

JAMES D. McGUIGAN JR.
1218 OLD CALN MEETINGHOUSE ROAD
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Mary Larkin Dugan
House Histories
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HISTORY OF THE McGUIGAN HOUSE

The story of this rambling old house probably began in 1840, when Morgan and Ann Reese sold their woodland tract of a little over six acres to Miriam Swayne. Miss Swayne lived in Delaware County, probably somewhere around Darby, and she apparently bought the property for her sister Sarah Swayne Mendenhall and Sarah's husband Moses. At any rate, it is Moses who appears in the tax records, never Miriam.

The next year Miriam had a two-story log house built on the land, and the carpenter was Cookson Mendenhall, a neighbor and also Moses Mendenhall's nephew. We know Cookson was the carpenter because Miriam was slow to pay him--so slow, in fact, that court records show he placed a lien on the property until Miriam paid him the \$50 she owed. It was definitely Miriam, not Moses, who had the house built.

(It should be noted that the 1841 house may or may not be part of the house that stands on the property in 2004. I would have to examine the house in order to determine whether part of it is early 19th-century, but having been told that one part was of logs with a dirt floor, I have no doubt of its date. Several additions were made to the house over the intervening years.)

The Mendenhalls had eight children, most of whom were grown or at least teenagers by the time the family moved into their new house in 1841. Moses died in 1855, so Miriam's will, written in 1862 and proved in 1863, leaves the property to her sister Sarah. It seems that Miriam may have been supporting the family, in part anyway. Moses was an elusive figure: there's no will for him in the Chester County Archives, nor could I find his death notice in the Historical Society. It's unusual to find neither evidence of a death. Checking further, I found that in 1832 he was arrested for debt. At that time he pled "that he married early in life without other means to support a family than what he could earn by his manual labor" plus "a weakly constitution" as the reasons he hadn't been able to support his family, which then numbered seven children. An eighth came on the scene later. So Miriam was indeed pulling his chestnuts out of the fire.

Miriam's will provided that Sarah's and Moses' daughter Mary Vickers Mendenhall inherit on Sarah's death. By the way, Mary was named for her grandmother, the wife of David Mendenhall and daughter of Jon Vickers of Underground Railroad fame. He conducted a "station" from his pottery at Lionville.

In 1874 Mary sold the little farm to her cousin Cookson, who had built the house. On Cookson's death ten years later, Mary, acting as administrator of the estate, sold the place to Cookson's son John. At John's death in 1917, the farm went to his wife Lizzie, and then when she died in 1928 their son, another Cookson, inherited. A year later, he sold the farm out of the family, to James and Genevieve McGuigan. In 1968 the heirs of Genevieve McGuigan sold the old house and part of the property to James D. McGuigan Jr. This property was transferred in 1984 from James Jr. and first wife Irene to James Jr. and second wife Bernadette. In 1992 a final transaction transferred it to James Jr. himself.

To sum up, the house was Miriam Swayne's for twenty-three years, the Mendenhalls' for sixty-six years, and has been the McGuigans' for seventy-five years.

Mary Larkin Dugan
August 2004

L 4. 10. 1876

DIED.—Cookson Mendenhall, died last evening at his home in Cain township, aged about 58 years. He served as assessor and constable of that township during a number of years past. His death was the result of bilious pneumonia. L 4. 10. 76

1899

Mary Mendenhall, 1899

On March 2 Mary Mendenhall died at her home in Cain township. Deceased had she lived until July 3, would have been 78 years old. She was a consistent member of the Society of Friends and was loved and respected by all who knew her. She had lived at her late home ever since her marriage to Cookson Mendenhall.

One daughter and five sons survive her. Esther D., wife of Lewis Granger, of Cain, who lives in Downingtown; Hayes and Joseph D., of Philadelphia, and John W., and Lewis A., of Cain.

She also leaves behind her one brother, Joseph Doan, of West Brandywine, and three sisters, Sarah Ash, of Philadelphia; Ruth Hughes, of Kennett Square, and Susan Doan, of Marshallton.

The remains will be interred at Cain Burying Grounds. Due notice of the funeral will be given.

L 9. 24. 1917

John W. Mendenhall.

At his home in Cain township on Saturday, September 22d, John W. Mendenhall, one of the best known men of that locality, died in his 61st year. For some years he had been in ill health. 9, 24

He was born March 9, 1858, and died on the old homestead farm which was previously owned by his father. He was a son of Cookson and Mary Mendenhall and married Elizabeth T. Timbler. He is survived by his widow, two sons, Cookson, on the home place, and George W., of Downingtown; eight grandchildren, two brothers and one sister.

He was well known in politics, having served as Jury Commissioner in the county and held the offices of Constable, Assessor and Tax Collector for the past thirty-seven years in Cain township.

MENDENHALL.—In Cain township, on September 22, 1917, John W. Mendenhall, in the 60th year of his age.

Relatives and friends, also Knights of the Golden Eagle, Windsor Castle, No. 92, of Downingtown, and Independent Americans, Downingtown Council, No. 804, are invited to attend the funeral without further notice from his late residence, in Cain township, on Wednesday, September 26th, 1917. Meet at the house at 11 o'clock a. m. Services in East Brandywine Baptist Church at 1 o'clock p. m. Interment in adjoining cemetery. Automobiles will meet trains and trolleys at Downingtown station between 9 and 10 o'clock a. m. Wednesday. 9-24

L 9. 27. 1917

Funerals

The funeral of John Mendenhall, of Cain township, which occurred yesterday afternoon, at East Brandywine Baptist Church, was the largest one known there for many years. The church was completely filled with relatives and friends. Services were in charge of Rev. Samuel H. Fetterolf, pastor of the church, who preached the sermon, taking his text from Job 5: 18, "For he maketh sore and bindeth up; he woundeth and his hands make whole." He was assisted by Rev. Ralph Madsen, a former pastor, now in Angora Baptist Church, who based a few remarks on the 23d Psalm, and a quartette of young women from that church, Mrs. Thomas Laird, Miss Myrtle Lilley, Miss Mae Reber and Miss Marian Hinkson, sang selections. Miss Hinkson also sang a solo. These were the bearers: Barclay Krauss, Lewis Woodruff, James Carpenter, Samuel Zynn, Harry McComsey and Ralph Orr. 9, 27

DEED DESCENT

James D. McGuigan Jr.

