence along the Line dividing the said two
 Tracts West sixteen perches to a Shewnet, thence North forty
 perches to a Post, thence East sixteen perches to a Post, and thence
 South forty perches to the place of Beginning, containing Four
 Acres, ~~And Whereas~~ the people of God called Quakers in
 last Caln Township aforesaid have with the privity and consent
 of the said Richard Pike erected and built a Meeting-house on
 the said described Piece of Land, ~~Now this Indenture witnesseth~~
 that the said Richard Pike out of the Love and Esteem
 which he hath unto the said People called Quakers and in Consider-
 ation of five Shillings Sterling Money of Great Britain unto him well
 and truly paid by the said Robert Miller and Thomas Parks at
 and before the Sealing and Delivery hereof, the Receipt whereof
 is hereby Acknowledged, hath given granted bargained sold released
 and confirmed and by these presents Doth give grant bargain sold
 release and confirm unto the said Robert Miller and Thomas Parks
 and to their Heirs and Assigns ~~That~~ the aforesaid described
 Piece or Parcel of Land situate lying and being as aforesaid
 and containing Four Acres as aforesaid, ~~Together with the~~
 Meetinghouse

L-328

Meetinghouse now thereon erected, and all other Buildings Improvement.
 Woods Trees Profits Commodities Advantages Hereditaments and Appurte-
 nances whatsoever therunto belonging or in anywise appertaining, ~
 And the Provisions Remainders Rents Issues and profits thereof, ~
 Do hereby ~~and~~ ~~to~~ ~~hold~~ the said described four acres of land ~
 meetinghouse Hereditaments and premises with their and every of
 their Appurtenances unto the said Robert Miller and Thomas Parks
 their Heirs and Assigns, To the use and behoof of the said Robert
 Miller and Thomas Parks their Heirs and Assigns forever; ~~It~~
~~is~~ ~~to~~ the use and benefit of such of the said People called Quakers
 which now are or which hereafter shall be and continue in Unity
 and religious Friendship with Friends of truth, and remain Mem-
 bers of the Monthly Meeting of East Greenwich aforesaid, and to or for
 no other use intent or purpose whatsoever; ~~And~~ the said Richard
 Pike doth covenant for him and his Heirs, that he and his Heirs
 the aforesaid described four acres of land Hereditaments and premi-
 ses hereby given and granted or mentioned as to be with the Appurtenance
 unto the said Robert Miller and Thomas Parks their Heirs & Assigns
 to the use aforesaid against him the said Richard Pike his Heirs
 and against all and every other person and persons whatsoever
 lawfully claiming or to claim by from or under him them or any
 of them shall and will warrant and forever defend by those pre-
 sents. ~~In~~ ~~Witness~~ whereof the said parties to these presents have
 interchangeably set their hands and Seals herunto, Dated the day
 and Year first above written. Richard Pike: seal: Sealed & Delivered
 in the presence of us James Sparks, Jam Waughrop. ~~~~~ 70.

GRANGER FARM
1012 Meetinghouse Road, Caln Township
Chester County, Pennsylvania

Through the 18th and early 19th centuries, this small farm has a history full of prominent Caln names: Pike, Miller, Mendenhall, Pim, Stalker, Coates, and Downing. Until the 1840s, however, the Granger farm's four acres were part of larger tracts. In the early 1800s it was designated 'woodland' in several deeds.

John and Amy Hill seem to have built the house. In 1844 they purchased the four-acre plot, which was assessed at \$140 in 1846. The next year the assessment was \$350, more than double that of the year before, so the house was probably built in 1846 or 1847. Further evidence of this building date is given in a sale ad of December 1851: "buildings and fences nearly new, having been built within a few years." At that time there were quite a few buildings on this small property: "a convenient frame house with frame kitchen attached, with a well of water at the door, frame barn, with threshing floor and stabling; also a frame tenant house and other out buildings."

The Hills sold the farm with its new house to William Jackson in 1849. After his death other Jacksons owned it until 1869, when Lewis and Esther Granger bought the property, enlarged to 10.5 acres.

Unfortunately, there is little or no information about the Hills or the succeeding owners of the house, except the Grangers, in the Chester County Historical Society's clipping files. This is rather fitting, though, since the Grangers lived there for nearly a hundred years, much longer than any other family. Lewis and Esther Mendenhall Granger were married in October 1866, and a few years later they bought the Meetinghouse Road property. Clippings about their birthday and anniversary parties convey the impression of a long and happy marriage. Esther Granger, "a favorite with all who knew her because of her lovable character and kindly disposition," died in 1922 and was buried at Caln Meeting. Lewis Granger died around 1925, and their son Wayne C. Granger took over the farm. When Wayne died in 1966, his obituary mentioned that he had "lived his entire life on Caln Meeting House Road." He was a member of the Society of Friends and a bricklayer by trade. His wife Alice had died nine years earlier. Both are buried at Caln.

In 1964 Wayne Granger had sold the farm to Louis and Marian Seltzer, who sold it almost immediately to Pennell and Leta Black. The Blacks were there only four years, selling in 1968 to Gerald and Dorothy Baranzano. Two years later the Baranzanos enlarged the house, now attractively renovated and maintained.

Mary Larkin Dugan
October 2007

AR 12.16.1857

PUBLIC SALE.

PURSUANT to the last will and testament of Wm. Jackson, late of the township of East Brandywine, deceased, will be sold at public sale, on the premises, at 1 o'clock, P. M., on Thursday, January 8th, 1852, on said day, the Farm whereon the said deceased resided, situate in said township of East Brandywine, Chester county, adjoining lands of Allen W. Willis, Isaac Hicklin, Henry Windie, Wm. Windie and others, containing about 84 acres. The arable land is in a high state of cultivation, having been heavily tilled within a few years, and divided into convenient enclosures by first rate fences, with water in all but one, which can be watered by a lane passing the same. The buildings are a large and well finished dwelling House, with water forced by a hydraulic to the door, and thence to the barn yard; large stone barn, with two floors above, with straw house and lodger house attached, and the barn yard walled in by a substantial stone wall; a spring house over a never failing spring of water near the dwelling; wagon house, wood house, wash house, hog house, and other out buildings, all in good order and size for the accommodation of the farm, with a good proportion of Woodland for the same; also a good Apple Orchard of well selected fruit, also, Peach, Pear and Cherry trees. The said property is situated 5 miles west of Downingtown, and 2 1/2 north of the Penn'a. Railroad at Preston's Depot, and 1 1/2 miles from the thriving village of Guthrieville, and is convenient to schools, mills and places of worship of different denominations. Also, on the same day, tract No. 2, situate in the township of East Caln, in said county, containing 4 acres of excellent land, on which is erected a convenient frame House with frame kitchen attached, with a well of water at the door, frame barn, with threshing floor and stabling; also a frame tenant house and other out buildings; the land is well fenced and divided in two enclosures, with garden paled in, and the buildings and fences nearly new, having been built within a few years. This property is situated one eighth of a mile west of East Caln meeting house, and on the road leading from thence to Hibernia, and 1 1/2 miles north of the Pennsylvania railroad, in a good neighborhood for mechanics. Persons wishing to view either of the above properties will call on either of the undersigned, Executors. Sale of No. 2, to commence at 3 o'clock, P. M., on said day, when conditions, which will be accommodating, will be made known by



JAMES M'FARLAN, jr.,
JAMES JACKSON,
Executors.

Dec 9 ts

VR 10.23.1866

In Phila., on the 11th inst., by the Rev. A. G. Fernly, Mr. Lewis R. Granger, to Miss Esther D. Mendenhall, only daughter of Cookson Mendenhall, Esq., all of Chester county.

L 10.12.1916

At their home in Caln township yesterday, Mr. and Mrs. Lewis R. Granger quietly celebrated the fifty-fifth anniversary of their marriage. They were congratulated upon this unusual achievement by some thirty members of their immediate family, who called to wish them prolonged years of happiness, and spent the day at the pleasant home farm where the couple have lived since about one year after their marriage. Mrs. Granger was Miss Esther Mendenhall, and her girlhood home was within sight of her present residence.

The couple were married in Philadelphia, on October 11th, 1866, and have brought up three children: Mrs. William Davis, Dean street, West Chester; Mrs. Percy H. Garrett, of Philadelphia, and Wayne C. Granger, of New York State.

There are grandchildren and great-grandchildren to add joy and comfort by their affection, in the declining years of the lives of this worthy couple.

L 10.13.1916

Fifty years of happy wedded life were completed on Wednesday last by Mr. and Mrs. Lewis R. Granger, of Caln township, and the occasion was celebrated by a happy gathering of relatives and friends at their hospitable home. About sixty-five guests extended congratulations and good wishes, among the happiest of whom was Ellis Hughes, of Kennett Square, who, in spite of his ninety-four years, had expressed a great desire to be with these early friends, who fifteen years ago had helped him and his good wife celebrate their golden wedding.

The occasion, on Wednesday, was a happy, and an informal one. An original poem referring to the half-century of married life just passed was read by Mrs. Emma D. Embree, of West Chester, a cousin of Mrs. Granger, and one of the few who had been present at the original wedding.

Mrs. Edward South rendered several selections on the flute, which were much enjoyed.

During the afternoon dainty refreshments, including a beautifully decorated wedding cake, were served.

Mrs. Granger was before her marriage, Miss Esther Doan Mendenhall, and was born and reared within sight of the home in which she has lived during her married life.

Three children have blessed the Granger home.

They are Wayne C. Granger, of Pittsburgh; Mrs. Mary L., wife of William Davis, Dean street, West Chester, and Mrs. F. Maude Garrett, of Philadelphia.

Three grandsons represent the third generation: Roscoe Davis, now with the Pennsylvania Railroad, near Pittsburgh; Lewis and Frank Davis, of West Chester. Useful and appropriate gifts were left as souvenirs of the happy occasion.

A pleasant surprise party was held at the home of Lewis Granger, of Caln township, on New Year's night, in celebration of his 75th birthday anniversary. The evening was spent in a social manner. Some good music was rendered by Miss Viola Mendenhall, George Mendenhall and Clarence Krauss. Refreshments were served at a suitable hour and the guests departed, all wishing Mr. Granger many happy returns of the day.

L 10.23.1922

Mrs. Lewis P. Granger.

In the death of Mrs. Esther Doan Mendenhall Granger, wife of Lewis P. Granger, of Caln township, the community loses a most useful and highly respected resident, a favorite with all who knew her because of her lovable character and kindly disposition.

Mrs. Granger had lived all her married life on the farm home where her death occurred on Friday, and practically all her life of nearly 79 years in that vicinity.

A few years ago she and her husband celebrated their golden wedding, surrounded by relatives and near friends, and both have been remarkably well preserved for people of their age.

While not quite in her usual health recently, Mrs. Granger was able to attend to her household duties and was alone in her home when stricken with apoplexy, her husband having gone on an errand which took him from home for a short time. He found her wife she had fallen, but she lost consciousness a few moments after his return and did not recover sufficiently to recognize any one.

She is survived by a son, Wayne C. Granger, of New York, and two daughters, Mrs. William Davis, of Dean street, West Chester, and Mrs. Percy H. Garrett, of Philadelphia. There are three grandchildren, Roscoe, Lewis and Frank Davis, and several great-grandchildren.

L 10.21.1922

GRANGER.—In Caln township, on 6th-day, 10th-mo. 20th, 1922, Esther D. Mendenhall, wife of Lewis R. Granger, in the 79th year of her age.

Relatives and friends are invited to attend the funeral from her late residence on 3d-day, 10th-mo. 24th. Meet at the house at 11 o'clock a. m. Interment at Caln Friends' Burying Ground. Conveyances will meet trains and trolleys at Downingtown on 3d-day morning until 10 o'clock.

L 10.21.1922

Mrs. Lewis Granger.

At her home in Caln township yesterday, Esther Mendenhall, wife of Lewis R. Granger, died in the 79th year of her age. She had lived in that neighborhood a long time.

Three children survive her, Wayne Granger, of Pittsburgh; Mary, wife of William Davis, West Chester, and Maud, wife of Percy Garrett.

L 10.27.1922

Funerals.

At her late home in Caln township on Tuesday, services were conducted over the body of Mrs. Lewis Granger, the speaker being Caroline J. Worth, of West Chester, who brought an appropriate message of comfort to the family. Interment was made at Caln Friends' Burial Ground, the pall bearers being Roscoe, Lewis and Frank Davis, her only three grandsons; John Woodruff, a near neighbor; Cookson Mendenhall and George Mendenhall.

CR 8.17.1957
Alice C. Granger

Alice C. Granger, 81, wife of Wayne Granger, died early this morning in the Morris Hall nursing home, Parkesburg, following a long illness.

Mrs. Granger was born in Oliphant, Pa., a daughter of the late George and Minerva Hobbs Cordner. She was a member of the Society of Friends.

In addition to her husband, she is survived by a daughter, Inez, wife of Frank McGoldrick, Attica, N. Y., a son, Irvin Clarke, and one grandson. Also surviving is a sister, Mrs. Moseph Esperoto, of Connecticut.

Funeral services will be held from the Roberts funeral home, 1030 E. Lincoln highway, Tuesday afternoon at 2 o'clock, with interment in the Caln Friends Meeting House burial ground. Friends are invited to call at the funeral home Monday evening after 7.

CR 5.4: 1966
Wayne C. Granger

Wayne C. Granger, 93, of Caln Meeting House Road, Caln Township, died Tuesday in the Wetzler Nursing Home, Blueball. He was the husband of the late Alice Cordnee Granger.

Son of the late Lewis and Esther Mendenhall Granger, he lived his entire life on Caln Meeting House Road. He was a member of the Caln Meeting Society of Friends. He was well known in the construction field as a bricklayer.

He is survived by a sister, Mrs. Maude Garret, of Delray Beach, Fla.; and two nephews, Lewis R. Davis, of West Chester, and Frank U. Davis, of Delray Beach, Fla.

GRANGER—Of Caln Meeting House Rd., Caln, Pa., Wayne C. Granger, husband of the late Alice Cordnee Granger, on Tuesday, May 3, 1966, in the Wetzler Nursing Home, Blue Ball, Pa., in his 94th year.

Relatives and friends are invited to attend the funeral from the Ralph W. Ralston Funeral Home, 107 W. Lancaster Ave., Downingtown, Pa., on Friday, May 6, at 2 o'clock p.m. Interment in the Caln Meeting House Cemetery. Friends may call at the funeral home Thursday evening.



BARANZANO HOMESTEAD
1012 Meeting House Road
Caln Township

TITLE NO. 20001-700-A

PREMISES

Chester County
Pennsylvania

PARCEL NO. (Old) - 39-1 46.1
(New) - 39-01-0046.0100 ASSESSMENT: \$137,160.00

RECORDER DEEDS		T C B	PROTHONOTARY			
GRANTOR	MORTGAGOR	MISC	TAXES	JUDGEMENTS	FEDERAL LIENS	MISC.