1218 Old Caln Meetinghouse Road Tax parcel 39-1-45.4

Caln Township Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
S4, 659 4/3/1837	Joseph M. & Grace Downing to Morgan L. Reese, tract of woodland, part of tract of land Hunt & Deborah Downing conveyed to Joseph M. Downing.	6 acres 17 perches \$305.31
S4, 660 3/21/1840	Morgan L. & Ann Reese to Miriam L. Swayne, tract of land	6 acres 17 perches \$300.00
7/3/1841	Cookson Mendenhall filed a mechanic's lien for \$50 owed him by Miriam Swayne "against a certain two story log house...for carpenter work done and performed by him in erecting the aforesaid House." Cookson Mendenhall was a nephew of Moses Mendenhall, who was Miriam's brother-in-law. <u>As this is the first mention of a dwelling on this property, we can date the oldest part of the house to 1841. The tax records support this date.</u>	
3/5/1863	Miriam Swayne died, leaving "her sister Sarah Mendenhall for life a tract in East Caln Township, Chester County, bought in 1840, now occupied by Sarah, and after her to her [Sarah's] daughter Mary V. Mendenhall." Quoted in <i>Chester County Swaynes</i> . As Miriam died in Delaware County, her will is in Media. Fortunately, this quote makes a trip to Media unnecessary.	
V9, 127 4/24/1874	Mary Mendenhall to Cookson Mendenhall, messuage & tract.	6 acres 17 perches \$610.00
X9, 385 12/13/1884	Mary Mendenhall, administrator of Cookson Mendenhall estate, to John W. Mendenhall, messuage & tract. Orphans court ordered sale of the property in order to cover debts.	6 acres 17 perches \$710.00
H18, 88 7/13/1929	Cookson M. & Margaret Mendenhall to James & Genevieve McGuigan, land with buildings. John Mendenhall had died	6 acres 17 perches \$1.00

in 1917, leaving his property to wife Lizzie. She died in 1928 and left the property to their son Cookson.

C38, 255 4/1/1968	Sydney McGuigan et al, executors and heirs of Genevieve McGuigan, to James D. McGuigan Jr., land and buildings. Two tracts, of which the second is 6 acres 17 perches. James McGuigan had died in 1958 and Genevieve in 1967.	\$14,750.00
T63, 150 7/9/1984	James D. McGuigan Sr. & Irene McGuigan to James D. McGuigan Jr. & Bernadette McGuigan, land with buildings, part of the property in previous transaction	91,727 sq. ft. \$13,000.00
3213, 266 9/22/1992	James D. McGuigan Jr. & Bernadette McGuigan to James D. McGuigan Jr., land with buildings	\$1.00

East Caln Township taxes

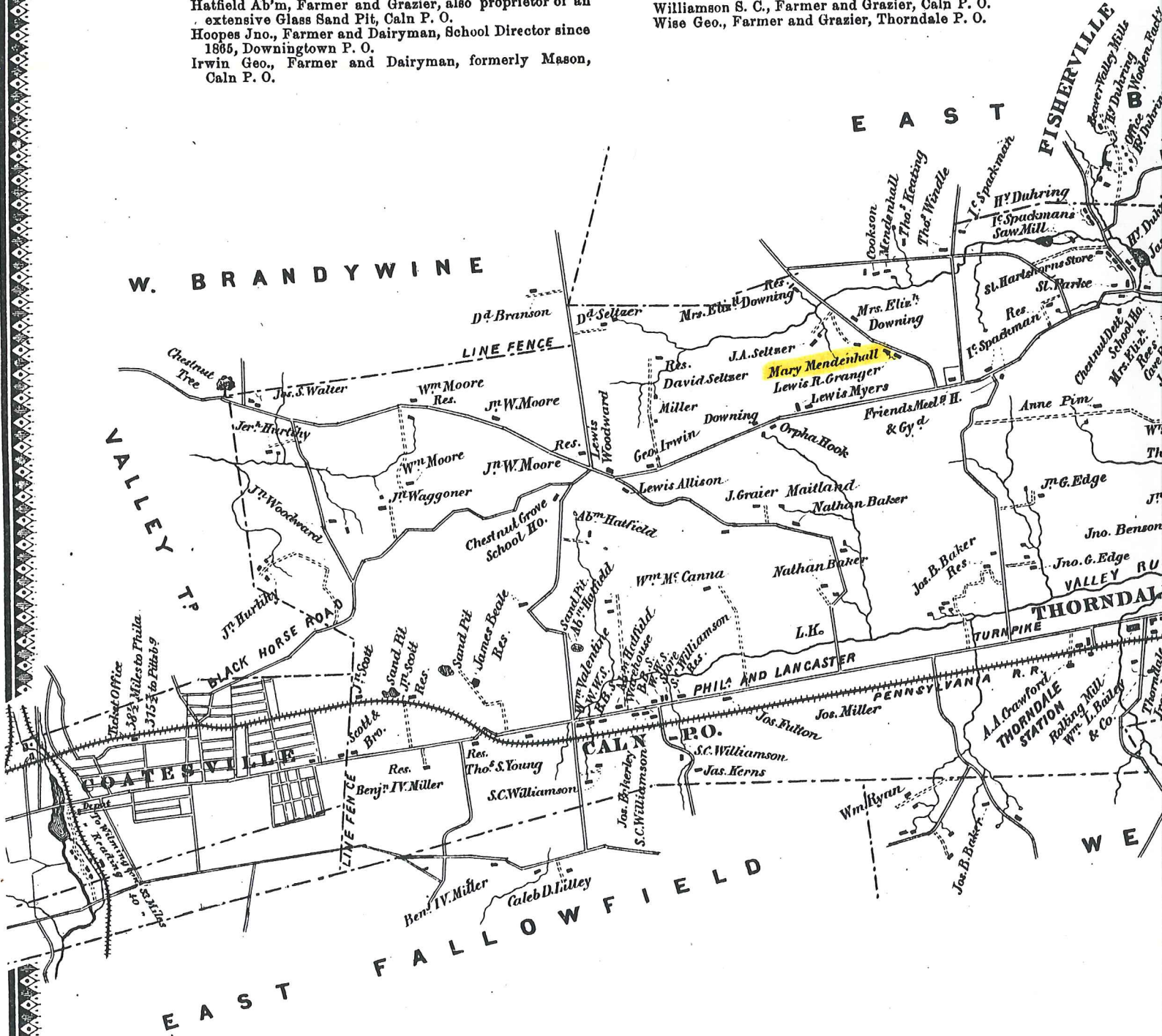
1837	Morgan Reese	30 acres @ \$50, \$1,500; lot & buildings, \$2,050
1840	Morgan Reese	30 acres @ \$52, \$1,500; 6 acres @ \$20, \$150; buildings, \$1,300
1841	Moses Mendenhall	6 acres @ \$30, \$180; building, \$100
1850	Moses Mendenhall	house & 6 acres, \$400; occupation (not given), \$50

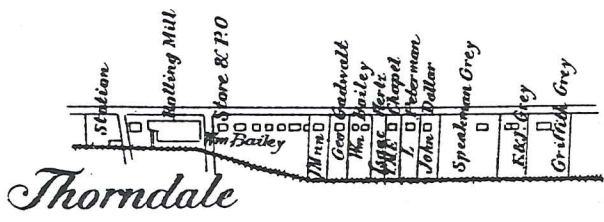
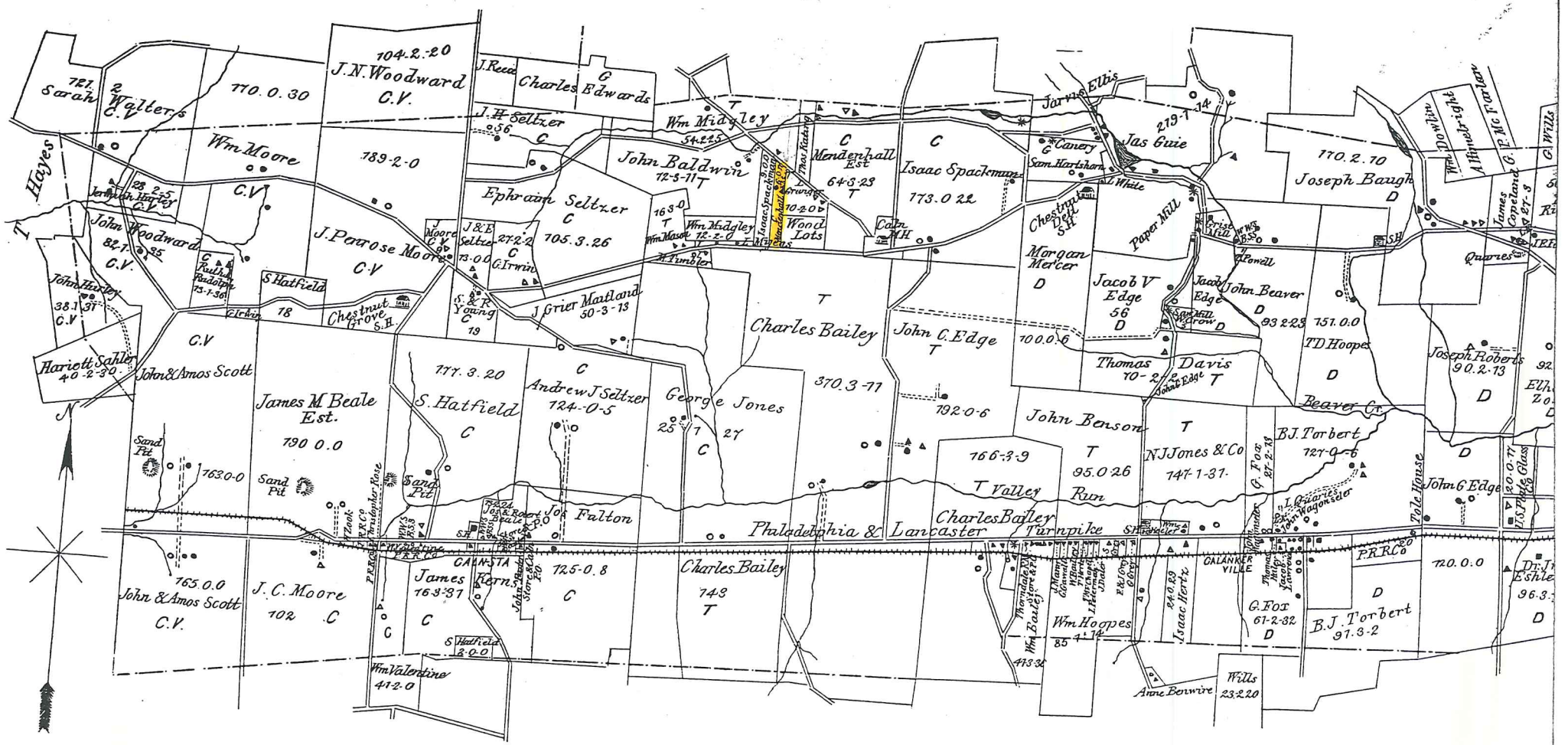
Moses Mendenhall was the husband of Sarah Swayne Mendenhall, Miriam Swayne's sister. Apparently, as stated in *Chester County Swaynes*, Sarah and her husband were living on the property. Oddly, there is no reference in the tax records to Miriam Swayne as owner. The increase in assessment from 1840 to 1841 and the mechanic's lien make it all but certain the first house on the property was built at that time.

CALN TOWNSHIP.

Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.
 Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.
 Baugh Jos., Farmer and Grazier, Downingtown P. O.
 Crowe Wm., Sr., House Carpenter, Cabinet Maker, Sawyer and Chair Bow Manufacturer, Thorndale P. O.
 Davis Aaron, Farmer and Dairyman, Thorndale P. O.
 Edge Jb. V., Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downingtown P. O.
 Guie Jas., Manufacturer and Wholesale Dealer in every description of Paper, address Eagle Paper Mill, Downingtown P. O.
 Hamersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.
 Hartshorn Sam'l, (Fisherville,) Dealer in Dry Goods, Groceries, Boots, Shoes, &c., Downingtown P. O.
 Hatfield Ab'm, Farmer and Grazier, also proprietor of an extensive Glass 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. B., proprietor of the Gallagherville Hotel, Downingtown P. O.
 Sample N. C., Thorndale P. O.
 Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.
 Seltzer J. And'w, Farmer, Dairyman and Grazier, Thorndale P. O.
 Spackman Amanda, Teacher, Downingtown P. O.
 Spackman Ic., 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.





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

Joseph Reynolds
Wm C. James
Wm MacFent

County Commissioners



Scale 100 Perch

C.V. Coatesville P.O.
 C. Cain P.O.
 T. Thorndale P.O.
 G. Gulkrizville P.O.
 D. Downingtown P.O.

Moses Mendenhall 1832

Delaware County

TO the Honorable Judges of the Court of Common Pleas of Chester County, now holding a Court of Common Pleas in and for the said county:

The Petition of *Moses Mendenhall, now of Delaware County, but at the time of his arrest under the following described bail piece a resident of Chester County.*

RESPECTFULLY SHEWETH:

THAT your Petitioner *was arrested and held in the custody of Peter Osborn Esq. High Sheriff of Chester County under and by virtue of a bail piece issued at the instance of Ebenezer Maresh his Special Bail in a suit wherein Abiah Woodward is Plaintiff and the said Petitioner Defendant for a debt of forty nine dollars & Thirty five and an half cents besides costs,*

and is willing to deliver up for the use of his creditors, all his property, real, personal and mixed, to which he is in any manner entitled: A schedule whereof, on *affirmation* together with a list of his creditors, and the nature and amount of their debts, as far as he can ascertain the same, with a statement of his losses, and the means whereby he became insolvent, are exhibited with and annexed to this Petition. That your Petitioner has resided within this County and Commonwealth, for more than six months immediately preceding his *arrest on the said Bail piece.*

He therefore prays the Court, to grant him such relief as is prescribed and directed, by the Acts of Assembly, in such case made and provided.