NAMES	DEED BK/ PAGE	ALL SEARCHES		GRANTOR	MORTGAGOR	MISC	TAXES	JUDGEMENTS	FEDERAL LIENS	MISC.
		FROM	TO							
PRIOR TITLE AT PHILADELPHIA, PA and/or CITY of CORK, KINGDOM of IRELAND via WILLIAM PENN										
Joseph Pike		8/30/1703	10/16/1765							
Ebenezer Pike (uncle) (ESTATE)		3/9/1714	"							
Richard Pike		8/19/1724	"							
Charles Norris (P/A)		1/23/1759	"							
Warrick Miller	0/163	2/16/1763	11/8/1769							
Ebenezer Pike (nephew)		11/7/1769	6/1/1775							
Samuel Pike		11/7/1769	6/1/1775							
James Johnston (P/A)			6/1/1775							
Warrick Miller (ESTATE)	T/355	5/29/1779	5/17/1801							
Elizabeth Miller (EXUTRX)	Will 7/126	12/20/1782	5/17/1801							
a/k/a Elizabeth Mendenhall (re-marry)		"	"							
Thomas Pim (EXUTOR)	Will 7/126	"	"							
Robert Miller (ADMNTR)	dbncta	"	"							
Isaac Miller (DEWISEE)	Will 7/126	"	"							
William Pimm	T-2/ 227	4/5/1790	3/1/1826							
Thomas Stalker (ESTATE)	"	4/5/1790	3/1/1826							
Grace Stalker (EXR-RENOUNCED)	9/236	1/1/1794	5/9/1794							
Thomas Stalker, Jr. (EXUTOR)	Will 9/236	1/1/1794	3/1/1826							
Isaac Coates (EXUTOR)	"	1/1/1794	3/1/1826							
Thomas Stalker, Jr. (TRTEE)	"	1/1/1794	3/1/1826							
Mary (Pimm) Pim	"	1/1/1794	3/1/1826							
William (Pimm) Pim	"	1/1/1794	3/1/1826							
Jane Stalker (LIFE ESTATE)	"	1/1/1794	3/1/1826							
Grace Downing (DEWISEE)	Will 9/236	1/1/1794	1/27/1837							

(CONTINUED ON PAGE 2)

Searches made to cover May 21, 2001

By Alan J. Tarlocki



BARANZANO HOMESTEAD
1012 Meeting House Road
Caln Township

TITLE NO. 20001-700-A

PREMISES

Chester County
Pennsylvania

PARCEL NO. (Old) 39-1 46.1 2001
(New) 39-01-0046.0100 ASSESSMENT: \$137,160.00

NAMES	DEED BK/ PAGE	ALL SEARCHES		RECORDER DEEDS		T C R	PROTHONOTARY			
		FROM	TO	GRANTOR	MORTGAGOR		MISC	TAXES	JUDGEMENTS	FEDERAL LIENS
(CONTINUED FROM PAGE 1)										
Hunt Downing	Y-3/ 493	8/22/1823	3/17/1826							
Deborah Downing	"	8/22/1823	3/17/1826							
Joseph M. Downing	Y-3/ 495	8/23/1823	1/27/1837							
Grace Downing	Y-3/ 495	8/23/1823	1/27/1837							
Samuel Torbert	N-4/ 198	12/9/1836	3/24/1847							
John Hill	D-5/ 380	10/7/1844	3/31/1849							
Amy Hill	"	10/7/1844	3/31/1849							
William Jackson (ESTATE)	H-5/ 481	3/24/1849	5/29/1859							
James McFarlan, Jr. (EXUTOR)	Will 11971	12/1/1851	5/29/1859							
James Jackson (EXUTOR)	"	12/1/1851	5/29/1859							
Hannah Jackson	O-5/ 208	4/7/1852	12/30/1869							
James Jackson	R-5/ 575	8/5/1852	12/30/1869							
Lewis R. Granger	S-7/ 434	12/25/1869	6/4/1904							
Esther D. Granger	"	12/25/1869	6/4/1904							
Wayne C. Granger	O-12/ 203	4/7/1904	6/29/1907							
Esther D. Granger (ESTATE)	S-12/ 321	4/29/1904	5/6/1925							
Lewis R. Granger (Will Book)	44/575	4/29/1904	5/6/1925							
Wayne C. Granger	U-16/ 75	5/4/1925	8/8/1964							
Alice G. Granger (Will Book) RW #60005		5/4/1925	died 8/17/1957							
Louis N. Seltzer	X-35/ 558	7/31/1964	10/28/1964							
Marian H. Seltzer	"	7/31/1964	10/28/1964							
H. Pennell Black	B-36/	10/21/1964	3/2/1968							
Leta W. Black	"	10/21/1964	3/2/1968							
(CONTINUED ON PAGE 3)										

Searches made to cover May 21, 2001

By _____



BARANZANO HOMESTEAD
1012 Meeting House Road
Caln Township

TITLE NO. 20001-700-A

REMISES

Chester County
Pennsylvania

PARCEL NO. (Old) 39-1 46.1 2001
(New) 39-01-0046.0100 ASSESSMENT: \$137,160.00

RECORDER DEEDS				PROTHONOTARY			
GRANTOR	MORTGAGOR	MISC	TAXES	JUDGEMENTS	FEDERAL LIENS	MISC.	

NAMES	DEED BK/ PAGE	ALL SEARCHES	
		FROM	TO

(CONTINUED FROM PAGE 2)

CURRENT	DEED BK/ PAGE	FROM	TO	GRANTOR	MORTGAGOR	MISC	TAXES	JUDGEMENTS	FEDERAL LIENS	MISC.
Gerald J. Baranzano	A-38/ 932	2/29/1968	DATE							
Dorothy J. Baranzano	"	2/29/1968	DATE							

Searches made to cover May 21, 2001

By _____

Deed
Richard Pike by his
Worship Charles Norris
Warwick Miller

Well Remembered that on the twenty eighth
day of May Anno Domini 1765 the Indenture hereafter
mentioned was produced before William Coleman Esq. one of
the Justices of the Supreme Court of Pennsylvania and there
upon came the hereafter named Charles Norris and acknowledged
the said Indenture to be the act & deed of his Constable the above named
Richard Pike and desired that the same might be recorded as such
which said Indenture is recorded in the Office for Recording of Deeds in
and for the County of Chester the fifth day of October Anno Domini
1765 In these Words to wit. This Indenture made the
sixteenth day of February in the year of our Lord one thousand
Seven hundred and Sixty three Between ~~Richard Pike of the City~~
~~of York Merchant~~ by Charles Norris of the City of Philadelphia and
Province of Pennsylvania Merchant the lawful Attorney of him
the said Richard Pike in this behalf duly nominated and Consti-
tuted of the one part and Warwick Miller of East Cutha Township
in the County of Chester and Province of Pennsylvania aforesaid
Yeoman of the other part Whereas the said Richard Pike by force
and virtue of some good devise conveyance or Assurance in the law
duely had made and executed being lawfully seized in his Name
as of fee / among other Lands / of and in the Piece or Parcel of Land
herein after mentioned and devised and intended to be hereby

Granted with the Affirmances did in and by certain Instru-
ment of writing or Letter of Attorney under his hand and Seal duly
Executed Bearing Date the twenty third day of January in the
year of our Lord one thousand seven hundred and fifty nine.
Nominate Appoint full and Authorize the above named
Charles Norris his true sufficient and lawful Attorney for him
the said Richard Pike in his name and for his use to enter
into all and every part of the Estate and Lands belonging to
him the said Richard Pike in Pennsylvania and preserve
the same and prevent any waste from being committed
therein and to take all lawful ways and Means for Re-
dying the same and also all and every part or parcel of his
said Lands with all their Rights Members and Affirmances
thereunto Belonging or in any wise Appertaining for him and in
his name to View and Visit and the said Lands or any part
 thereof for him the said Constituent and in his name to Bargain
sell Lease or Grant to such Person and Persons and for such Estate
for life or lives Antient or otherwise and for such sum or sums
of money as his said Attorney should be thought meet and Conve-
nient and the Debt and debts of the said Grant and Estates to be
made for him the said Constituent and in his name to

5-163(A)

seal and as his deed or deeds to Deliver &c. as in and by the said
^{Recited} Letter of Attorney among ~~the~~ other Powers and Authorities there
by given and granted, recorded in the Office for Recording of
~~Deeds for the City and County of Philadelphia in Book B 2~~
~~Vol. 6 page 48 &c.~~ Relation being thereunto had more
fully and at large appears Now this Indenture We Wil-
l ourselves that for and in consideration of the sum of three
Hundred and Nineteen Pounds Eighteen Shillings and two
Pence lawful money of Pennsylvania unto the said Charles
Norris in hand Paid for the use of the said Richard Pike
by the said Warwick Miller at and before the sealing and
Delivery hereof [it being the best Price that could be gotten
at a Publick Sale or Vendue] the Receipt whereof the said
Richard Pike by his said Attorney Charles Norris doth hereby
Acknowledge and thereof doth Acquit and forever Discharge
the said Warwick Miller his heirs and Assigns and every of

them by these Presents that the said Richard Pike by his said attorney
Charles Morris hath granted bargained sold Alien'd Enfeoffed
Released and Conferred and by these presents doth Grant bargain
sell Alien Enfeoff Release and Confirm unto the said Warwick
Miller his heirs and Assigns forever A Certain Piece or Part
of Land situate lying and being in the Township of East Colln
in the County of Chester aforesaid / Marked N^o 5 in a certain
Plan or Draught of a great Tract whereof this was part /
Beginning at a Chert in the line of Thomas Coats's Land
thence partly by the said Coats's Land and partly by Land late
of Robert Miller East one hundred and ten perches to a Post thence
by other Land in the said Plan marked N^o 6 North two hun-
dred and seventy eight Perches to another Post by other Land
in the said Plan marked N^o 4 West one hundred and ten
perches to another Post and thence by John Mendenhall's
Land Crossing Brand y wire South two hundred and
Seventy eight Perches to the place of Beginning containing
one hundred and eighty seven and forty nine perches and
the usual Allowance for Roads and Highways / Part of the
Tracts or Parcels of Land or of one of them which Patent dated on
the thirtieth day of August 1703 Recorded at Philadelphia in
Patent Book A Vol 2 Page 576 were granted unto one

Joseph Pike on the 14th of Feb by Indenture dated the ninth day
of March in the year 1714 Recorded at Philadelphia in Book
F Vol 6 page 1058th. Granted the same with other Land
unto Ebenezer Pike in Fee Who dyed seized thereof having
first by his Last will and Testament in writing bearing date
on or about the nineteenth day of August in the year 1724
devised the Premises in whole unto the above named Richard
Pike in Fee. Together also with all and singular Roads ways
Purages Woods Waters Watercourses Rights Liberties Privileges
Buildings Improvements Hereditaments and Appurtenances
whatsoever thereunto belonging or in any wise appertaining
and the Reversions Residuals Rents Issues and Profits thereof
and also all the whole Right Title Interest use Possession Property
Claim and Demand whatsoever of him the said Richard Pike
either in Law or Equity or otherwise howsoever of in or out of the
aforesaid described Piece or Parcel of Land being Granted with the
Appurtenances and true Copies of all deeds Evidence and writings
touching or concerning the same to be had and taken at the proper
Costs and Charges of the said Rowland Miller his Heir or Assigns.
I shall intend to hold the aforesaid Described Piece or Parcel

lands and charges of the said Warwick Miller his heirs or Assigns.
I have willed to hold the aforesaid described Piece or Parcel
of Land Hereditaments and Premises hereby Granted Bargained
and sold or mentioned or intended so to be with the Affidavit
as unto the said Warwick Miller his heirs and Assigns To the only
proper use Benefit and behoof of him the said Warwick Miller
his Heirs and Assigns forever Under the proportionable part of
the yearly Tithes hereafter accruing for the hereby Granted
Premises to the King Lord or Lords of the Fee thereof And
the said Richard Pike by his ^{own} said Attorney Charles Norris doth
covenant for him and his heirs ^{that he will hold} the aforesaid described Piece or
Parcel of Land Hereditaments and Premises hereby Granted
Bargained and sold or mentioned or intended so to be with the
Affidavits unto the said Warwick Miller his heirs and
Assigns against him the said Richard Pike 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 or by from or under the aforesaid Ebenezer Pike deceased
who was the Father of the said Richard Pike or by from or
under the aforesaid ~~Richard Pike~~ Joseph Pike who was the Brother

0-163-(E)

of the said Reverend Pike shall and will warrant and forever defend by
these Presents W^m the said Richard Pike by his said Attorney for him
self his Heirs Executors and Administrators doth Covenant Promise and
Grant to and with the said Warwick Miller his Heirs and Assigns and
every of them by these presents that he the said Richard Pike and his
Heirs and all and every other Persons whomsoever having
or lawfully claiming or that shall or may so have or claim any
Estate Right Title or Interest of in or to the hereby Granted Premises
or any Part or Part thereof shall and will at any time or times hereafter
at and upon the reasonable Request proper legal and Charges in the
Law of the said Warwick Miller his Heirs and Assigns make ^{and} Grant
and Acknowledge or Cause to be all every such further and Reason-
able acts and Acts deed or deeds device or devices in the Law whatsoever
for the further and better Assurance and Confirmation of the aforesaid
Described Piece or Part of Land Hereditaments and Premises
hereby Granted or mentioned to be Granted with the by the said
unto the said Warwick Miller his Heirs and Assigns as by him or them
or by his or their Counsel learned in the Law shall be Reasonably
devised advised or required. In Witness whereof the said Parties to
these presents have Intentionally set their hands and seals hereunto
to dated the and year first Above written. Rich^d Pike Seal Buy

for the further and better Assurance and Confirmation of the aforesaid
Described Piece or Part of Land Hereditaments and Premises
herely Granted or mentioned to be Granted with the Appurtenances
unto the said Warwick Miller his heirs and Assigns as by term or term
or by his or their Counsel learned in the Law shall be Reasonably
devised devised or Required. In Witness whereof the said Parties to
these presents have Intentionally set their hands and seals hereunto
to dated the and year first Above written: Rich^d Pike seal Pry
his Attorney Chas^r Norris seal, Signed, Sealed and Delivered by the
above named Charles Norris to the said Charles Norris signing the
Name and Sealing with the seal of his Constituent the above named
Richard Pike and as the act and deed of him the said Richard Pike
also Delivering the above written Instrument unto the Presence of us
Benjamin Weatherly J^r Johnston (Received the day of the date of the
within written Instrument of the within named Warwick Miller the
sum of three hundred and sixteen Pounds Eighteen Shillings and
two Pence it being the Consideration Money within mentioned.
In Witness whereof we Charles Norris W^r Witnesses Present Benjamin
Weatherly J^r Johnston

RECORDED

DEED BOOK PAGE 163

1765

(152 lines)

Deed

This Indenture

7-355

of Samuel Pike
by their attorney
James Johnston
and R. Miller Esq.

the seventh
day of May in the year of our Lord one thousand
seven hundred and seventy five
between Ebenezer Pike and Samuel Pike of the
City of York in the Kingdom of Great Britain Merchants by their attorney
James Johnston of the City of Philadelphia in the Province of Pennsylvania
gent. of the one part, and Harrieh Miller of East Calver
Township in the County of Chester in the said Province Esq. of the
other part.