And he will pray, &c.

Moses Mendenhall

Chester county, ss.

Moses Mendenhall the above Petitioner being *affirmed* in due form of law, *declares* and says that the facts set forth in the above petition; the schedule of his property annexed thereto, the list of his creditors, and the nature and amount of their debts, as far as he can ascertain the same, together with a statement of his losses and the means whereby he became insolvent, are correct and true, to the best of his knowledge.

affirmed and subscribed this *6th* day of *August* 18*32*

Moses Mendenhall

before *John Yeaves J.P.*

I do hereby assign, transfer and set over all my estate, real, personal and mixed, unto

Abiah Woodward

Heirs, Executors, Administrator and Assigns,

In trust for the use of my creditors.

WITNESS my hand and seal, this *tenth* day of *September* Anno Domini, 182*3*

SEALED AND DELIVERED }
IN THE PRESENCE OF }

John W. Birmingham
J. D. Pettit

Moses Mendenhall



Petitioner states as the reasons and means
whereby he became insolvent - That he is
and always has been of a weakly con-
stitution, and that he married early in life
without other means to support a family
than what he could earn by his man-
ual labor. That he has a wife and seven
children to support from the product of
his daily labor and that owing to the
sickness of himself & portion of his family
he was obliged to contract debts which
he is now unable to pay

Moses Meridenhall

Deed
 Joseph M. Downing & wife }
 to }
 Morgan L. Reese }

His Indenture

Made this third day of April in the year of our Lord one thousand eight hundred and thirty seven Between Joseph M. Downing of the township of West Whiteland county of Chester and state of Pennsylvania and Grace his wife of the one part and Morgan L. Reese of the township East Calu county and state aforesaid of the other part. Witnesseth that for and in consideration of the sum of three hundred and five dollars and thirty one cents to them in hand paid by the said Morgan L. Reese at and before the sealing and delivering hereof the receipt and payment whereof they do hereby acknowledge and thereof acquit and forever discharge the said Morgan L. Reese his heirs Executors and Administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Morgan L. Reese and to his heirs and assigns all that tract of woodland situate in East Calu township county and state aforesaid bounded and described as follows **Beginning** at a stone in a public road a corner of John V. Madson Thomas Windles and Gaveren Marsh's land thence along the said road south fifty five degrees East thirteen perches and eight tenths to a stone a corner of Jacob E. Parke's land thence by the same south three and a half degrees East eighty seven and half perches to a stone in another public road leading from the black horse tavern by Leary meeting house thence along the said road south eighty four degrees west ten perches and six tenths to a stone a corner of Gaveren Marsh's land thence by the same North three and a half degrees west ninety seven perches to the place of beginning **Containing** six acres and seventeen perches be the same more or less (being a part of the same tract of land which Hunt Downing and Deborah his wife by Indenture duly executed did grant and confirm convey to the above named Joseph M. Downing to his heirs and assigns forever by reference to the said Indenture recorded in the Recorder's Office for Chester county in deed book N 3 -

together with all and singular the buildings -

Said Indenture recorded in the recorder's office for Chester county in deed book 4 v. vol. 71 page 495 will fully appear) Together with all and singular the buildings improvements ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever therunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said Joseph M. Downing and Grace his wife in law or equity or otherwise howsoever of in to or out of the same. To have and to hold the said tract of six acres and seventeen perches of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Morgan L. Reese his heirs and assigns to the only proper use and behoof of the said Morgan L. Reese his heirs and assigns forever. And the said Joseph M. Downing and Grace his wife for themselves their heirs Executors and Administrators do covenant promise grant and agree to and with the said Morgan L. Reese his heirs and assigns by these presents that the said Joseph M. Downing and Grace his wife and their heirs the said tract of land above mentioned and described hereditaments and premises hereby granted and released or mentioned or intended so to be with the appurtenances unto the said Morgan L. Reese his heirs and assigns against them the said Joseph M. Downing and Grace his wife and their 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 her them or any or either of them shall and will warrant and forever defend by these presents. In witness whereof the said Joseph M. Downing and Grace his wife have to these presents hereunto interchangeably set their hands and seals the day and year first above written.

Joseph M. Downing
 Grace Downing

Sealed and delivered in their presence of, Eliza M. Mullin, John M. Mullin.
 Chester County, N.C. Be it remembered that on third day of April in the year of our said one thousand eight hundred and thirty seven before me the Subscriber one of the said one thousand eight hundred and thirty seven personally came the above.

Recorded April 3rd A.D. 1840.

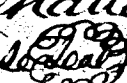

Deed

Morgan L. Reese & wife
To
Miriam Swayne

Edw. Underhill Made the twenty first day of March in the year of our Lord one thousand eight hundred and forty Between Morgan L. Reese of the township of East Calm in the county of Chester and State of Pennsylvania and Ann his wife of the one part

and Miriam Swayne of Darby township county of Delaware and State aforesaid of the second part Witnesseth that the said Morgan L. Reese and Ann his wife for and in consideration of the sum of three hundred dollars lawful money of the United States of America unto them well and truly paid by the said Miriam Swayne at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released conveyed and confirmed and by these presents do grant bargain sell alien enfeoff release convey and confirm unto the said Miriam Swayne her heirs and assigns all that piece and parcel of land situate in East Calm aforesaid bounded and described as follows **Beginning** at a stone in a public road a corner of John J. Masons Thomas Winkle and Traveners Marshs land thence along the said road South fifty five degrees East thirteen perches and eight tenths to a stone a corner of Jacob C. Parkes land thence by the same South three and an half degrees East eighty seven and an half perches to a stone in another public road leading from the black horse tavern by Calm meeting house thence along the said road South eighty four degrees west ten perches and six tenths to a stone a corner of Traveners Marshs land thence by the same North three degrees and an half west ninety seven perches to the place of beginning **Containing** six acres and seventeen perches be the same more or less. (It being the same lands that Joseph M. Downing and Grace his wife by their indenture bearing date the 11th day of March in the year of our Lord one thousand eight hundred and