Witnesseth that for and in consideration of the
sum of two hundred & five pounds lawful money of Pennsylvania
by the said Harrieh Miller at once immediately before the sealing
& Delivery hereof unto the said James Johnston for the use of the
said Ebenezer Pike and Samuel Pike well & truly paid the
Receipt whereof is hereby acknowledged they the said Ebenezer
Pike and Samuel Pike **have** granted, Bargained and Sold, Ali-
ened, Enfeoffed, Released & confirmed, and by their said attorney
James Johnston **do** hereby Grant, Bargain and Sell, Alien, Enfeoff,
Release and confirm unto the said Harrieh Miller and to his
Heirs & assigns **A Certain** parcel of Land situate in
East Calver Township, Beginning at a post a corner of Joshua
Hendricks's land thence by the same East one hundred and
ten perches to a Stone in the line of Thomas Mathers land, thence
by the same South one hundred & fifty perches to a White oak tree
near of the said Harrieh Miller's land, thence by the same
West one hundred & ten perches to a Chesnut in the line of Land
formerly John Hendricks's, thence by the same with one
hundred and fifty perches to the place of Beginning contain-
ing finely seven acres & forty six perches & the usual allowance
of Sixty feet for Roads, [A] being part of one hundred and eight
acres of Land, which Richard Pike the father of the said Ebenezer
Pike and Samuel Pike by his attorney Charles Davis Esq. Esq.
and by a certain Indenture bearing date the sixteenth day of Fe-
bruary 1763, granted unto the said Harrieh Miller in Fee and
the said Harrieh Miller and Elizabeth his wife in and by a certain
other Indenture bearing date the twenty seventh day of Novem-
ber 1769, granted the same finely seven acres & forty six perches
of Land unto the said Ebenezer Pike and Samuel Pike in Fee,
together with all and singular the Ways, Woods, Pastures, Mal-

lows, & Privileges, Herbage, & other appurtenances

together with all and singular the Ways, Woods, Pastures, Mal-
lows, & Privileges, Herbage, & other appurtenances

together with all and singular the Ways, Woods, Pastures, Mal-
lows, & Privileges, Herbage, & other appurtenances

Receipt wherof is hereby acknowledged they the said Ebenezer
Sheard and Samuel Shee **have** granted, Bargained and Sold, Ali-
ened, Enfeoffed, Released & confirmed, and by their said Attorney,
James Johnston **do** hereby Grant, Bargain and Sell, Alien, Enfeoff
Release and confirm unto the said Marwick, Miller and to his
Heirs & Assigns, **A Certain** tract or parcel of Land situate in
East Calverton said, Beginning at a post at a corner of Joshua
Meridenhalls Land thence by the same East one hundred and
ten perches to a Stone in the line of Thomas Mathers Land thence
by the same South one hundred & fifty perches to a Whit oak tree a
corner of the said Marwick, Millers other Land thence by the same
West one hundred & ten perches to a Chesnut in the line of Land
formerly John Meridenhalls thence by the same with one
hundred and fifty perches to the place of Beginning contain-
ing Ninety seven acres & forty six perches & the usual allowance
of Sixty feet for Roads, **Which** part of one hundred and eighty
acres of Land, which Richard Shee the father of the said Ebenezer
Shee and Samuel Shee by his attorney Charles Davis Esq: on
and by certain Indenture bearing date the sixteenth day of Fe-
bruary 1763, granted unto the said Marwick, Miller and to
the said Marwick, Miller and Elizabeth his wife on and by certain
other Indenture bearing date the twenty seventh day of Novem-
ber 1769, granted the same Ninety seven acres & forty six perches
of Land unto the said Ebenezer Shee and Samuel Shee in
together with all and singular the Ways, Woods, Waters, Water
courses, Rights, Liberties, Privileges, Members & appurtenances
whatsoever unto the said described tract of Land belonging,
and the Reversions & Remainders, Rents, Issues and profits
thereof, **and** all the Estate, Right, Title, Interest, Property, Claim
& demands whatsoever of them the said Ebenezer Shee and
Samuel Shee and their Heirs, of record to the same, **do have**
and to hold the said described tract of Ninety seven acres
& forty six perches of Land, Hereditamentally and firmes hereby
granted or mentioned or intended so to be, with the appurte-
nances unto the said Marwick, Miller his Heirs & Assigns, so
and for the only proper use & behoof of the said Marwick
Miller his Heirs and Assigns, forever, **under** the proportion-
able part of the yearly quitrent hereafter accruing for or
in respect of the premises to the Chief Lord of the

~~And~~ the said Ebenezer Pike and Samuel Pike for
themselves their Heirs, Executors & administrators, jointly & se-
verally, do by their said Attorney James Johnston Covenant
promise and warrant to and with the said Mannick Miller his
Heirs & Assigns by these presents, in manner following, that is
to say, that for and notwithstanding any Title of purchase, con-
veyance or possession of the hereby granted premises heretofore
claimed or set up by one Benjamin Weatherby deceased, or by
his Heirs, they the said Ebenezer Pike and Samuel Pike are the
true & lawful Owners & Proprietors of the said Ninety seven acres
& forty six perches of Land whereby granted and have in themselves
full power & Authority to grant, bargain, and sell the said pre-
mises with the appurtenances unto the said Mannick Miller
and his Heirs, **AND** that they the said Ebenezer Pike and Samuel
Pike and their Heirs, all and singular the hereby granted pre-
mises with the appurtenances unto the said Mannick Miller his
Heirs & Assigns, against them the said Ebenezer Pike and Samuel
Pike and their Heirs, and against the Heirs of their late father, Richd.
Pike deceased, and against the Heirs of the said Benjamin Weatherby
deceased, and against all & every other Person & Persons whatsoever,
lawfully claiming or to claim by force or under them nor any one
therof them, shall and will warrant and forever defend by these
Presents, **IN WITNESS** whereof the said parties, to these presents,
have Interchangedly set their Hands and Seals herunto, dated,
the day and year first above written, Ebenezer Pike seal, Samuel
Pike seal, by their attorney Jas. Johnston, signed, sealed & Delivered
for and on behalf of Ebenezer Pike & Samuel Pike by their attorney
James Johnston in the presence of Mr. Weiss, Richd. Whitehead.

Received the day of the date of the above written Indenture of the
above named Mannick Miller Esq. the sum of Two Hundred & five
Pounds lawful money of Pennsylvania, being the full consideration
money above mentioned, I say received for and on behalf of Ebenezer &
Samuel Pike of one Jas. Johnston, Witnesses present at signing, Weiss,
Richd. Whitehead. **On** the twenty ninth day of May A. D. 1775. Be-
fore me John Houston Esq. one of the Judges of the Supreme Court, came
James Johnston, and for and on behalf of his Constituents Ebenezer
Pike and Samuel Pike the Grantors above named, and acknowledg-
ed the above written Indenture to be the act and deed of them the
said Ebenezer and Samuel Pike, and desired the same to be Recorded
as such, Witness my Hand and Seal the day and year above said.

Heirs & Assigns by these presents, in manner following, that is, to say, that for and notwithstanding any Title of purchase, conveyance or possession of the hereby granted premises heretofore claimed or set up by one Benjamin Weatherby deceased, or by his Heirs, they the said Ebenezer Pike and Samuel Pike are the true & lawful Owners & Proprietors of the said Ninety seven acres & forty six perches of Land hereby granted, and have in themselves full power & Authority to grant, bargain, and sell the said premises with the appurtenances unto the said Warrick Miller and his Heirs, and that they the said Ebenezer Pike and Samuel Pike and their Heirs, all and singular the hereby granted premises with the appurtenances unto the said Warrick Miller his Heirs & Assigns, against them the said Ebenezer Pike and Samuel Pike and their Heirs, and against the Heirs of their late Father, Nicholas Pike deceased, and against the Heirs of the said Benjamin Weatherby deceased, and against all & every other Person or Persons whatsoever, lawfully claiming or to claim by form or under them or any one of them, shall and will stand and forever defend by these presents: **IN WITNESS** whereof, the said parties, to these presents, have Interchangedly set their Hands and Seals, hereunto, dated, the day and year first above written. Ebenezer Pike seal, Samuel Pike seal, by their attorney, Jas. Johnston, Signed, Sealed & Delivered for and on behalf of Ebenezer Pike & Samuel Pike by their attorney James Johnston in the presence of us, I. Weiss, Rich. Whitehead. **Received** the day of the date of the above written Indenture of the above named Warrick Miller Esq. the sum of Two Hundred & five Pounds lawful money of Pennsylvania, being the full consideration money above mentioned. So received for and on behalf of Ebenezer & Samuel Pike of me, Jas. Johnston, Witnesses present, I. Weiss, Rich. Whitehead. **The** twenty ninth day of May A. D. 1775. Before me John Norton Esq. one of the Judges of the Supreme Court, came James Johnston, a rid for and on behalf of his constituents Ebenezer Pike and Samuel Pike the Landlors above named, and acknowledged the above written Indenture to be the act and deed of them the said Ebenezer and Samuel Pike, and desired the same to be Recorded as such. Witness my Hand and Seal the day and year above said. John Norton seal, Entered and Recorded the first day of June in the year of our Lord one thousand Seven Hundred and Seventy Five.

Isaac Miller } Deed
Thomas Stather }
This Indenture Made the fifth
day of the fourth Month in the Year of our Lord one Thousand
Seven hundred and Ninety Between Isaac Miller son
Marick Miller late of East Calver deceased, now of the State of Vir-
ginia of the one part and Thomas Stather, Samuel and William
Pimm Miller both of them of the Township of East Calver County
of Chester and State of Pennsylvania of the other part Whereas
Richard Pike late of the City of Cork Merchant but Citizen of some
good Device Conveyance or Affirmance in the said Indenture Made and
executed being lawfully served in his demesne as of fee
(among other Lands) of Lands in the piece or parcels
herein After described Deed by Letter of Attorney under his
hand and seal duly executed bearing date the twenty third
Day of January 1759 and Recorded at Philadelphia in
Book D 2. Vol 5 page 5 page 48 nominate and Appoint
Charles Gousslate of the City of Philadelphia Merchant to

sell Land in the name of said Richards Pike to convey the same
to the purchaser the Purchaser thereof and the said Charles Norris
by the Virtue Power and Authority therein given him did by him
line under his hand and Seal duly executed and bearing date
the sixteenth day of February 1763 Grant sell and Convey unto
Warick Miller of the said deceased one hundred and eighty Acres
and 49 Perches of Land situate at Cabri aforesaid for the Consideration
in said Indenture mentioned and Remaining of Record at
Chester the Fifteenth day of October 1765 Reference being there
had made fully and at Large appearing in the said Warick
Miller being so hereof seized in Fee did first making his Last will
and Testament wherein among other things he gave and bequeathed
to his two Sons Robert and Mordecai Miller Seventy Acres of
Land to be taken out of the abovesaid one hundred and eighty
Acres the same in his said Will his first Child and Heir
and the Residue thereof said Warick Miller did by said Will
give and devise unto his Son Isaac Miller abovesaid to hold
to him his heirs and assigns forever said Will bearing date the
third day of the First month 1777 and Remaining on Record

at Chester the eighth day of March 1784 Reference being thereunto
made may more fully and at Large appear Now This Indenture
witnesseth That in Consideration of the sum
of three hundred Pounds Lawfull Money of Pennsylvania
unto the said Isaac Miller in Hand paid by the said Thomas
Stalker in trust for and on the behalf of William Pimm
abovesaid and under before the sealing and Delivery hereof the
Receipt whereof the said Isaac Miller doth hereby Acknowledge
& thereof Doth Acquiesce and forever discharge the said Thomas
Stalker his Heirs and Assigns and every of them by these
presents He the said Isaac Miller hath granted bar-
gained Sold Aliened enfeoffed Released and Confirmed
and by these presents Doth grant bargain Sell alien enfeoff-
ment and Convey unto the said Thomas Stalker his heirs

wise and Conform unto the said Thomas Stalker his heirs
and assigns forever. All that the Remainder of the aforesaid
One hundred and eighty Acres and 49 Perches it being his
the said Isaac Miller's Part. Shall there of After the dedu-
ction of the Seventy Acres of the said which said Remainder
is called and bounded as followeth Viz Beginning
at Corner post or Stone in the line of Thomas Stalker
and Corner of Mordecai Miller's Land thence running
North one hundred and seventy six Perches and two
tenths of a perch to a Corner stone thence West one

A Hundred of Acres purchased by Post Thomas South by land formerly
John Mendenhall and crossing Brandywine one hundred
Seventy six Perches and two thirds of a Perch to the Corner of Robert
Miller's Land to a post in the Road leading to Robert's Valley
Mill and thence East along the line of said River and
Mordecai Miller's Land one hundred and ten perches to the Place
of Beginning containing one hundred and ten Acres &
Forty nine Perches of Land (more or less) with the usual allow-
ance for Roads Highways &c. Together also with all kinds
singular the Stoads Ways Passages Woods Waters Watercourses
Rights Liberties Privileges Buildings Improvements Here-
ditaments and Appurtenances whatsoever that or to be taken
or in anywise appurtenant and the Tenements Remainders
Rents Fees and Profits thereof and also all the estate here-
tofore Interest use possession Property Claim and demand
whatsoever of him the said Isaac Miller either in Law
or Equity or otherwise whatsoever in or out of the County
described piece or parcels and have granted with the

bargained and sold or mentioned or intended to be with
the Appurtenances unto the said Thomas Stalker his he.
& Assigns Against him the said Isaac Miller and his
Heirs and against all and every other person and persons
whomsoever Lawfully Claiming or to Claim by from

described piece or parcel of Land here by Granted with the
Appurtenances and the Copies of all Deeds and
and Meetings touching or concerning the same to be had
& Taken at the proper Costs and Charges at the said Thomas
Stalker his heirs and Assigns To have and to hold
the above described piece or parcel of Land Hereditaments
and premises hereby Granted bought and sold or men-
tioned or intended to be with the Appurtenances unto the said
Thomas Stalker his heirs and Assigns To the only proper
use Benefit and behoof of him the said Thomas Stalker
his heirs and Assigns forever Under the Proportion of the Part
of the Yearly Quitrent hereafter accruing for the hereby Granted
Premises to the Chief Lord or Lords of the fee thereof And
the said Isaac Miller for himself and his heirs doth Covenant
that he and his heirs the above described piece or parcel
of Land Hereditaments and Premises here by granted
bought and sold or mentioned or intended to be with

or Under him these or any of them shall and Will Warrantes
and defend by these presents And the Saide Isaac Miller
or himself his Heirs executors and administrators doth Cove-
nant promise and Grant to and with the Saide Thomas
Stalker his Heirs and Assigns and every of them by these
Presents That he the saide Isaac Miller and his heirs and
all and every other Person and persons whomsoever having or
lawfully claiming or that shall or may so have or claim any
Estate Right Title or Interest of what so the here by Granted
surveys or any part or parcel thereof shall and will not
at any time or times hereafter at any or upon the Reasonable-
Request of the Saide Thomas Stalker his heirs or Assigns or his
or their own proper Costs and Charges in the Law make ex-
ecute and Acknowledge or Cause to be att and every such
Further and other reasonable Act and Acts Deeds or Deeds
Lives or Lives in the Law whatsoever for the further and
better Assurance and Confirmation of the aforesaid described
Pieces or parcels of Land Reservations and Premises hereby
Granted or mentioned to be Granted with the Appurtenances

unto the Said Thomas Walker his heirs and Assigns as by
him or them or by his or their Council Learned in the
law shall be reasonably devised or required. In
Witness whereof the said parties to these presents have interch
ed their hands and seals hereunto Dated the
17th day of Apr. first above written Isaac Miller ^{Seal}
Sealed and Delivered in the presence of us Rimb
W. Barton Martha Buchanan Received the day of the
17th day of Apr. within written Indenture of the within named
Thomas Walker the Sum of three hundred Pounds as being
the full consideration Money within mentioned I say leave
witness Isaac Miller William Clingan The Seventh day of
April 1790 Before me William Clingan one of the Justices
of Peace the above named Isaac Miller and brought
the above written Indenture which acknowledged to be his
last and Deed and desired the same may be Recorded
as such Witness my hand and seal the day and Year
above said Wm Clingan ^{Seal} Recorded May 16th 1790
1801 -

DEED

Isaac Miller

to

Thomas Stalker
William Pimm

This Indenture made this fifth day of the fourth month in the year of our Lord one thousand seven hundred and ninety Between Isaac Miller (son of Warrick Miller late of East Caln deceased) now of the State of Virginia of the one part and Thomas Stalker (farmer) and William Pimm both of them of the Township of East Caln County of Chester and State of Pennsylvania of the other part

Whereas Richard Pike late of the City of Cork (merchant) by virtue of some good Device, Conveyance and Assurance in the law duly made had and executed being lawfully served in his demense as of fee (among other lands) of and in the piece or parcels now herein After described Did by Letter of Attorney under his hand and seal duly executed having date the twenty third Day of January 1759 and recorded at Philadelphia in Book D2 Vol. 5 page 5 did nominate and appoint Charles Jones late of the City of Philadelphia (Merchant) to sell land in the name of said Richard Pike to convey the same to the purchaser of purchasers thereof and the said Charles Norris by the Virtue Power and Authority thereby given him did by Indenture under his hand and seal duly executed and bearing date the sixteenth day of February 1763 grant sell and convey unto Warrick Miller aforesaid deceased one hundred eighty acres and 49 perches of land in East Caln aforesaid for the consideration in said Indenture mentioned and remaining of record at Chester the fifteenth day of October 1765 reference being thereto had more fully and at large appear and the said Warrick Miller being so thereof seized in fee died first making his Last will and Testament wherein among other things he gave and devised to his two sons Robert and Mordecai Miller seventy acres of land to be taken out of the above one hundred and eighty acres. He (named in his said Will his first the land tract) and the residue thereof said Warrick Miller abovesaid to hold to him his heirs and assigns forever said Will bearing date the third day of the first month 1777 and remaining on record at Chester the eighth day of March 1784 reference being thereto had may fully and at large appear and the said Warrick Miller being so therof seized in fee died first making his Last will and Testament wherein among other things he gave and devised to his two sons Robert and Mordecai Miller seventy acres of land to be taken out of the above one hundred and eighty acres &c (named in his said Will his first the lands tract) and the residue thereof said Warrick Miller did by said Will give and devise unto his son Isaac Miller abovesaid to hold to him his heirs and assigns forever said Will bearing date the third day of the first month 1777 and remaining on record at Chester the eighth day of March 1784 reference being thereunto had may more fully and at large appear.