600

thence along the said road south eighty four degrees west ten perches or more or
tenths to a stone a corner of Gravenor's land thence by the same North three
degrees and an half west ninety seven perches to the place of beginning **Containing**
Six acres and seventeen perches be the same more or less. (It being the same lands
that Joseph M. Downing and Grace his wife by their Indenture bearing date the
third day of April in the year of our Lord one thousand eight hundred and
thirty seven sold and conveyed to the said Morgan L. Reese in fee. Together
with all and singular the improvements ways waters water courses rights liber-
ties privileges hereditaments and appurtenances whatsoever therunto belonging
or in any wise appertaining and the reversions and remainders rents issues and
profits thereof; And all the estate right title Interest property claim and demand
whatsoever of them the said Morgan L. Reese and Ann his wife in law equity or
otherwise howsoever of in and to the same and every part and parcel thereof
To have and to hold the said piece and parcel of land hereditaments and
premises hereby granted or mentioned and intended so to be with the appurtenances
unto the said Meriam Swayne her heirs and assigns to and for the only proper
use and behoof of the said Meriam Swayne her heirs and assigns forever. And
the said Morgan L. Reese for himself his heirs Executors and Administrators
doth by these presents covenant grant and agree to and with the said Meriam
Swayne her heirs and assigns that he the said Morgan L. Reese 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 Meriam
Swayne her heirs and assigns against him the said Morgan L. Reese 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 warrant and forever defend. In witness whereof the said parties
to these presents have hereunto interchangeably set their hands and seals, dated
the day and year first above written. Morgan L. Reese  Ann Reese 

In the Common Pleas of Chester County,
 Cookson Mendenhall of West Caln Town-
 ship in the County of Chester aforesaid
 House Carpenter files this claim for fifty
 Dollars against a certain two story
 log house situate on a certain lot or
 tract of land adjoining lands of Thomas
 Spackman Benjamin Hill and others in
 the Township of East Caln in the County of
 Chester aforesaid belonging and to be
 -long to Miriam Swayze of the Town-
 -ship of Darby in the County of Delaware
 for that sum due him for Carpenter
 work done and performed by him in
 Erecting the aforesaid House which said
 work and the sum of Money as aforesaid
 due for the same to the said Cookson
 Mendenhall are set forth in the bill
 hereunto exhibited wherefore to secure the
 payment of the said sum of Money or
 as aforesaid due to the said Cookson
 Mendenhall in compliance with the
 provisions of an Act of General Assem-
 -bly of the Commonwealth of Pennsylvania
 -ria 11 Entitled an Act ^{relating} ~~relating~~ to
^{the rights of} Mechanics and others ^{upon buildings} ~~upon buildings~~ for their
 Labour and Materials in Erecting and
 -erecting or other building within the City
 and County of Philadelphia passed the
 19th day of June AD 1806 and the
 -said Mendenhall hereby files this his
 claim in the Office of the Prothonotary
 of said Court and declares the said
 sum to be a Lien

on the piece before described house
July 3rd 1841
Cookson Mendenhall

Miriam Swayne

To Cookson Mendenhall Dr
September 1840 For doing the carpenter
work of a two story log house as per
article of agreement \$ 50 00

DEED

Mary Mendenhall - Adm^r.
John H. Mendenhall

This Indenture made the Thirtieth day of December in the year of our Lord one thousand eight hundred and eighty four Between Mary Mendenhall administratrix of all and singular the goods and chattels rights and credits which were of Cookson Mendenhall late of the Township of Calm in the County of Chester state of Penn

sylvania deceased of the one part and John H. Mendenhall of the said Township of Calm of the other part It whereas the said Cookson Mendenhall in his lifetime and at the time of his death was seized in his demesne as of fee of and in a certain messuage and tract of land situate in said Township of Calm bounded by lands of Charles L. Bailey Isaac Spackman William Midgley and Lewis R. Granger and containing about six acres of land more or less And whereas Letters of Administration of all and singular the goods and chattels rights and credits which were of the said Cookson Mendenhall at the time of his death were in due form of law committed unto the said Mary Mendenhall And whereas the said Administratrix at an Orphans Court held at West Chester in and for Chester County and state of Pennsylvania presented a petition setting forth that the personal estate of the decedent is insufficient for the payment of his debts Whereupon it appearing manifest unto the court aforesaid that the personal estate of the said Cookson Mendenhall was not sufficient to pay his debts It was considered and ordered by the said Court on the eleventh day of September A D one thousand eight hundred and eighty four that said messuage and tract of land as above described be sold according to the prayer of the petitioner And whereas in pursuance of the said order and by force and virtue of the laws of the state in such case made and provided afterwards to wit on the Tenth day of October A D 1884 the said Mary Mendenhall administratrix as aforesaid did expose the said herein after described real estate to sale at public vendue or out cry after giving notice thereof according to law and sold the same unto the said John H. Mendenhall for the sum of Seven hundred and ten dollars [710] he being the highest bidder and that the highest and best price bidden therefor which sale on report thereof made to the Judge of the said Court on the tenth day of November A D 1884 was confirmed and it was considered and adjudged by the said Court that the same

October 20th 1884 the said Mary Mendenhall administratrix as aforesaid did expose the said heirs
 after described real estate to sale at public vendue or out cry after giving notice thereof according
 to law and sold the same unto the said John W. Mendenhall for the sum of Seven hundred and
 ten dollars [710] he being the highest bidder and that the highest and best price bidden therefor
 obtaine sale on report thereof made to the Judge of the said Court on the tenth day of November
 A.D. 1884 was confirmed and it was considered and adjudged by the said Court that the same
 should be and remain firm and stable forever and good and sufficient security approved
 by the said Court for the faithful application of the proceeds of sale has been duly entered on
 the records of the said Court more fully and at large appears Now this Indenture witnesseth
 that the said Mary Mendenhall administratrix as aforesaid for and in consideration of the
 sum of Seven hundred and ten dollars to her in hand paid by the said John W. Mendenhall
 at and before the executing and delivery hereof the receipt whereof is hereby acknowledged has
 granted bargained sold aliened enfeoffed released and confirmed and by these presents
 does hereby grant bargain sell alien enfeoff release and confirm unto the said John W. Men-
 denhall his heirs and assigns all the following described real estate to wit: All that piece and
 parcel of land situate in Calm Township aforesaid bounded ^{and} described as follows Beginning
 at a stone in a public road a corner of land of Isaac Spackman and the heirs of Elizabeth Dorn-
 ing deceased thence along the said road south fifty five degrees east thirteen perches and eight
 tenths to a stone a corner of Thomas Catling's heirs R. Grogg's land thence by the same south
 three and a half degrees east eighty seven and a half perches to a stone in another public
 road leading from the Black Horse to Calm Meeting house thence along the said road south
 eighty four degrees east ten perches and one tenth to a stone a corner of Ben Allison's land thence
 by the same three degrees and a half west ninety seven perches to the place of beginning containing
 six acres and eleven perches more or less Being the same premises which Mary W. Menden-
 hall by her indenture bearing date the twenty fourth day of April A.D. 1874 and are recorded
 granted and conveyed to the said John W. Mendenhall in fee Together with all and singular
 the houses buildings ways water courses rights liberties privileges hereditaments and appurten-
 ances whatsoever therewith belonging or in anywise appertaining and the services and demands

rents, issues and profits thereof and also all the right title interest property claims and demand whatsoever of the said Corkson Mendenhall in his lifetime at and immediately before the time of his decease in law equity or otherwise howsoever of in and to or out of the same to have and to hold the said piece and parcel of land hereditaments and premises hereby granted or mentioned and intended as to be with with the appurtenances unto the said John M. Mendenhall his heirs and assigns forever and the said Mary Mendenhall does covenant promise grant and agree to and wish the said John M. Mendenhall his heirs and assigns by these presents that she the said Mary Mendenhall has not done committed or knowingly or willingly suffered to be done any act matter or thing whatsoever whereby the premises aforesaid or any part thereof is or shall or may be charged or incumbered in title charge or estate or otherwise howsoever In witness whereof the said Mary Mendenhall Administratrix of Corkson Mendenhall declared herunto at her hand and seal the day and year above written.

Signed Sealed and Delivered in presence of
 R. Jones Monaghan. J. F. Pidge.

Mary Mendenhall seal
 Administratrix of the estate of Corkson Mendenhall deceased

Commonwealth of Pennsylvania Chester County ss.

Personally appeared before me a notary Public in and for said County and state Mary Mendenhall Administratrix of Corkson Mendenhall deceased and acknowledged the above indenture to be her act and deed and desired that the same might be recorded as such according to law. Witness my hand and seal this thirteenth day of Dec 20 1894.

J. L. Christy notary seal
 Notary Public

Recorded December 16. 1894 -

DEED.

This indenture made the sixteenth day of December

INDENTURE

Mary Mendenhall. Admin.
John H. Mendenhall

This Indenture made the Thirtieth day of December in the year of our Lord one thousand eight hundred and eighty four Between Mary Mendenhall Administratrix of all and singular the goods and chattels rights and credits which were of Cookson Mendenhall late of the Township of Calm in the County of Chester state of Penn

sylvania deceased of the one part and John H. Mendenhall of the said Township of Calm of the other part Whereas the said Cookson Mendenhall in his lifetime and at the time of his death was seized in his demesne as of fee of and in a certain messuage and tract of land situate in said Township of Calm bounded by lands of Charles L. Bailey Esau Spackman William Midgley and Lewis R. Granger and containing about six acres of land more or less And Whereas Letters of Administration of all and singular the goods and chattels rights and credits which were of the said Cookson Mendenhall at the time of his death were in due form of law committed unto the said Mary Mendenhall And Whereas the said Administratrix at an Orphans Court held at West Chester in and for Chester County and state of Pennsylvania presented a petition setting forth that the personal estate of the decedent is insufficient for the payment of his debts Whereupon it appearing manifest unto the court aforesaid that the personal estate of the said Cookson Mendenhall was not sufficient to pay his debts It was considered and ordered by the said Court on the eleventh day of September A.D. 1884 that said messuage and tract of land as above described be sold according to the prayer of the petitioner And Whereas in pursuance of the said order and by force and virtue of the laws of the state in such case made and provided afterwards to wit on the Twenty fourth day of October A.D. 1884 the said Mary Mendenhall Administratrix as aforesaid did expose the said herein after described real estate to sale at public vendue or out cry after giving notice thereof according to law and sold the same unto the said John H. Mendenhall for the sum of Seven hundred and ten dollars [710] he being the highest bidder and that the highest and best price bidden therefor which sale on report thereof made to the Judge of the said Court on the tenth day of November A.D. 1884 was confirmed and it was considered and adjudged by the said Court that the same

October 20. 1784 the said Mary Mendenhall administratrix as aforesaid did expose the said ten
after described real estate to sale at public vendue or out cry after giving notice thereof according
to law and sold the same unto the said John N. Mendenhall for the sum of Seven hundred and
ten dollars [710] he being the highest bidder and that the highest and best price bidden therefor
obtains sale on report thereof made to the Judge of the said Court on the tenth day of November
A.D. 1784 was confirmed and it was considered and adjudged by the said Court that the same
should be and remain firm and stable forever and good and sufficient security approved
by the said Court for the faithful application of the proceeds of sale has been duly entered on
the records of the said Court more fully and at large appears. Now this Indenture witnesseth
that the said Mary Mendenhall administratrix as aforesaid for and in consideration of the
sum of Seven hundred and ten dollars to her in hand paid by the said John N. Mendenhall
at and before the enrolling and delivery hereof the receipt whereof is hereby acknowledged has
granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents
does hereby grant, bargain, sell, alien, enfeoff, release and confirm unto the said John N. Men-
denhall his heirs and assigns all the following described real estate to wit: All that piece and
parcel of land situate in Calm Township aforesaid bounded ^{and} described as follows Beginning
at a stone in a public road a corner of land of Isaac Spackman and the heirs of Elizabeth Dorn-
ing deceased thence along the said road south fifty five degrees east thirteen perches and eight
lengths to a stone a corner of Thomas Catling's heirs & Grangers land thence by the same course
three and a half degrees east eighty seven and a half perches to a stone in another public
road leading from the Black River to Calm Meeting house thence along the said road south
eighty four degrees east ten perches and one length to a stone a corner of Ben Allisons land thence
by the same course three degrees and a half west ninety seven perches to the place of beginning containing
six acre and a quarter perches more or less being the same premises which Mary M. Menden-
hall by her indenture bearing date the twenty fourth day of April A.D. 1774 and well recorded
granted and conveyed to the said John Mendenhall in fee together with all and singular
the tenements, buildings, crops, materials, courses, rights, liberties, franchises, hereditaments and appurtenances
thereunto in anywise belonging or in anywise appertaining and the services and demands

rents, issues and profits thereof and also all the right title interest property claim and demand whatsoever of the said Cookson Mendenhall in his lifetime at and immediately before the time of his decease in law equities or otherwise however it in and to or one of the same or here and to hold the said piece and parcel of land hereditaments and premises hereby granted or mentioned and intended as to be with with the appurtenances unto the said John H. Mendenhall his heirs and assigns forever And the said Mary Mendenhall does covenant promise grant and agree to and wish the said John H. Mendenhall his heirs and assigns by these presents that she the said Mary Mendenhall has not done committed or knowingly or willingly suffered to be done any act matter or thing whatsoever whereby the premises aforesaid or any part thereof is or are aliened or may be charged or encumbered in debt charge or estate or otherwise however In witness whereof the said Mary Mendenhall Administratrix of Cookson Mendenhall deceased herunto set her hand and seal the day and year above written.

Signed Sealed and Delivered in presence of:
 R. Jones Monaghan. J. F. Perdue.

Mary Mendenhall
 Administratrix of the estate of Cookson Mendenhall deceased

Commonwealth of Pennsylvania Chester County - ss.