(continued)

Now This Indenture Witnesseth that for and in consideration of three hundred Pounds lawful money of Pennsylvania unto the said Isaac Miller in hand paid by the said Thomas Stalker (in trust and on the behalf of William Pimm)abovesaid) at and before the sealing and delivery hereof the receipt of which he the said Isaac Miller doth hereby acknowledge hereof doth and forever discharge the said Thomas Stalker his heirs and assigns and every of them by these presents He the said Isaac Miller hath granted bargained sold aliened enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and confirm unto the said Thomas Stalker his heirs and assigns forever all that remainder of the aforesaid one hundred and eighty acres and 49 perches it being his the said Isaac Miller's part or share thereof after the deduction of the seventy acres aforesaid which said remainder is and bounded as followeth, Viz:-

Beginning at corner point or stone in the line of Thomas Stalker, and corner of Mordecai Millers lands; thence running North one hundred and seventy six perches and two tenths of a perch to a corner stone; thence West one hundred and ten perches to a post; thence South by land formerly John Mendenhals and crossing Brandywine one hundred seventy six perches and two tenths of a perch to the corner of Robert Millers land to a post in the land leading to Robert Valentines mill and thence East along the line of said Robert and Mordecai Millers land one hundred and ten perches to the place of beginning. Containing one hundred and ten acres and forty nine perches of land (more or less) with the usual allowance for roads, highways, &c.

Together also with all and singular the roads ways passages woods waters water-courses rights liberties and privileges buildings improvements hereditments and appurtenances whatsoever thereunto belonging in anywise appurturning and the reversions remainders rents and rights thereof and also all the estate right title interest use possession property claim and demand whatsoever of him the said Isaac Miller either in law or equity or otherwise howsoever in to or out out of the aforesaid described piece or parcel of land herein granted with the appurtenances and teh copies of all deeds evidences and writings vouching or concerning the same to be handtaken at the proper costs and charges of the said Thomas Stalker his heirs and assigns. To Have and to Hold the aforesaid described piece or parcel of land heridements and premises hereby granted bargained and sold or mentioned or intended to be with the appurtenances unto the said Thomas Stalker his heirs and assigns to the only proper use benefit and behalf of him the said Thomas Stalker his heirs and assigns forever Under the proportionable part of the yearly Quitrent hereafter accruing for the herby granted premises to the Chief Lord or Lords of the fee thereof. And the said Isaac Miller for himself and his heirs doth covenant that he and his heirs the aforesaid described piece or parcel of lands hereditments and premises hereby granted bargained and sold or mentioned or intended so to be with appurtenances unto the said Thomas Stalker his heirs & assigns Against him the said Isaac Miller 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 defend by these presents And the said Isaac Miller for himself his heirs executors and adminitrators doth covenant promise and grant to and with the said Thomas Stalker his heirs and assigns

(continued)

and every of them by these presents that he the said Isaac Miller, and his heirs and all and every other person and persons whomsoever, having or lawfully claiming or that shall or may so have or claim any right title or interest of in or to the hereby granted premises or any part or parcel thereof shall and will at any time or times hereafter, at and upon the reasonable request of the said Thomas Stalker, his heirs and assigns at his or their own proper costs and charges in the law make execute and acknowledge or cause so to be all and every such further and other reasonable Act and acts Deed or Deeds Device or devices in the Law whatsoever, for the further and better assurance and confirmation of the aforesaid described piece or parcel of land Hereditaments and premises hereby granted or mentioned to be granted with the Appurtenances unto the said Thomas Stalker, his heirs and assigns as by him or them or by his or their Council Learned in the law shall be reasonably devised advised or required In _____ whom the said parties to these presents have interest their hands and seals hereunto dated the day and year first above written.

Isaac Miller, SEAL

Issued and delivered in the presence
of us Rimbeo Y. Barton
Martha Buchanan

Received the day of the

Deed Book T-2 page 227

(EXCERPT FROM EAST CALN TOWNSHIP TAX ROLL 1802)
 (SEE THOMAS STALKER BELOW)

	Joshua Romans		
	Stone House	180	
	Log Barn	75	
	30 Valley Land @ 17	612	
	10 Hill	100	
	3 Horses	35	105
	2 Cattle	12	24
		1096	1096
	Abraham Romans Blacksmith		
	Log House		
	Log Barn	100	
	Log Blacksmith Shop		
	28 Valley Land @ 17	474	
	10 Hill	100	
	2 Horses	40	80
	1 Cow		12
		760	760
★	Thomas Stalker		
	Stone House	600	
	Stone Barn		
	Log ditto	350	
	Log Tenement	40	
	Stone Tenement		
	Tan-house, Yard & Bark-house	500	
	Log Tenement		
	150 Valley Land @ 17	2550	
	240 Hill	70	2400
	6 Horses	35	210
	12 Cattle	14	168
		6810	6810

(390 ACRES)

Thomas Stalkers

Will

Recorded in Book of Wills

I Vol. 9 Page 236

No 4369

Proved April 8, 1794

Copy

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

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

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

East-Cabot (one certain Tract of 110 Acres & 49 Perches ^{of Land} in East-Cabot aforesaid which I purchased of the Heirs of Warrick Miller deceased in Trust for William Pimm, only excepted and reserved, as the same is expressly mentioned in a certain Conveyance from Isaac Miller to me, dated the 5th of the 1st Month, 1790) to be freely possessed and enjoyed by him, he allowing unto his said Mother the Privileges severally herein before mentioned during her Widowhood (~~and the Privileges of the said Will. P.~~) as aforesaid. I also give and bequeath unto my said Son Thomas Stalter my Clock and Case and my Walnut Desk.

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

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

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

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

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

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

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

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

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

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

Thomas Stalker

Thos Pimm

Mary Pimm

Henry Atherton

But it further remembered, That my Mind and Will is that the Land which I purchased of Isaac Miller being One hundred and ten Acres, & 1/2 Perches, I give and devise unto Mary Pimm my Daughter, the Wife of William, valued at Three hundred Pounds, to be considered as so much paid her Portion of Five hundred Pounds herein aforesaid, with this Proviso, that it be for her only separate Use and Encliment and under the Direction of and Care of my Executors as herein before mentioned and expressed.

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

Signed Sealed and Published }
as before, and in Presence of }
us before mentioned: Witnesses }
hereto. -

Thomas Statter

Tho Pimm } Assumed in Chief
Mary Pimm }
Henry Atherton. } Absent

To the Register of Chester County

Whereas My late husband Thomas
Stalker appointed me an Executrix
of his last will & Testament together
with my son Tho^s Stalker & two son in
-law Isaac Coats & J^m Woodward
This may therefore inform thee that
age & infirmity prevents my attendance
at thy office & that I decline acting
as an Executrix & am free & willing
the three before mentioned should
take the whole upon them, witness
my hand the 5th day of the 8th M^o 1793
witness present Grace Stalker
at signing

Tho^s Stalker

Release
James Stalker

to
Joseph M. Downing
& Grace his wife

To all to whom these presents shall come James Stalker
of the township of East Calm in the County of Chester and
State of Pennsylvania widow and relict of Thomas Stalker
of the township and County aforesaid sends greeting
Whereas the said Thomas Stalker in and by his last
will and testament in writing duly proved and remaining in the Registered
Office in the County of Chester among other things did devise said James Stalker
the use and profits as well as the possession of all his real Estate for and during
the natural life of the said James And whereas also the said Thomas Stalker
in and by his said will did devise to his daughter Grace Downing wife of Joseph
M. Downing the Western division of his plantation Beginning in the Broad for
line at a stone by land of James & William thence North four degrees West
three hundred and forty perches to a stone in a line formerly called Pikes land
thence by the same line North six degrees West fifty five perches and a quarter
to a stone in the meeting house road a corner of Robert Miller's land thence parallel
to the said road North two degrees East one hundred and six perches and an
half to a stone thence North four degrees West one hundred and seventy eight
perches to a stone in Thomas Wimbles line containing by computation two
hundred and twenty five acres with the appurtenances more or less saved and
reserved for the use of the Eastern Division of said land the right of so much
of a spring of water and to cover the same along where it is now covered up with
a wall or passage and repairing at all times to cleanse and repair the same
as much as may be necessary for the use of the house and barn on the said Eastern division
of his said land also saving and reserved one other privilege for the use of the said

Eastern division of a line of one perch in width and two perches wide at the water
along the North side of the woodland for the purpose of watering a field or fields of
the said Eastern division which lies South of the turnpike road to be held by the
said Grace Dowling from the decease of her mother her heirs and Assigns forever
knowing that the said Jane Stalker as well for and in consideration of the sum of
two hundred dollars to her paid on the first day of the fourth month A.D. 1821
by the said Joseph M. Dowling and Grace his wife their heirs Executors and
Administrators also paying to her the said Jane Stalker the sum of two hundred
dollars on the first day of the fourth month in each and every year thereafter
during the natural life of the said Jane and also the said Joseph M. Dowling
Mr. Brown and Grace his wife their heirs Executors and Administrators
are to find and provide for the said Jane one half of the firewood that the said
Jane may have occasion to burn delivered at the door of such kind as the said
Jane may be satisfied with in each and every year during the natural life of the
said Jane And the said Jane Stalker for the consideration aforesaid has released
released and forever quit claims and by these presents doth release and
forever quit claim and doth fully and absolutely grant unto the said Joseph M.
Dowling and Grace his wife their heirs and Assigns forever all the right title
interest claim property and demands whatsoever except the consideration above
mentioned in law or equity of her the said Jane Stalker of in and to the premises
before mentioned and described so that neither she the said Jane her heirs Executors

4th or Administrators nor any other person or persons for her them or any of them shall have any claim or demand (except the consideration above mentioned) of or to the said premises but that they and their heirs shall be utterly excluded and debarred forever by these presents. And the said Joseph M^r Downing and Grace his wife in consideration of the said Jane Stalker releasing granting and confirming to the said Joseph M^r Downing and Grace his wife all the right title and interest of the said Jane M^r and to the premises hereinbefore described for themselves their heirs Executors and Administrators and Assigns do covenant promise and agree to and with the said Jane Stalker to pay to her the sum of two hundred dollars on the first day of the fourth month A^d 1824 and also the sum of two hundred dollars on the first day of the fourth month in each and every year thereafter during the natural life of the said Jane Stalker and also the said Joseph M^r Downing and Grace his wife for themselves their heirs Executors and Administrators and Assigns further covenant promise and agree to find and provide for the said Jane one half of the fire wood that the said Jane may have occasion to burn delivered at the door of such kind as the said Jane may be satisfied with in each and every year during the natural of the said Jane. In Testimony whereof as well the said Jane Stalker as the said Joseph M^r Downing and Grace his wife have hereunto set their hands and seals this seventh day of the twelfth month in the year of Our Lord one thousand eight hundred and twenty one.

Sealed and Delivered in the presence of
J^{es}ph Smully Isaac Shupliff
Chester County Pa

Jane Stalker
Joseph M^r Downing
Grace Downing

eight hundred and twenty one
Sealed and Delivered in the presence of
Jesse Smith Isaac Skupliff
Chester County Pa



Jan Stalker
Joseph C. Downing
Grace Downing

On the seventh day of the twelfth month A.D. 1821
before me the Subscriber one of the Justices of the Peace in and for the
County of Chester came the within named Jan Stalker Joseph C. Downing
and Grace his wife and severally acknowledged the within instrument
of writing as and for their act and deed and desired the same might be
recorded as such according to law she the said Grace being separate and
apart from her said husband by us examined and the full contents
thereof made known to her voluntarily consenting thereto In Testimo-
ny whereof I have hereunto set my hand and box the day and year
aforesaid

Attest
I am Miller
Recorded December 10th 1821
MISC. BOOK 1 PAGE 39

Y 22

Joseph M. Downing

Heute Downing

This Indenture made the twenty second day of August in the year our Lord one thousand eight hundred and twenty three between Joseph M. Downing of the Township of East Caln in the County of Chester in the State of Pennsylvania

Donna Miller and Grace his wife of the one part and Robert

Downing of the Township of West Whitland in the said County of Chester Yeoman of the other part. Whereas Thomas Gläher late of the said Township of East Caln deceased by virtue of an dry good conveyance was assured in the said deed made and executed became in his lifetime and at the time of his decease lawfully seized in his domestic as of fee and in certain lands and Tenements situate in the said Township of East Caln and being so thereof seized, made and published his last will and testament in writing bearing date the twenty seventh day of the eighth month in the year of our Lord one thousand eight hundred and twenty one and there by among other things did give and devise unto his daughter the said Grace Downing wife of the said Joseph M. Downing the Western division of his plantation as he had devised the same to be divided by a line extending in the broad side line at a Stone by lands of Samuel M. Hillier Thence by the true recent bearing of the said line North four degrees West three hundred and forty perches to a stone in a line formerly called Pikea line thence by the same South eighty six degrees West fifty four perches and a quarter to a stone in the Meeting House Road a corner of Robert Mitten land Thence partly by said road North one degree and ten hundred and six perches and an half to a Stone Thence North four degrees West one hundred and twenty eight perches to a stone in Thomas Mitten's line containing by computation two hundred and twenty five acres with the appurtenances more or less therein and adjoining, for so much of the said land the right of so much of a Spring of water to be conveyed the same along where it was then conveyed with the privilege of passing and repassing at all times to clear and repair the same as may be necessary for the use of the house and Barn on the said Eastern division of his land Also saving and reserving one other privilege for the use of said Eastern division of a bank of one perch in width and two perches wide at the water along the north side of the said land for the purpose watering a field or fields of said Eastern division which lies South of the said