Personally appeared before me a notary Public in and for said County and state Mary Mendenhall Administratrix of Cookson Mendenhall deceased and acknowledged the above indenture to be her act and deed and desired that the same might be recorded as such according to law. Witness my hand and seal this thirteenth day of Dec 20 1884.

J. L. Christy
 Notary Public

Recorded December 16. 1884 -

DEED

This Indenture, Made the Thirteenth day of

July in the year of our Lord one thousand nine hundred and twenty nine (1929) BETWEEN Cookson M. Mendenhall of the County of Chester in the State of Pennsylvania and Margaret Mendenhall, his wife hereinafter called the Grantors of the one part;

DEED

COOKSON M. MENDEHALL & WIFE TO

AND

JAMES McGUIGAN & WIFE

James McGuigan of the City and County of Philadelphia and State of Pennsylvania aforesaid and Genevieve M. McGuigan, his wife hereinafter called the Grantees

of the other part WITNESSETH That the said grantors for and in consideration of the sum of one dollar United States of America, unto them well and truly paid by the said grantees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have released and confirmed and by these presents do grant, bargain, sell, alien, convey, release and confirm unto the said grantees, their heirs and assigns as tenants by entireties

11558

ALL THAT CERTAIN piece And parcel of land with the buildings and improvements thereon erected, situated in the Township of Caln, in the County of Chester and State of Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a stone in a public road a corner of land of Isaac Spackman and the heirs of Elizabeth Downing, deceased; and extending thence along said public road south fifty five degrees east, thirteen and eight tenths perches to a stone a corner of land now or late of Thomas Cating and Lewis R. Granger; thence extending by the same south three and one half degrees east, eighty seven and one half perches to a stone in another public road leading from the Black Horse to Caln Meeting House; thence extending along the said road, south eighty four degrees west, ten and six tenths perches to a stone a corner of land now or late of Levi Allison and thence extending along the same north three and one half degrees west, ninety seven perches to the place of beginning,

CONTAINING six acres and seventeen perches more or less.

BEING the same premises which Mary Mendenhall, Administratrix &c. by deed dated the Thirteenth day of December 1884 and recorded at West Chester, Chester County, Pennsylvania on the sixteenth day of December 1884 in Deed Book X-9, Volume 220, Page 385 &c. granted and conveyed unto John W. Mendenhall in fee. And the said John W. Mendenhall being so seized died on the twenty second day of September 1917 having first made and published his last Will and Testament in writing dated the twenty second day of June, 1912 duly admitted to probate at West Chester aforesaid on the ninth day of October, 1927 and registered in Will Book NO. 42, Page 340 &c. wherein and whereby he gave and bequeathed unto his wife Lizzie P. Mendenhall, all his property real, personal and mixed And the said Lizzie P. Mendenhall being so seized died on the sixteenth day of June A. D. 1926 a widow having first made and published her last Will and Testament in writing dated the eighth day of June 1928 duly admitted to probate at West Chester aforesaid on the ninth day of July 1928 and registered in Will Book NO. 48, Page 363 &c. wherein and whereby she devised the residue of her estate, including the hereby granted premises unto her son Cookson M. Mendenhall, party Grantor, hereto.

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1992-11

Fee Stamp: Deed No. 702-B

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

APR 3 12 55 PM '66

Affidavit Folio

705-1232
TA 179901 TA 313.57

This Indenture ^{DEED} _{PT.} **Made the** *first* **day of**

April _____ in the year of our Lord one thousand nine hundred and sixty-eight (1968) _____

Between SYDNEY MCGUIGAN and JAMES DeTURCK MCGUIGAN, Executors of the Will of GENEVIEVE MCGUIGAN, Deceased; and SYDNEY MCGUIGAN and RUTH A. MCGUIGAN, his wife, and JAMES D. MCGUIGAN and IRENE C. MCGUIGAN, his wife, (hereinafter called the Grantor ^s, of the one part; and

JAMES D. MCGUIGAN of Bloomfield, Connecticut _____

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

Witnesseth, That the said Grantors _____

for and in consideration of the sum of

Fourteen Thousand Seven Hundred Fifty Dollars (\$14,750.00) _____ lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and

sell, release and confirm unto the said Grantee his heirs and assigns,

ALL THAT CERTAIN tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J. W. Harry, Civil Engineer, February 24, 1943, as follows:

BEGINNING at a spike in line of land of Oscar B. Carpenter a corner of remaining land of the Grantor herein distant 396.13 feet Northwardly from a spike in King's Highway a corner of land of Orville Wright, said distance being measured along the Westerly line of land of said Orville Wright and along the Westerly line of land of said George W. Eshleman; thence along land of the said Oscar B. Carpenter and land of the Lewis Woodruff Estate passing over a limestone on line 112.89 feet from the point of beginning North 3 degrees, 30 minutes West 1393.20 feet to a stake in the Southerly side of a public road leading to Caln Meeting House; thence along said road near the Southerly side thereof South 55 degrees, East 305.71 feet to a spike, a corner of other land of James McGuigan; thence along the same South 3 degrees, 30 minutes East 1188.80 feet to a stake, another corner of remaining land of the Grantors herein; thence along the same South 83 degrees, 7 minutes West 239.67 feet to the place of beginning.

CONTAINING 7.091 acres more or less.

ALSO ALL THAT CERTAIN piece and parcel of land with the buildings and improvements thereon erected, situate in the Township, County and

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334-1986

State aforesaid, bounded and described as follows:-

BEGINNING at a stone in a public road a corner of land of Isaac Spackman and the heirs of Elizabeth Downing, deceased; and extending thence along said public road South 55 degrees East, 13.8 perches to a stone a corner of land now or late of Thomas Cating and Lewis R. Granger; thence extending by the same South 3-1/2 degrees East, 87-1/2 perches to a stone in another public road leading from the Black Horse to Calh Meeting House; thence extending along the said road, South 84 degrees West 10.6 perches to a stone a corner of land now or late of Levi Allison and thence extending along the same North 3-1/2 degrees West, 97 perches to the place of beginning.

CONTAINING 6 acres and 17 perches more or less.

AS TO THE PREMISES FIRST DESCRIBED:

BEING the same premises which George W. Eshleman and Sara M., his wife, by Deed dated May 26th, 1943 and recorded in Chester County, in Deed Book F-21 Vol. 503 page 227 conveyed unto James McGuigan and Genevieve M. McGuigan, his wife, in fee.

AS TO THE PREMISES SECONDLY DESCRIBED:

BEING the same premises which Cookson M. Mendenhall and Margaret Mendenhall, his wife, by Deed dated July 13th, 1929 and recorded in Chester County, in Deed Book H-18 Volume 430 page 88, conveyed unto James McGuigan and Genevieve M. McGuigan, his wife, in fee.