227/2-A

Pike road, The foregoing devise of land to be held by the said Grace Downing, widow
of her mother her heirs and assigns forever. And soon after the making and publishing of the
said last will and testament the said Testator died without attesting or signing the same,
as by his said last will duly made, tested and remaining on record in the Register's Office for
the said County of Chester, may fully and at large appear. And whereas, Jane Stalker the
widow and next of kin the said Thomas Stalker deceased, by a certain Instrument of estate under
her hand and seal duly executed bearing date the seventh day of the twelfth month
months and eight hundred and twenty one and recorded in the recorder's Office for said
County of Chester in Book of Miscellaneous deeds page 39 did grant, release and
give quiet claim unto the said Joseph M. Downing and Grace his wife, their heirs and as-
signs forever all her right title interest equity claim and demand whatsoever of or unto the
above mentioned and described premises which were devised to the said Jane Stalker during her
natural life in and by the said recited last will and testament of the late husband the said
Thomas Stalker deceased. Now that Frederick & Melrose of the said Joseph M. Downing
and Grace his wife for and in consideration of the sum of thirteen thousand five hundred
dollars lawful money of Pennsylvania, to them in hand well and truly paid by the said
Hunt Downing, at or before the sealing and delivery hereof the receipt whereof they do hereby
acknowledge and thereof do acquit exonerate and forever discharge the said Hunt
Downing, his heirs and assigns. By these presents have granted bargained, sold, aliened, conveyed,
released and confirmed and to these presents do grant bargain sell alien convey
release and confirm unto the said Hunt Downing and to his heirs and assigns all
that the aforesaid described tract or parcel of land devised to the said Grace Downing,
wife of the said Joseph M. Downing, as aforesaid situate in the said Township of East
Calm in the said County of Chester situate lying and being as aforesaid, or hereunto
otherwise the same now is or shall, or may be found to be situated, bounded, bounded

Y-231443

1866

Y-3495

Warrant bearing date

To

Joseph M. Downing

This Warrant is made the Twenty third day of August in the
Year of our Lord one thousand eight hundred and twenty three

in the County of East Middleridge in the County
of Chester and State of Pennsylvania

James and Joseph M. Downing of the Township of East
East Barn in the County of Chester and State of Pennsylvania

do hereby certify that the said Joseph M. Downing and his wife
for and in consideration of the sum of thirteen thousand five hundred dollars lawful money of Penn-
sylvania unto them in hand well and truly paid by the said James and Joseph M. Downing in full
redelivery hereof the receipt whereof they do hereby acknowledge and thereof do acquit and release
forever discharge the said Joseph M. Downing and his heirs and assigns by these presents have granted
bargained sold aliened conveyed released and confirmed and by these presents do grant here-
gain sell alien convey release and confirm unto the said Joseph M. Downing and to his heirs
and assigns all that Tract or parcel of land situate lying and being in the said Township of
East Barn in the County of Chester aforesaid Beginning in the Bradford Line at a Stone by lands of James
McWilliam's Thence North four degrees West Three hundred and forty perches to a stone in a line James
called the Stone Thence by the same South eighty six degrees West fifty five perches and a quarter to
a stone in the Meeting House road a corner of Robert Miller's land Thence partly by the said road North
two degrees East one hundred and six perches and an half to a stone Thence North four degrees West
one hundred and seventy eight perches to a stone in Thomas Hendrix's line containing by computa-
tion two hundred and twenty five acres with the appurtenances more at large saving and reserving
for the use of the adjoining lands called the Eastern Division of the lands late of Thomas Stalloe
deceased the right so much of a string of water lands to convey the same along, where it is now
conveyed with privilege of passing and repassing, at all times to cleanse and repair the same
as may be necessary for the use of the House and Barn on the said Eastern Division, also saving and
reserving one other privilege for the use of said Eastern Division of a lane of one perch in width and
two perches wide at the water along the north side of the woodland for the purpose of watering

holds the said described tract or parcel of land heretofore and premises

a piece or fields of said last said division which was South of the Turnpike road. And
the same tract or parcel of lands ~~above~~ premises which Joseph M. Scuring and Grace his
wife by deed of Indenture duly executed and acknowledged bearing date the day before the date
of these presents did grant and convey unto the said Hunt Scuring his heirs and assigns
forever under the reservation of the water Privileges &c. aforesaid together with all and singular
the Houses Buildings Gardens Orchards woods Meadows ways waters watercourses
rights Liberties Privileges Improvements Hereditaments and appurtenances whatsoever then and
hereafter 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 de-
mand whatsoever as well at law as in equity or otherwise howsoever of them the said Hunt
Scuring and Deborah his wife if in any part of the same and every part thereof to have and
with the appurtenances unto the said Joseph M. Scuring his heirs and assigns in the sole
propria use benefit and behoof of the said Joseph M. Scuring his heirs and assigns forever
receiving and receiving the water privileges and lands aforesaid for the use and purposes
aforesaid John witness thereof the said Parties to these presents have hereunto interchangeably
set their hands and seals. Dated the day Month and year first above written.

Sealed and delivered in the presence of us
Hunt Scuring James Deane and Saml Miller
Deborah Scuring

Hunt Scuring
Deborah Scuring

Before me Samuel Miller Esq one of the Justices of the peace in and for the County of Chester came the
above named Hunt Scuring and Deborah his wife and acknowledged the above
written Indenture to be their act and deed to the intent the same as aforesaid might be re-
corded according to law. The said Deborah being of full age separately and apart from the
said Hunt and by me examined and the said Indenture being distinctly read to her she
did declare and say that she voluntarily and of her own free will and accord did sign
read and assent to her act and deed deliver the said Indenture without any coercion or compulsion
of her said husband. Witness my hand and seal the twenty third day of August in the year one
thousand eight hundred and six.

DEED BOOK Y. PAGE 495

March 16-1826

Joseph & Grace his wife
Samuel Tatch

And indenture made the 11th day of December
In the year of our Lord one thousand eight hundred and
thirty six between Joseph & Grace his wife of the town
ship of West Whitland County of Chester and State
of Pennsylvania and Grace his wife of the one part

And Samuel Tatch of the township of East Caln County and State aforesaid of the
other part do hereby certify that the said Joseph & Grace his wife for
and in consideration of the sum of six hundred and three dollars and twelve cents
well paid to them in hand paid by the said Samuel Tatch at and before the usual
and returning hereof the receipt whereof they hereby acknowledge and thereof
do and fully discharge the said Samuel Tatch his heirs executors and adminis-
trators together with their heirs executors and assigns all that tract of land
granted bargained sold aliened conveyed release and confirmed unto the said
Samuel Tatch and to his heirs and assigns all that tract of land situate and
lying in the township of East Caln aforesaid bounded and described as follows to wit
beginning at a public road a corner of Sweet & Pauls land thence by the same
south three and a half degrees west seventy seven perches and seven tenths to a stone in
the public road thence south fifty three degrees east nineteen perches and one tenth
to a white oak tree thence south sixty two and a half degrees east seventeen perches and
seven tenths to a corner of Cravens Marshes land thence by the same south three
and a half degrees east fifty three perches and six tenths to a stone in the first above
mentioned public road thence along the same south eighty four degrees west twenty six
and a half perches to the place of beginning containing twelve acres and ten perches be-
the same more or less following a part of the same tract of land which Count Downing
& Deborah his wife by indenture duly executed did grant convey in fee to the above na-
med Joseph & Grace his wife recorded in West Chester County Pa. 1792 together
with all and singular the buildings way woods water water courses rights liberties privileges
improvements her appurtenances and appurtenances whatsoever then or in any way

... and a half, reaches to the place of beginning, containing such acres and ten perches be-
the same more or less. Being a part of the same tract of land which Court Gunning
of Delmar his wife by a duly executed deed grant conveyance to the said
said Joseph M. Drinning. Recorded in Deed Book 43. vol. 11. page 495. &c. together
with all and singular the buildings way, woods, water water courses rights liberties privileges
improvements hereditaments and appurtenances whatsoever thereto or by any wise
appertaining and the recessions and remainder rents dues and profits thereof. And
all the estate right title interest possession claim and demand whatsoever of them
the said Joseph M. Drinning and Grace his wife in law or equity or otherwise whatsoever
in or out of the same to have and to hold the said above mentioned tract of twelve acre
and ten perches of land hereditaments and premises hereby granted or mentioned or inclu-
ed &c. to the said Samuel Seibel his heirs and assigns to
the only proper use and behoof of the said Samuel Seibel his heirs and assigns forever
and the said Joseph M. Drinning for himself his heirs executors and administrators
doth hereunto give his grant abut a once to and with the said Samuel Seibel his
husband and assigns at this present that he the said Joseph M. Drinning and his heirs
doth give unto the said Samuel Seibel and described inclosure and tract of land hereditaments
and premises hereby granted or mentioned or intended or to be with them then or here-
after the said Samuel Seibel his heirs and assigns against him Joseph M. Drinning and
his heirs and assigns and every other person and persons whomsoever claiming or
claiming by them or under him them or any of them shall and lawfully and lawfully
defend in these premises the persons whom the said Samuel Seibel his heirs and assigns
shall see cause to defend the day month and year first above written

W E E
Samuel Torbert
John Hill

D-5/280

This Indenture Made

the seventh day of October in the year of our Lord one thousand eight hundred and forty four, is between Samuel Torbert of the Township of East Calw in the County of Lebanon and the State of Pennsylvania of the one part, and John Hill of the Township, County and State aforesaid of the other part.

Witnesseth that the said Samuel Torbert, for and in consideration of the sum of one hundred dollars to him in hand paid by the said John Hill at and before the making and delivery hereof, the receipt and payment whereof they do hereby acknowledge, and thereof do acquit and forever discharge the said John Hill (his heirs, executors and administrators by these presents,) (Hill's Granted, Bargained, Sold, Aliened, enjoyed, released and confirmed, and by these presents do grant, bargain, sell, alien, enjoy, release and confirm unto the said John Hill and to his heirs and assigns, all that lot piece or parcel of land situated in the Township of East Calw aforesaid bounded and bounded as follows to wit: Beginning at a point in a public road, thence by the same road fifty three degrees and one tenth to a white oak, thence along the same South sixty two degrees and an half east seven teen paces and seven tenths to a stone a corner of Thomas Marsh's land, thence by the same road three hundred and an half east ten paces to a stone, thence by land of the said Samuel Torbert South about eighty four degrees West twenty seven paces and five tenths to a stone in a line of Jacob S. Parks land thence by the same North three degrees and an half west thirty four paces to the Beginning, (Containing four acres being part of the same tract of land which Joseph H. Downing and Grace his wife by Indenture duly executed did grant and convey in fee to the aforesaid Samuel Torbert by and under the

to a stone thence by land of the said Samuel Torbert, South about eighty four degrees
West twenty four inches and five tenths to a stone in a line of Jacob E. Parks lands
thence by the same North three degrees and an half West thirty four inches to the
Beginning, (Containing four acres, being part of the same tract of land
which Joseph H. Downing and Grace his wife by Antient duty executed did
grant and convey in fee to the above named Samuel Torbert, Recorded in Deeds
Books, 1. 2. Vol. 85. Page 198 &c. Together with all and singular the houses
& houses edifices and Buildings there erected and being and all ways, waters
and courses, roads, ditches, fences, gardens, meadows, rights, liberties, privileges, her-
editaments and appurtenances whatsoever therunto belonging, or in any wise ap-
pertaining, and the reversions, remainders, rents, issues and profits thereof.

And also all the estate, right, title, interest, use, trust, property, possessions, Claim
and demand whatsoever of him the said Samuel Torbert, in law equity or otherwise

disclosed, let piece or parcels of four acres of land, Hereditaments and premises
freely granted and released (or intended to be) with the appurtenances
unto the said John Hill, his heirs and assigns to the only proper use, benefit and
 behoof of the said John Hill, his heirs and assigns forever.

And the said Samuel Torbert, for himself his heirs executors and ad-
ministrators do covenant, promise, grant, and agree to and with the said
John Hill his heirs and assigns, by these presents that he the said Samuel
Torbert and his heirs the said above mentioned, four acres of land, hereditaments
and premises freely granted, and released, and intended to be granted, released

unto the said John Hill his heirs and assigns against
the said Samuel Torbert, and his heirs and against all and every other person
or persons whomsoever lawfully claiming or to claim by force of law.

to any of them shall and will warrant and forever defend by these presents.
All witness whereof the said parties to these presents have interchangeably
set their hands and seals hereunto. Dated the day and year first above written.
Samuel Torbert Seal

Sealed and Delivered in the presence of Robert Miller, Robert S. Miller
Received on the day of the date of the above indenture of the above named John Hill
the sum of One Hundred Dollars, in full for the consideration money above mentioned
Witness present at signing Robert Miller, Robert S. Miller, Samuel Torbert.

Chester County Js. Be it remembered that on the seventh day of Dec-
tober in the year of our Lord one thousand eight hundred and ...
the subscriber, one of the Justices of the peace in and for the County aforesaid, personally
appeared the above named Samuel Torbert, and acknowledged the foregoing in-
denture to be his act and deed and desired the same as such to be recorded.

Witness my hand and seal the day and year aforesaid.
Robert S. Miller Seal

Recorded March 23rd. A. D. 1877
DEED BOOK D-5 PAGE 380

D E D
John Hill & wife
to
William Jackson

H-5/481

This Indenture made the twenty fourth day of March
in the year of our Lord one thousand eight hundred
and forty nine between John Hill of the township
of East Cain in the County of Chester and State of
Maryland and Amy, his wife of the one
part and William Jackson of the Township of East
Brandywine in the County of Chester aforesaid of the other part Witnesseth
that the said John Hill and Amy, his wife for and in consideration of the

sum of five hundred and twenty five dollars good and lawful money of the
United States to them in hand paid by the said William Jackson at and before their
sealing and delivery of these presents the receipt and payment whereof they do hereby
acknowledge and there by acquit and forever discharge the said William
Jackson his heirs and administrators by these presents have granted
bargained sold aliened conveyed released and confirmed and by these
presents do grant bargain sell alien convey release and confirm unto the said
William Jackson and his heirs and assigns all that the following described lot
area or parcel of land situate in the township of East Cain aforesaid bounded & bounded
as follows to-wit: beginning at a stone in a public road thence along the same South fifty
three degrees East nineteen perches and one tenth to a white oak thence along the
same South sixty two degrees and twenty East nineteen perches and seven tenths
to a stone a corner of Granger's land thence by the same South three de-
grees and an half East ten perches to a stone thence by land of Samuel Herbert North
about eighty four degrees West twenty nine perches and five tenths to a stone
in a line of Jacob E. Park's land thence by the same North three degrees and
an half West thirty three perches to the beginning containing four acres

know the same tract of land which James Horbert by his indenture
deed executed did grant and convey unto the above named John Hill
his heirs and assigns said deed bears date the seventh day of October A.D.
1744 and is recorded in the Recorder's office of Chester County in Deed Book D 5.
fol. 101. page 328 relation therunto being had fully appear together with all
and singular the building improvements rights ^{privileges} ^{hereditaments} and appurtenances
whatsoever therunto belonging or in any wise appertaining and the reversions
rents issues and profits thereof and also all the estate right title interest property
claim and demand whatsoever of them the said John Hill and Amy S. his wife
in law or equity or otherwise howsoever of in to or out of the same to have and
to hold the said above described lot or parcel of four acres of land heredita-
ment and premises hereby granted or mentioned or intended so to be with the
appurtenances unto the said William Jackson his heirs and assigns to the
only proper use benefit and behoof of the said William Jackson his heirs and
assigns forever. And the said John Hill and Amy Hill, his wife, for themselves, their heirs
executors and administrators do hereby covenant promise grant and agree to and
with the said William Jackson his heirs and assigns by these presents that they the
said John Hill and Amy S. his wife and their heirs the above mentioned and
described premises hereby granted or mentioned or intended so to be with the
appurtenances unto the said William Jackson and his heirs and assigns,
against the said John Hill and Amy S. his wife and their heirs and against all &
every other person or persons whomsoever lawfully claiming or to claim by from
or under him them or any or either of them shall and will warrant and forever
defend by these presents. In witness whereof the said parties to these presents have
hereunto interchangeably set their hands and seals the day and year first above
written John Hill ^{Peck} Amy S. Hill ^{Peck} sealed and delivered in the presence of
James W. William Edward Bell Bluman Received on the day of the date of the

ments and promises hereby granted or mentioned or intended so to be with the
assentances unto the said William Jackson his heirs and assigns To the
only proper use benefit and behoof of the said William Jackson his heirs and as-
signs forever. And the said John Hill and Amy S. his wife for themselves their heirs
executors and administrators do hereby covenant promise grant and agree to and
with the said William Jackson his heirs and assigns by these presents that they the

said John Hill and Amy J. his wife and their heirs the above mentioned and described premises hereby granted or mentioned or intended, so to be with the appurtenances unto the said William Jackson and his heirs and assigns, against the said John Hill and Amy J. his wife and their heirs and against all or every other person or persons whomsoever lawfully claiming or to claim by from or under him them or any or either of them shall and will warrant and forever defend by these presents. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written John Hill Seal Amy J. Hill Seal Sealed and delivered in the presence of Darius W. McWilliam Edward P. McWilliam Received on the day of the date of the above written indenture of and from the above named William Jackson the sum of four hundred and seventy five dollars in full ^{or the} consideration money above mentioned John Hill, Chester County, Pa. Before me the subscriber one of the Justices of the Peace in and for the said County personally came the above named John Hill and Amy J. his wife and acknowledged the above written indenture to be their act and deed to the end that the same might be recorded as such according to law. And the said Amy J. being of full age and by me separately and apart from her said husband examined and the contents of the said indenture being by me fully made known to her she did sign seal and execute the same in and to the said indenture of her own free will and accord and without any coercion or compulsion on the part of her husband did sign seal and execute the same. In testimony whereof I have hereunto set my hand and seal the twenty fourth day of March, in the year of our Lord one thousand eight hundred and forty.

Darius W. McWilliam
Recorded March 30. 1849.
DEED BOOK H-5 PAGE 481

William Jackson's
Will
Prova Dec 1. 1851
Record in Will Book
(WILL BOOK)
U. Vol 20 page 116

No. 11971

I William Jackson of the Township of East
Brandywine in the County of Chester and Comm-
-onwealth of Pennsylvania being sensible of the
certainty of Death and the uncertainty of the time
thereof Do now for the purpose of disposing of such
worldly estate as I have been blessed with do there-
-fore make this instrument of writing and ordain
it as my last will and Testament in manner
and form as follows: First of all it is my will
and I do order and direct my Executors herein-
-after named that as soon as may be convenient
after my Decease all my just Debts and funeral
Expenses be paid out of my Estate

Secondly I order and direct my Executors herein-after
named to sell all my real and the ballance of my
personal property not otherwise disposed of in this my
last will and Testament at public sale and here-
-by empower them to make deed or deeds of convey-
-ance for the real estate to the purchaser or purchasers
in fee simple of all my right title interest &c as I
might do personally whilst living. And the money
or moneys arising there from after the payment of
my just Debts to be disposed of as follows:—

Item I give and bequeath to my beloved wife Hannah
Jackson one hundred dollars, one bed, bedstead
and necessary bedding for one bed, one bureau,
and one half dozen chairs all to be of her choice
Also I give and bequeath to my beloved wife the
Interest arising from two thousand dollars to be paid
to her yearly and every year by my Executors during
her natural life and for the purpose of supplying
the above Interest I direct that the sum of two thousand
dollars be and remain secured in my farm in East Brandy-

-winn Township payable to my Executors at the Decese
of my beloved wife at which time I direct that the
said sum of two thousand dollars be equally divid-
-ed between six of my Children (to wit) Rebecca
Griffith, Lydia Russel, Griffith Jackson, James
Jackson, John Jackson and Asenith McFarlan
Share and share alike. Item I give and beque-
-eath to my son ~~James~~ Jackson five dollars
Item I give and bequeath to my daughter Asenith
McFarlan one hundred dollars.

And the neat proceeds of the remainder of all my
Estate I direct to be equally divided between six
of my Children (to wit) Rebecca Griffith, Lydia
Russel, Griffith Jackson, James Jackson, John
Jackson, and Asenith McFarlan Share and
Share alike Except that the sum of two hundred
and fifty dollars charged on my book dated the
28th day of June 1836 to my son Griffith Jackson
be considered as a part of his Share but no interest
to be charged on the same - Also the sum of
one hundred and sixteen dollars and nine cents
Charged on my book dated the 3^d of November 1841
to my son James Jackson be considered as a part of
his share but no interest to be charged on the same

It is also my will that the above legacies and bequests be
paid by my Executors in one year after my decease
And lastly I nominate constitute and appoint my
son-in-law James McFarlan of East Brown or Winn
Township and my son James Jackson of East Caln
Township in the County of Chester Executors of this
my last will and Testament with full power
to execute the same in every respect hereby revoking
all other wills legacies and bequests by me heretofore
made Declaring this and no other to be my last -

- will and Testament In witness whereof I have here-
unto set my hand and seal this twenty second day of Febru-
ary one thousand eight hundred and fifty one

Witness my hand and seal
Signed sealed published pronounced and declared
by the Testator in the presence of us who in his presence
and at his request have subscribed as witnesses
this 27th day of February 1851

Wm Windle
Henry Windle

Westchester December 1st 1851. Then personally
appeared William Windle and Henry W. Windle
who on their solemn affirmations respectively
did declare and say that they were personally
present and did see and hear William Jackson
the Testator in the foregoing instrument of writing
read and sign read publish pronounce and declare
the same as and for his last will and Testament
and at the time of so doing he was of a sound
and well disposing mind and memory to the best
of their knowledge and belief. Affd before me
J. Geddes, Justice

Be it remembered that on the first day of
December A.D. 1851 the last will & Testament of
William Jackson deceased was proved & approved
in due form of law and Letters Testamentary there-
upon were granted to James M. Taylor Jr and
James Jackson who were appointed and are
bound to administer the goods and chattels
rights and debts of said deceased according
to law and diligently and faithfully regard and
well and truly comply with the provisions of the

Q-5/208

W. H. C. C.
James McFarlan Jun.
& James Jackson Esq.
vs
Hannah Jackson

This INDEMNITY, Made the seventh day
of April A.D. one thousand eight hundred and fifty one
Between James McFarlan Jun. of East Brandywine
Township and James Jackson of East Calm Township
Chester County Executors of the last will and testament
of William Jackson late of East Brandywine Township

Chester County State of Pennsylvania of the one part, and Hannah Jackson
(Widow) of the same place of the other part, Witnesseth, That whereas the said William
Jackson by virtue of divers conveyances and assurances in the law duly had and
executed became in his life time lawfully seized in his demesne as of fee amongst
other lands, of and in a certain messuage or tenement and tract of land situ-
ated in East Calm Township Chester County aforesaid containing four acres of land
be the same more or less: and being thereof so seized made his Last Will and Testament
in writing bearing date the twenty seventh day of February A.D. one thousand eight
hundred and fifty one wherein and whereby amongst other things he directed that
the whole of his real estate should be sold by his Executors therein after name of
which said Will he appointed the above named James McFarlan and James
Jackson his Executors as by the said recited will since his death duly proved and rem-
aining of Record in the Register office in West Chester in the County of Chester recourse
being thereunto had more fully appears And Whereas

Now this Indemnity Witnesseth, That the said James McFarlan Jun. and James
Jackson Executors as aforesaid for and in consideration of the sum of Five hundred
and thirty five dollars lawful money to them in hand paid by the said Hannah
Jackson at and before the inscaling and ~~the~~ delivery of these presents the receipt

and thirty five dollar lawful money to them in hand paid by the said Hannah Jackson at and before the sealing and ~~the~~ delivery of these presents the receipt and payment whereof is hereby acknowledged have granted bargain and sold and by these presents by force and virtue of the power given in the said recited Will and Testament doth grant bargain and sell unto the said Hannah Jackson all the following above mentioned messuage and tract of land bounded and described as follows viz— Beginning at a stone in a public road thence along the same South fifty three degrees East nineteen paces and one tenth to a white oak tree thence along the same South sixty two and a half degrees East sixteen paces and seven tenths to a stone a corner of Gravin Marsh, now William Hill land thence by the same South three and a half degrees East ten paces to a stone thence by land of Samuel Torbet South about eighty four degrees West twenty nine paces and five tenths to a stone in a line of Jacob & Packer land thence by the same North three and a half degrees West thirty four paces to the place of beginning containing four acres of land be the same more or less. It being the same lot or tract of land which John Hill and his wife by their Indenture under their hand and seal duly executed bearing the 24th day of March A.D. 1849, did grant and confirm unto the above named William Jackson (deceased) in fee which by reference to said indentured Indenture recorded in the Records office of Chester County in Deed Book 265 Vol 105 page 481, March 30th 1849 will fully and at large appear. Together with all and singular the buildings improvements ways roads and waters

with all his right liberties privileges hereditaments and appurtenances whatsoever thereto
belonging and in anywise appertaining and the reversion and remainder parts issues and
profits thereof and also all the estate right title and interest whatsoever of the said William
Jackson at and immediately before the time of his decease in law equity or otherwise had
over of in to or out of the same. It have and to hold the said described messuage and tract
of four acres of land with the appurtenances unto the said Hannah Jackson and to her
heirs and assigns to the only proper use and behoof for the said Hannah Jackson her
heirs and assigns forever by the same title and to all intents and purposes the same as
held by him the said William Jackson at and immediately before the time of his decease.
And the said James McFaulconer and James Jackson have not heretofore done or
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 or may
be impeached charged or incumbered in title estate or otherwise howsoever. In testimony
whereof the said parties have hereunto set their hands and affixed their seals the day
and year first above written. James McFaulconer J.P. James Jackson J.P.
Signed sealed and allowed in the presence of James Ballen Moses Mendenhall.

Wchester County Sd. Before the subscribe one of the Justices of the Peace in and for
the said County personally came the above named James McFaulconer and James Jack-
son Executors and as such acknowledged the above Indenture to be their act and deed
for the purposes therein expressed in order that it might be recorded as such according
to law. In testimony whereof I have hereunto set my hand and affixed my seal the
seventh day of April A.D. one thousand eight hundred and fifty two James Ballen J.P. J.P.

DEED BOOK Q-5 PAGE 208
Recorded May 28th. A.D. 1857.

Deed
Hannah Jackson
To
James Jackson

This Indenture Made the fifth day of August, A.D. One thousand eight hundred and fifty two. Between Hannah Jackson (widow) of East Manheim Township County of Chester and State of Pennsylvania of the One part. And James Jackson of East Cocala Township County and State aforesaid of the Other part Witnesseth That the said Hannah Jackson for and in Consideration of the sum of Five Hundred and thirty five dollars good and lawful money of the State of Pennsylvania in hands paid by the said James Jackson at and upon the executing and delivery hereof the receipt and payment whereof I hereby acknowledge and thereof acquit and forever discharge the said James Jackson his heirs executors and administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents both grant bargain sell alien enfeoff release and confirm unto the said James Jackson

and to his heirs and assigns all that Messuage or tenement and tract of land
situated in East Calu Township and County of Chester bounded and described as
follows viz Beginning at a Stone in a Public Road thence along the same South
fifty three degrees East sixteen perches and one tenth to a white Oak tree thence
along the same South sixty two and a half degrees East Seventeen perches and
seven tenths to a Stone a Corner of William Hollis land thence by the same South
three and a half degrees East ten perches to a Stone thence by lands of James
Maitlan South about eighty four degrees west twenty nine perches and five tenths
to a Stone in a line of Sarah Alkins land thence by the same North three and
a half degrees west thirty four perches to the place of beginning containing
four acres of land be the same more or less It being the same lot or tract
of land which James M^r Sarban Sr and James Jackson Executors of the
last will and testament of William Jackson by their Indenture under their
hands and seals duly executed bearing date the seventh day of April A.D. 1852
did grant and convey unto the above named Hannah Jackson as fee which
by reference to said will and Indenture recorded in the Records Office
of Chester County in Book V 5 Vol 113 page 208 will fully and at large
appear Together with the said singular the Houses Buildings ways woods water
with courses rights liberties privileges Hereditaments and appurtenances whatsoever
thereunto belonging or to any way appertaining and the reversions remainders
rents issues and profits thereof Also all the estate right title and interest
claim and demands whatsoever of the said Hannah Jackson in law or
equity or otherwise whatsoever of or out of the same It Have and

To hold the said Mesuage and tract of four acres of lands hereditaments
and premises hereby granted or released or mentioned or intended so to be
with the appurtenances unto the said James Jackson and to his heirs and
assigns to the only proper use benefit and behoof of the said James Jackson
his heirs and assigns forever And the said Hannah Jackson for herself
her heirs executors and administrators doth Covenant promise grant and agree
to and with the said James Jackson his heirs and assigns by these presents
that she the said Hannah Jackson and her heirs the said Mesuage and
tract of four acres of lands hereditaments and premises hereby granted or
mentioned or intended so to be with the appurtenances unto the said James
Jackson his heirs and assigns against me the said Hannah Jackson my
heirs and against all and every other person or persons whomsoever lawfully
claiming or claiming by from or under him them or any of them shall and
will maintain and 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 Hannah Jackson
Sealed and delivered in the presence of James Wilson, Joseph Wilson
County Va.

De it remembered that on the fifth day of August
in the Year of our Lord one thousand eight hundred and fifty two
Before the undersigned One of the Justices of the Peace for the County aforesaid
personally appeared the above named Hannah Jackson and acknowledged
the foregoing Instrument to be her act and deed and the same as such to be
recorded according to law Witness my hand and seal the day and Year
aforesaid.

Recorded December 15th A.D. 1852

James Wilson
DEED BOOK R-5 PAGE 575

James Jackson

10 Acres, at 60 to 600.

Acres,

Horses, 1 25

1 Cattle, 25

Money at interest,

Furniture,

Carriage,

Occupation,

Watch,

7 50

5 25

4 5

6 25

4 37

08

James James

Acres at
Hend's Lot 1140.
Acres,

1 Horses, 40

Cattle,

Money at interest,

Furniture,

Carriage,

Occupation,

Watch,

4 00

3 22

4 06

Thomas D Lindley & James B Stearns

112 Acres, at 42 4704

Acres,

2 Horses, 75

9 Cattle, 225

Money at interest, 5 00

Furniture,

1874

ATLAS
OF
CHESTER CO.

PENNSYLVANIA

from actual Surveys by

H. F. BRIDGEMS, A. R. WITMER

AND OTHERS.

Published by

A. R. WITMER

Lebanon, Lancaster Co.

CALN TOWNSHIP.