AND the said James McGuigan departed this life on or about December 26, 1958, whereupon title to the above described properties vested in the said Genevieve M. McGuigan, by right of survivorship.

AND the said Genevieve McGuigan, being so thereof seised, departed this life on October 8, 1967, having first made and published her Last Will and Testament dated August 4, 1967, registered and probated in Philadelphia County, being Will No. 3622 of 1967 wherein she provided as follows:-

"2. All the rest, residue and remainder of my estate, real, personal and mixed, of whatsoever nature and kind and wheresoever situate, I give, devise and bequeath in equal parts, share and share alike, unto my sons, Sydney McGuigan and James DeTurck McGuigan, in fee simple and absolutely."

AND of her said Estate she appointed her sons Executors to whom Letters Testamentary were granted on October 17, 1967.

IT being the purpose of this conveyance to convey unto James D. McGuigan the undivided moiety or one-half interest in the above described real estate of which Sydney McGuigan aforesaid was devisee in the Will of his Mother, Genevieve McGuigan.

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This Deed, made this 9th day of July 1984

Between, JAMES D. McGUIGAN, SR. and IRENE McGUIGAN, his wife

(hereinafter called the "Grantor(s)"),

of the one part, and JAMES D. McGUIGAN, JR. and BERRADETTE McGUIGAN, his wife

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

Witnesseth. That in consideration of THIRTEEN THOUSAND (\$13,000.00) DOLLARS Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do hereby grant and convey unto the said Grantee(s), their heirs and assigns, as tenants by the entireties:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in Caln Township, Chester County, State of Pennsylvania, bounded and described according to a Subdivision Plan of Friends Place, made by James D. McGuigan, P. E. Coatesville, Pa., dated 4-1-1980, last revised 1-16-1984, recorded 3-5-1984, as in Plan File #4803, as follows, to wit:

BEGINNING at a point on the Southerly right of way line of Caln Meeting Road (50 feet wide) a corner of Lot #21; thence along said Southerly right of way line, South 51 degrees 09 minutes East, 50.00 feet to a point, a corner of Lot #22; thence leaving Caln Meeting Road along said Lot #22 for the following 3 courses and distances: (1) South 38 degrees 51 minutes West, 75.00 feet to a point of curve; (2) along a line curving to the left having a radius of 308.13 feet for an arc distance of 164.43 feet to a point of tangent, and (3) South 08 degrees 16 minutes 30 seconds West, 146.97 feet to a point a corner of remaining land of the grantor herein, James D. McGuigan; thence along said remaining land for the following 2 courses and distances: (1) South 08 degrees 16 minutes 30 seconds West, 87.73 feet to a point and (2) North 81 degrees 43 minutes 30 seconds West, 205.05 feet to a point in line of land now or formerly of Louis N. Seltzer; thence along said land, North 01 degrees 45 minutes 45 seconds East, 119.34 feet to a point, a corner of the aforementioned Lot #21; thence along said Lot #21 for the following 4 courses and distances: (1) South 81 degrees 43 minutes 30 seconds East, 168.59 feet to a point; (2) North 08 degrees 16 minutes 30 seconds East, 116.13 feet to a point of curve; (3) along a line curving to the right having a radius of 358.13 feet for an arc distance of 191.11 feet to a point of tangent and (4) North 38 degrees 51 minutes East, 75.00 feet to the place of beginning.

BEING a part of the same premises which Sydney McGuigan and James DeTruck McGuigan, Executors of Genevieve McGuigan, deceased, and Sydney McGuigan and Ruth A., his wife, and James D. McGuigan and Irene C., his wife, by Indenture bearing date the 1st day of April, A.D. 1968 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, in Deed Book C-38 page 255 &c., granted and conveyed unto James D. McGuigan, in fee.

BEING part of Registry Parcel #39-1-45

THIS IS A PARENT TO CHILD TRANSACTION

84 JUL 10 P2:58

RECORDED

11485

163 150

This DEED, made this 22nd day of September, 19 92

BETWEEN,

JAMES D. McGUIGAN, JR. and BERNADETTE McGUIGAN, his wife
(hereinafter called the "Grantors ")

of the one part, and

JAMES D. McGUIGAN, JR. (hereinafter called the "Grantee "), of the other part.

WITNESSETH, that in consideration of

One Dollar (\$1.00)----- Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby
grant and convey unto the said Grantee , his heirs , and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in Caln Township, Chester County, State of Pennsylvania, bounded and described according to a Subdivision Plan of Friends Place, made by James D. McGuigan, P.E. Coatesville, Pa., dated 4-1-1980, last revised 1-16-1984, recorded 3-4-1984, as in Plan File #4803, as follows, to wit:

BEGINNING at a point on the Southerly right of way line of Caln Meeting Road (50 feet wide) a corner of Lot #21; thence along said Southerly right of way line, South 51 degrees 09 minutes East, 50.00 feet to a point, a corner of Lot #22; thence leaving Caln Meeting Road along said Lot #22 for the following 3 courses and distances: (1) South 38 degrees 51 minutes West, 75.00 feet to a point of curve; (2) along a line curving to the left having a radius of 308.13 feet for an arc distance of 164.43 feet to a point of tangent, and (3) South 08 degrees 16 minutes 30 seconds West, 146.97 feet to a point a corner of remaining land of the grantor herein, James D. McGuigan; thence along said remaining land for the following 2 courses and distances: (1) South 08 degrees 16 minutes 30 second West, 87.73 feet to a point and (2) North 81 degrees 43 minutes 30 seconds West 205.05 feet to a point in line of land now or formerly of Louis N. Seltzer; thence along said land, North 01 degrees 45 minutes 45 seconds East, 119.34 feet to a point, a corner of the aforementioned Lot #21; thence along said Lot #21 for the following 4 courses and distances: (1) South 81 degrees 43 minutes 30 seconds East, 168.59 feet to a point; (2) North 08 degrees 16 minutes 30 seconds East 116.13 feet to a point of curve; (3) along a line curving to the right having a radius of 358.13 feet for an arc distance of 191.11 feet to a point of tangent and (4) North 38 degrees 51 minutes East, 75.00 feet to the place of beginning.

BK 3213 PG 266

BEING part of the same premises which James D. McGuigan, Sr., and Irene McGuigan, his wife by Deed dated July 9, 1984 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, in Deed Book T-63, page 150, granted and conveyed unto James D. McGuigan, Jr., and Bernadette S. McGuigan, his wife, in fee.

BEING part of Registry Parcel #39-1-45.

This is a tax-exempt transfer between persons who were previously husband and wife and who have since been divorced pursuant to the Realty Transfer Tax Act 72 P.S. Section 8102-C.3 (6).

BK 9213 PG 267