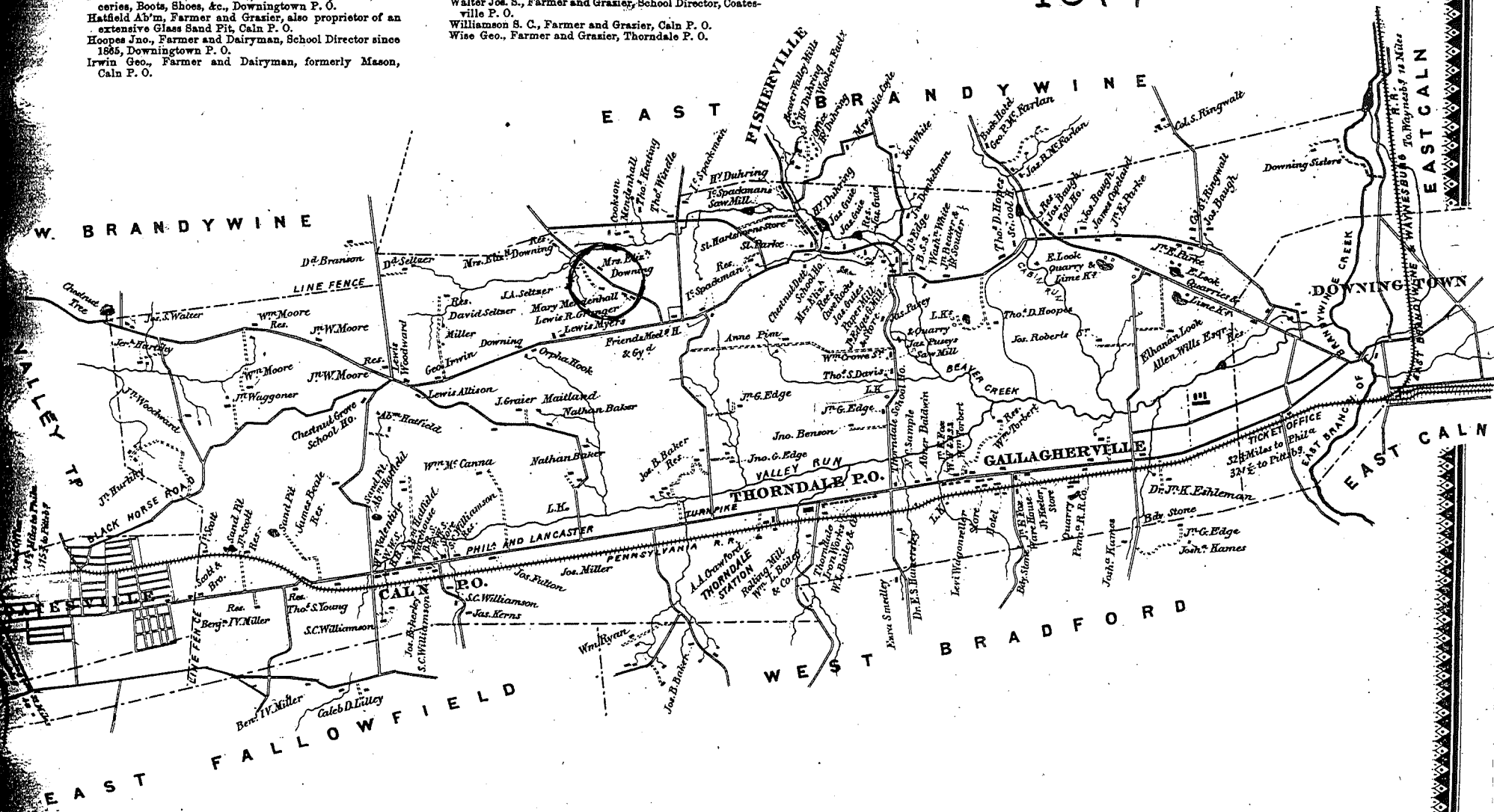
Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.
 Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Central E. R. Thorndale P. O.
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.
 Baugh Jos., Farmer and Grazier, Downingtown P. O.
 Crowe Wm., Sr., House Carpenter, Cabinet Maker, Sawyer and Chair Bow Manufacturer, Thorndale P. O.
 Davis Aaron, Farmer and Dairyman, Thorndale P. O.
 Edge Jb. V., Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downingtown P. O.
 Guis Jas., Manufacturer and Wholesale Dealer in every description of Paper, address Eagle Paper Mill, Downingtown P. O.
 Hamersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.
 Hartshorn Sam'l., (Fisherville), Dealer in Dry Goods, Groceries, Boots, Shoes, etc., Downingtown P. O.
 Hatfield Ab'm, Farmer and Grazier, also proprietor of an extensive Glass Sand Pit, Caln P. O.
 Hoopes Jno., Farmer and Dairyman, School Director since 1865, Downingtown P. O.
 Irwin Geo., Farmer and Dairyman, formerly Mason, Caln P. O.

Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.
 Mason Wm. P., Farmer and Grazier, Guthrieville P. O.
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.
 Moore Jno. W., Dairyman and Grazier, Coatesville P. O.
 Moore Wm., Farmer, Dairyman & Grazier, Coatesville P. O.
 Mullen Jno. E., proprietor of the Gallagherville Hotel, Downingtown P. O.
 Sample W. C., Thorndale P. O.
 Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.
 Seltzer J. And'w., Farmer, Dairyman and Grazier, Thorndale P. O.
 Spackman Amanda, Teacher, Downingtown P. O.
 Spackman Ia., Farmer and Grazier, Secretary of the School Board, Downingtown P. O.
 Torbert Benj. J., (Gallagherville,) Farmer, Grazier and Dealer in Live Stock, Thorndale P. O.
 Torbert Wm., Sr., Retired Farmer, Thorndale P. O.
 Walter Jos. S., Farmer and Grazier, School Director, Coatesville P. O.
 Williamson S. C., Farmer and Grazier, Caln P. O.
 Wise Geo., Farmer and Grazier, Thorndale P. O.

CALN

Scale 2 Inches to One Mile.

1874



Deed.

James Jackson wife
Lewis R. Granger.

This Indenture made the twenty fifth day of December in the year of our Lord one thousand eight hundred and sixty nine Between James Jackson of the township of Calm, County of Chester and State of Pennsylvania and Hannah W. his wife of the first part and Lewis R. Granger of the same place of the second part Witnesseth that the said party of the first part for and in consideration of the sum of one thousand eight hundred dollars lawful money of the United States of America well and truly paid by the said party of the second part to the

said party of the first part at and before the enrolling and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened infeoffed released conveyed and confirmed and by these presents do grant bargain sell alien infeoff release convey and confirm unto the said party of the second part his heirs and assigns all that certain messuage and tract of land in the said township of Calm more particularly bounded and described as follows Beginning at a stone a corner of lands of Jos. B. Baker thence by the same south three degrees east sixteen perches and seventy six hundredths to a stone a corner of Joseph Pitts' land thence by the same and lands of J. Grier Maitland and others south eight two degrees west forty seven perches and nine tenths to a stone in line of lands of Mary Mendenhall thence by the same north three degrees and

one half west fifty six perches to a stone in a Rural Road thence along the same south fifty three degrees east thirty four perches and seven tenths to a white oak tree and south sixty two degrees and a half east seventeen perches and seven tenths to the place of beginning containing ten acres and one half of an acre be the same more or less Being composed of the five tracts of land which Hannah Jackson by indenture dated the fifth day of August A.D. 1852 duly recorded in the Recorders Office of Chester County in Deed Book B. 5 vol. 114 page 575 of Grier Maitland by indenture dated the thirteenth day of February A.D. 1858 recorded in the Recorders Office of Chester County in deed book Z. 5 vol. 122 page 423) William Neil and Violet his wife by indenture dated the nineteenth day of April A.D. 1852 recorded in the Recorders office of Chester County in deed book B. 5 vol. 113 page 283. Bennett Powell and Rebecca his wife by indenture dated the seventeenth day of February A.D. 1855 recorded

in the Records office of Chester County in deed book 7 5 vol 122 page 429 and John K. Miller and Elizabeth
K. his wife by indenture dated the twenty eighth day of March A.D. 1859 recorded in the Records office of Chester
County in deed book 5.6. vol 141 page 301 granted and conveyed to the said James Jackson his heirs and
assigns forever Together with all and singular the buildings improvements woods ways rights liberties
privileges hereditaments and appurtenances to the same belonging or in any wise appertaining and the reversion
and reversions remainder and unremainder rents issues and profits thereof and of every part and parcel thereof
And also all the estate right title interest property possession claim and demand whatsoever both in law and equity
of the said party of the first part of in and to the said premises with the appurtenances to have and to hold the said
premises with all and singular the appurtenances unto the said party of the second part his heirs and assigns
to the only proper use benefit and behoof of the said party of the second part his heirs and assigns forever. And the said
James Jackson for himself his heirs executors and administrators doth by these presents covenant grant and agree
to and with the said party of the second part his heirs and assigns that he the said James Jackson and his heirs
all and singular the hereditaments and premises herein above described and granted or mentioned and intended
to be so with the appurtenances unto the said party of the second part his heirs and assigns against him the
said James Jackson and his heirs and against all and every other person or persons whomsoever lawfully claimed
or to claim the same or any part thereof shall and will warrant and forever defend. In witness whereof the said parties
of the first part to these presents have hereunto set their hands and seals dated the day and year first above written
Signed Sealed and delivered in presence of }
Wm R. Ash, S. G. Cook } (\$2.00
No G
Rev G) (RECORDED 12/29/1869
DEED BOOK 5-7 PAGE 434 James Jackson
Mannah N. Jackson

BERNARD'S
OFFICIAL SERIES
OF
FARM MAPS

CHESTER COUNTY



REFERENCES.

- Stone House
- Brick " "
- Frame " "
- Stone Barn
- Brick " "
- Frame " "
- Church
- School
- Rail Road
- Quarry
- Mill
- Gatesville B.D. G^o
- Modena " " MOD.
- Erroltown " " E
- Pomeroy " " P
- Mortonville " " MOR
- Doc Run " " D.R
- Thorndale " " T
- Caln " " C^A
- Non Resident N.R

Computed, Drawn and Published From Personal Examinations and Surveys

PENNSYLVANIA

By W. H. KERR & CO
PHILADELPHIA
1883

To have and to hold the said premises, with all and singular the appurtenances, unto the said part of the second part his Heirs and Assigns to the only proper use, benefit and behoof of the said part of the second part his Heirs, and Assigns forever

AND the said Service R. Granger, for himself his Heirs, Executors and Administrators, do hereby presents covenant, grant and agree, to and with the said part of the second part, his Heirs and Assigns forever that he the said Service R. Granger, his Heirs, all and singular, the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part of the second part, his Heirs and Assigns, against himself the said Service R. Granger, 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 by these presents Warrant and forever Defend In Witness Whereof, The said part he of the first part to these presents and hereunto set his hand and seals. Dated the 1st day and year first above written.

Sealed and Delivered in the Presence of

Joe H. Johnson
Herbert Rich

Service R. Granger
Ester D. Granger



Received, the day of the date of the above Indenture of the above named

State of Pennsylvania, County of Chouteau ss: ON THE Twenty day of April Anno Domini 1904 be me,

personally appeared the above named Service R. Granger and Ester D. his wife and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such; and the said Ester D. Granger being of full age, and separate and apart from her said husband by me thereon privately examined, and the full contents of the above deed being by me first made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal, and as her act and deed, deliver the above written Indenture, Deed or Conveyance, without any coercion or compulsion of her said husband WITNESS my hand and Official seal, the day and year aforesaid.

Recorded June 2, 1904 DEED BOOK Q-12 PAGE 203

Joe H. Johnson Justice of the Peace
Commission Expires May 2, 1907



(Q-12/203)

DEED

This Indenture

Made the Twenty-seventh day of

June 1864

April in the year of our Lord one thousand nine hundred and four (1904)

James H. Branger & Wife

between James H. Branger of the Township of Calab, County of Chester and State of Pennsylvania and Catherine D. Branger of the same place

of the first part WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Fifty Dollars

lawful money of the United States of America, well and truly paid by the said part of the second part to

the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have

granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, release, convey and

confirm unto the said part of the second part, his Heirs and Assigns,

All that certain Messuage and Tract of land situate in the said township of Calab, more particularly described as follows: Beginning at a stone a corner of lands of the estate of Charles H. Branger, thence by said land south three degrees east sixteen perches and thence by said land to a stone a corner of Joseph H. Branger thence by the same said lands of Joseph H. Branger and thence with said land south three degrees east sixty seven perches and thence by a stone a corner of land of John W. Middlehall thence by the same north three degrees and a half west fifty perches thence by a public road thence along the same south fifty three degrees east thirty seven perches and thence north ten minutes and a half east and thence south sixty two degrees and a half east and thence north and thence north to the place of beginning.

As testimony hereunto and in full of law, for the said parties of the first part, the said James H. Branger, which James H. Branger and wife by their respective hands and seals, the twenty-fifth day of December A. D. 1864, and published in the Chester County Public Deeds Book of Vol. 16, page 4, do granted and conveyed to James H. Branger

DEED

This Indenture, Made the Twenty ninth day of

Wayne C. Granger TO Esther D. Granger
April in the year of our Lord one thousand nine hundred and four (1904)
between Wayne C. Granger of the Township of Caln, County of
Chester, and State of Pennsylvania, of the first part. And Esther D. Granger, of the same place,

second of the other part, WITNESSETH, That the said Wayne C. Granger
for and in consideration of the sum of Fifteen Hundred Dollars, lawful money of the
United States of America, unto well and truly paid by the said Esther D. Granger
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath
aliened, enfeoffed, released, and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release and confirm unto
the said Esther D. Granger, her

That certain messuage and tract of land situate in the said Township of Caln, more particularly
bounded and described as follows, viz: Beginning at a stone corner of lands of the Estate
of Charles S. Bailey, thence by said land North three degrees, East sixteen perches, and seventy
six hundredths to a stone, a corner of Joseph Kee's land, thence by the same and lands of George
A. Irving and others, South eighty two degrees West forty seven perches, and nine tenths to a stone in
line of lands of John H. Mendonball, thence by the same North three degrees and a half West fifty
six perches to a stone in a public road, thence along the same South fifty three degrees, East thirty
four perches and seven tenths to a white oak tree, and South sixty two degrees and a half East
seventeen perches and seven tenths to the place of beginning, containing ten acres and one half
of land, be the same more or less, Being also the same premises which Wayne C. Granger and wife
Esther D. Granger bearing date the Twenty seventh day of April A. D. 1904, duly executed and
delivered and intended to be recorded granted and conveyed to Wayne C. Granger, party hereto
in

Together with all and singular the Buildings, improvements Ways, Waters, Water
Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging, or in any wise appertaining; and the Reversions and Remain-
ders, Rents, Issues and profits thereof, and all the Estate, Right, Title, Interest, Property Claim and Demand whatsoever, of
in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said Message and Lot or Tract of Land, Hereditaments
and Premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Esther D. Granger, her
Heirs and Assigns to and for the only proper use and behoof of the said Esther D. Granger, her Heirs and Assigns forever.

AND the said Wayne C. Granger, for himself, his Heirs, Executors and Administrators, doth
covenant, grant and agree, to and with the said Esther D. Granger, her Heirs and Assigns, that he
Wayne C. Granger and his Heirs, all and singular the Hereditaments and Premises herein above described and granted, or mentioned
and intended so to be, with the appurtenances, unto the said Esther D. Granger, her Heirs and
Assigns, against the said Wayne C. Granger, and his Heirs, and against all
and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by force, or under him, there
of any of them shall and will by three precepts warrant and forever defend.

In Witness Whereof, The said parties party of the first part to these presents have hereunto
their hand and seal, Dated the day and year first above written.

Thos. H. Gray

J. C. Johnson

Wayne C. Granger



Received, the day of the date of the or foregoing Indenture, of the

State of Pennsylvania, in and for the County of Chester, on the Twenty ninth day of April in the year one thousand nine hundred
and four (1904) before me,
the subscriber, a Justice of the Peace in and for the County aforesaid
personally appeared the above named Wayne C. Granger, and he
the above Indenture to be his act and deed, and desired the same might be recorded as such.

And the said being of full age, and separate and apart from said husband
by me thereon privately examined, and the full contents of the Deed being by me first made known unto did thereupon de-
clare and say that did voluntarily and of own free will and accord, sign, seal and as act and deed, deliver the
written Indenture, Deed or Conveyance, without any coercion or compulsion of said husband

WITNESS my hand and Official seal, the day and year aforesaid.

Recorded June 28, 1904

J. C. Johnson, Justice of the Peace
commission expires May 6, 1907



WILL of ESTHER D. GRANGER

Caln, Pa Nov. 30th 1907
To whome it may concern I, Esther D. Granger
being of sound and disposing mind, do
make this my last will and testament
I give to my daughter Mary J. Davis one
solid silver butter knife marked E. D. M.
one goose feather bed and one coverlid
marked, Mary Doan. and one linen sheet
marked T. E. D.

To my son Wayne L. Granger I give one
solid silver butter knife, marked E. D. M.
one goose feather bed and furniture to
furnish a bed room, if he wishes it.

To my daughter F. Maude Granger
I give one half dozen solid silver teaspoons
marked E. D. M. one goose feather bed,
one pair of blankets, Mothers bureau
and one table cloth marke E. D. M.

The balance of my property real,
personal or mixed, that I now have
or may hereafter possess, I give to my
husband Lewis R. Granger.

I also appoint my husband Lewis R. Granger
and my son Wayne L. Granger Executors
of this my last will and Testament

WITNESS
I Wm M. Davis
I John W. Mendenhall

signed Esther D. Granger

Lewis R. Granger
Wayne L. Granger

West Chester
Nov-13th
A. D. 1922
Charles W. D'Annunzio
deputy
Register.
and subscribed before me, at
affirmed

affirmed in the above Application, being duly according to law, did depose and
say that the matters and things set forth in the foregoing Petition are true to the best of
their knowledge and belief

Lewis R. Granger and Wayne L. Granger

DEED

LEWIS R. GRANGER

TO

WAYNE C. GRANGER & WIFE

This Indenture, Made the Fourth day of May in the year of our Lord one thousand nine hundred and Twenty five.

BETWEEN

Lewis R. Granger, widower, of Cain Township, Chester County, Pennsylvania, party of the first part; AND Wayne C. Granger, and Alice G. Granger, his wife, of the same place, as tenants in Entirety, parties

Be it 7 May agent in name Shes. Ch. F. 110 By 121 2-14-7758

Witnesseth That the said party of the second part for and in consideration of the sum of one dollar and other valuable considerations of the first part to the said party of the second part in lawful money of the United States of America, well and truly paid by the said party of the first part at and before the encoding and delivery of these presents, the receipt whereof is hereby acknowledged. hath granted, bargained, sold, aliened, conveyed, released, confirmed, and by these presents doth grant, bargain, sell, alien, convey, release, confirm and confirm unto the said party of the second part their Heirs and Assigns.

Wh. CERTAIN messuage and tract of land situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:-

BEGINNING at a stone a corner of lands of the Estate of Charles L. Bailey; thence by said lands south three degrees east, sixteen perches and seventy six hundredths to a stone, a corner of Joseph Dees' land; thence by the same and lands of George A. Irwin and others, south eighty two degrees west, forty seven perches and nine tenths to a stone in line of land of John W. Mondenhall; thence by the same north three degrees and a half west, fifty six perches to a stone in a public road; thence along the same south fifty three degrees east thirty four perches and seven tenths to a white oak tree; and south sixty two degrees and a half east, seventeen perches and seven tenths to the place of beginning. CONTAINING ten acres and one half of land, be the same more or less.

BEING the same premises which Wayne C. Granger by his indenture bearing date the twenty ninth day of April A. D. 1904, and on record in the Recorder's Office of Chester County in Deed Book 3-12, Vol. 290, Page 321, granted and conveyed unto Esther D. Granger, who died on or about the twentieth day of October, A. D. 1922, first having made her last will and testament, dated November 30th, A. D. 1907, duly probated in the Office of the Register of Wills of Chester County on the 14th day of Nov. A. D. 1922, and of record in Will Book No. 44, Page 575, wherein said Will she bequeathed the real estate above mentioned unto her husband, Lewis R. Granger, party hereto in fee.

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

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

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

IN WITNESS WHEREOF, The said party of the first part to these presents hath hereunto set his hand and seal. Dated the 4th day of May 1925.

Signed, Sealed and Delivered in the presence of : 33.00 : Anthony Cozzone : I. R. : Lewis R. Granger (SEAL) W. C. Johnson : STAMP :

Received the day of the date of the above Indenture of the above named

State of Pennsylvania County of Chester ss: ON THE Fourth day of May Anno Domini 1925 before me, the subscriber a Justice of the Peace in and for the County and State aforesaid,

personally appeared the above named Lewis R. Granger, his and in due form of law acknowledged the above INDENTURE to be his act and deed, and desired the same might be recorded to each. Witness my hand and Official seal the day and year aforesaid

Recorded May 6, 1925. W. C. Johnson, Justice of the Peace My commission expires First Monday in January, 1930.

N O I E

Although ALICE G. GRANGER, wife of Wayne C. Granger, and co-grantee of premises in Deed Book U-16 page 75, died on August 17, 1957 and left a Will recorded in Chester, County Register, of Wills - Will Book 72 page 19 as of File No. 60005, said Will is not furnished herewith inasmuch as the real estate did not pass under said Will. Said Wayne C. Granger, therefore, became sole owner by reason of his survivorship.

This Deed, made this 31st

627 of

July

1957

Between, WAYNE C. GRANGER, widower,

(hereinafter called the "Grantor").

of the one part, and LOUIS N. SELTZER and MARIAN H. SELTZER, his wife, of Caln Township, Chester County, Pennsylvania (hereinafter called the "Grantees"), of the other part.

Witnesseth, That in consideration of FIFTEEN THOUSAND

Dollars, on hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantees their heirs and assigns as tenants by the entirety.

ALL THAT CERTAIN tract or piece of land situate in the Township of Caln, County of Chester, State of Pennsylvania and described according to a plan of property for Wayne C. Granger about to be conveyed to Louis N. Seltzer and Marian H. Seltzer, his wife, plan made by Edwin B. Wagner, Professional Engineer dated June 6th, 1964 as follows, to wit:

BEGINNING at a nail on the title line in the bed of Caln Meeting House Road (a road leading Northwestwardly from Kings Highway, a corner of land now or late of Stanley W. Kuryloski; thence extending from said point of beginning along the last mentioned land South 03 degrees, 41 minutes, 30 seconds West crossing the Southwesterly side of Caln Meeting House Road 275.14 feet to an iron pipe, a corner of land now or late G. Wallace; thence extending along the following six different lands now or late of G. Wallace, M. B. Layton, D. T. Brown, F. E. Weikel, D. Shearer and L. Miller South 85 degrees, 42 minutes, 30 seconds West 799.67 feet to a stone in line of land now or late of Genevieve McGuigan; thence extending along the last mentioned land North 01 degree, 05 minutes, 30 seconds East partly through a stone wall, crossing an iron pipe at the end of the stone wall, crossing a private lane and recrossing the Southwesterly side of Caln Meeting House Road 929.92 feet to a nail on the title line in the bed of Caln Meeting House Road aforesaid; said nail also being in the bed of Transcontinental Gas Pipe Line Company, said private lane extending southwestwardly from Caln Meeting House Road into a private lane on premises to the Southwest; thence extending along the title line through the bed of Caln Meeting House Road the three following courses and distances, (1) South 47 degrees, 50 minutes East 271.80 feet to a nail (2) South 51 degrees, 54 minutes East, 508.93 feet to a nail and (3) South 62 degrees, 00 minutes East 210.66 feet to the first mentioned nail, the point and place of beginning.

CONTAINING in area 10.543 acres.

BEING the same premises which Lewis R. Granger, widower by Deed dated May 4, 1925 and recorded in Chester County, in Deed Book U-16, Vol. 392, page 75 conveyed unto Wayne C. Granger and Alice G. Granger, his wife, in fee.

AND the said Alice G. Granger died August 17, 1957.

X35 PAGE 558

This Deed, made this 21st day of October 1964.

Between, LOUIS N. SELTZER and MARIAN H. SELTZER, his wife, of Cain Township, Chester County, Pennsylvania (hereinafter called the "Grantor &").

of the one part, and H. PENNELL BLACK and LETA W. BLACK, his wife, of the Borough of Downingtown, Chester County, Pa. (hereinafter called the "Grantee &"), of the other part.

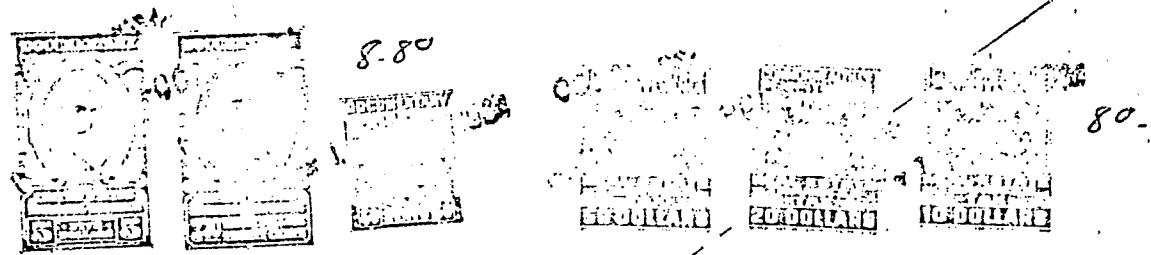
Witnesseth, That in consideration of Eight Thousand (\$8,000.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor & do hereby grant and convey unto the said Grantee & their heirs and assigns as tenants by the entireties

ALL THAT CERTAIN lot or parcel of land situate in Cain Township, Chester County, Pennsylvania, together with improvements thereon erected more particularly bounded and described as follows:

BEGINNING at a point in the center of Cain Meeting House Road, leaving said road along land of Stanley W. Kuryloski S 3° 41' 30" W 275.14 feet to an iron pipe, thence along lands of G. Wallace and M. B. Layton S 85° 42' 30" W 185 feet to a point, thence along land of Louis N. Seltzer N 4° 20' 31" W 313.17 feet to a point and N 28° 0' E 85 feet to a nail near the center of Cain Meeting House Road, thence along Cain Meeting House Road S 62° 00' E 210.66 feet to the first mentioned point and place of beginning. Containing 1.82 acres of land be the same more or less.

BEING a part of the same premises which Wayne C. Granger, widower, by Deed dated July 31, 1964 and recorded in Chester County, in Deed Book X-35 page 558 conveyed unto Louis N. Seltzer and Marian H. Seltzer, his wife, in fee.



REAL ESTATE TRANSFER TAX PAID ON \$8,000.00

James B. Gruff

DED. COLL.

And the said Grantors do hereby covenant to and with the said Grantees that they, the said Grantors — their heirs and assigns — SHALL & WILL

BY THESE PRESENTS Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee S their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written. SEALED AND DELIVERED In the Presence of:

Frederick S. Barnsall
Alexander Endy

Louis N. Seltzer
Marian H. Seltzer
SEAL
SEAL
SEAL
SEAL

State of PENNSYLVANIA County of CHESTER
On this 21st day of October 1964, before me, the undersigned officer, personally appeared LOUIS N. SELTZER and MARIAN H. SELTZER, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Genevieve P. ...
Notary Public
...VILLE, PA.

Oct 27 12 33 PM '64
RECORDED OF DEEDS
CHESTER CO. PA.

Deed
LOUIS N. SELTZER and
MARIAN H. SELTZER, his
wife

to
H. PENNELL BLACK and
LELA W. BLACK, his wife,

The address of the Grantee S is
Inchland Avenue
Downingtown, Pa.

LAW OFFICES
WALSHEN AND ENDY
STATEVILLE, PENNSYLVANIA

RECORDED in Deed Book B 36 page 168
GIVEN under my hand and the seal of the said office, the date above written.

Recorder of Deeds

This Deed, made this 29th day of February 1968.

Between, H. PENNELL BLACK and LETA W. BLACK, his wife, of the Borough of Downingtown, Chester County, Pennsylvania (hereinafter called the "Grantors"), of the one part, and GERALD J. BARANZANO and DOROTHY J. BARANZANO, his wife, of the City of Coatesville, Chester County, Pennsylvania (hereinafter called the "Grantees"), of the other part.

Witnesseth, That in consideration of ELEVEN THOUSAND (\$11,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by the entireties.

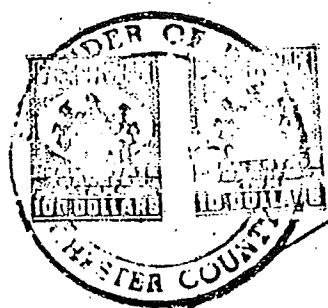
ALL THAT CERTAIN lot or parcel of land situate in Caln Township, Chester County, Pennsylvania, together with improvements thereon erected more particularly bounded and described as follows:

BEGINNING at a point in the center of Caln Meeting House Road, leaving said road along land of Stanley W. Kuryloski S 3° 41' 30" W 275.14 feet to an iron pipe, thence along lands of G. Wallace and M. B. Layton S 85° 42' 30" W 185 feet to a point, thence along land of Louis N. Seltzer N 4° 20' 31" W 313.17 feet to a point and N 28° 0' E 85 feet to a nail near the center of Caln Meeting House Road, thence along Caln Meeting House Road S 62° 06' E 210.66 feet to the first mentioned point and place of beginning. Containing 1.82 acres of land be the same more or less.

BEING the same premises which Louis N. Seltzer and Marian H. Seltzer, by their Deed dated October 21, 1964, and recorded in the Recorder of Deed's Office, Chester County, Pennsylvania, in Deed Book B-36, page 168, granted and conveyed unto H. Pennell Black and Leta W. Black, his wife, the Grantors herein in fee.

STATE TRANSFER TAX
PAID ON \$11,000

Jose B. Gruff
REC. CLERK



110 -

And the said Grantors do hereby covenant to and with the said Grantees that they, the said Grantors, their heirs and assigns, SHALL and WILL BY THESE PRESENTS Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them. IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written. SEALED AND DELIVERED In the Presence of:

John B. Talierco

H. Pennell Black



Leta W. Black



State of Pennsylvania County of Chester
 On this 29th day of February, 1968, before me, the undersigned officer, personally appeared H. Pennell Black and Leta W. Black

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

John B. Talierco
 JOHN B. TALIERCO, Notary Public
 DOWNINGTOWN, CHESTER CO., PA.
 My Commission expires July 22, 1968

March 1, 9 44 AM '68
 RECORDER OF DEEDS
 CHESTER CO. PA.

1537

Beed

H. PENNELL BLACK
 and
LETA W. BLACK

TO

GERALD J. BARANZANO
 and
DOROTHY J. BARANZANO

The address of the Grantees is

R. D. #1
 Coatesville, Pennsylvania

JOHN B. TALIERCO
 Attorney at Law
 114 West Lancaster Avenue
 Downingtown, Pa. 19335

RECORDED in Deed Book A-38 page 932
 GIVEN under my hand and the seal of the said
 office, the date above written.

Recorder of Deeds

1963



1970





2001