

**MORRISON-SELTZER HOUSE**  
**360 SELTZER AVENUE, CALN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

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House Histories  
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MORRISON-SELTZER FARM  
360 Seltzer Avenue, Caln Township Tax Parcel 39-4-53.2B  
Chester County, Pennsylvania

Moses and Susannah Coates, members of the Society of Friends, emigrated from Ireland in 1717, settled first at Phoenixville, and in 1728 bought 492 "unimproved" acres in Caln. Fifteen years later, in 1743, they deeded half of this tract to their son Thomas. In 1765 he was taxed for the land and buildings, so sometime in the intervening twenty-two years he presumably built a house.

Thomas must have been quite young when his parents gave him his large property, because he died fifty-four years later, in 1797. Thomas's will hints at some difficulties in his life. He left his son Jonathan just five shillings but £60 to his son-in-law, and to son Samuel "the Plantation I now live on." There is no explanation for the short shrift he gave son Jonathan, but the legacy to son Samuel had strings attached: he was to provide "sufficient Maintainance and due support of All the Necessaries of life for my son Henry, who being deprived of his right Reason is Rendered incapable of ministering to his own support." Samuel and two named friends were to be Henry's guardians, to be replaced if necessary by others appointed by East Caln Meeting.

In 1824 Samuel and Hannah Coates sold the northern half of their property to Samuel Torbert. The "Old Lancaster Road" bordered Torbert's land on the north, as shown in a plot plan Coates had drafted in 1818 and which he appended to his will. (See Deeds and Wills.) According to this will—he died in 1833—his daughter-in-law Margaret Coates, widow of son Samuel, was in possession of the southern portion of the property, and from the "rents Issues and prophets of that part of my real Estate" was to come \$90 a year to be paid to Samuel Sr.'s widow Hannah. Margaret's land, about half of the 246 acres, straddled present-day Route 30. Samuel and Hannah Coates were living there, in "the stone house that I now live in Situate on the South side of the Turnpike road," when he wrote his will in 1826 and presumably until he died seven years later.

Like his father Thomas, Samuel Coates apparently had some sons who got into difficulties. Part of son Richard's \$800 legacy was to be used to liquidate a bond given to Susannah Pusey and the rest to be held in trust by sons Warrick and Levi for Richard's use. Also, several tracts were to be sold and the proceeds used to pay son Thomas's debts. Thomas owed money to his deceased brother Samuel and also to an Isaac Walton.

Samuel Torbert owned the farm for forty-one years, and a datestone—S T 1843 (or 1845, difficult to read, according to the Chester County Architectural Inventory)—indicates an addition by Torbert. In 1865 Torbert sold to former president James Buchanan. I have included copies of Buchanan's letters regarding his Caln purchases, from the Chester County Historical Society. After Buchanan's death, his brother Edward sold the farm to William McCanna, who kept it only six years and sold in 1875 to J. Andrew Seltzer.

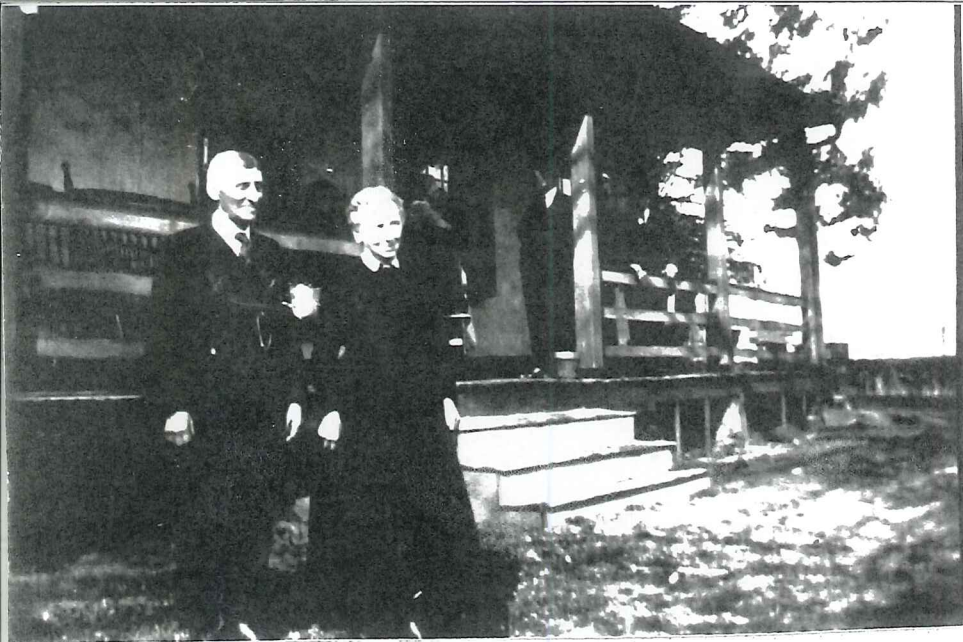
This was the beginning of the Seltzers' rather long ownership, from 1875 until 1972. Andrew Seltzer died in 1905, leaving a son and daughter, William and Mary, to inherit. Mary sold her half interest in the property to her brother William. In 1916 William and his wife Annie sold nearly 80 acres to George Atkins, leaving them with about 44 acres. Two years later William deeded the farm to his wife Annie, in whose name it remained until 1972. In that year, the executors of Annie Seltzer's will sold 3.331 acres to Richard and Rita Geist, who owned it until 1975, when they sold to Edgar and Jean Morrison. The remainder of the farm has been developed, but the old house, still owned by Edgar Morrison, nestles in its wooded garden amid smaller, newer homes.

Mary Larkin Dugan  
May 2008

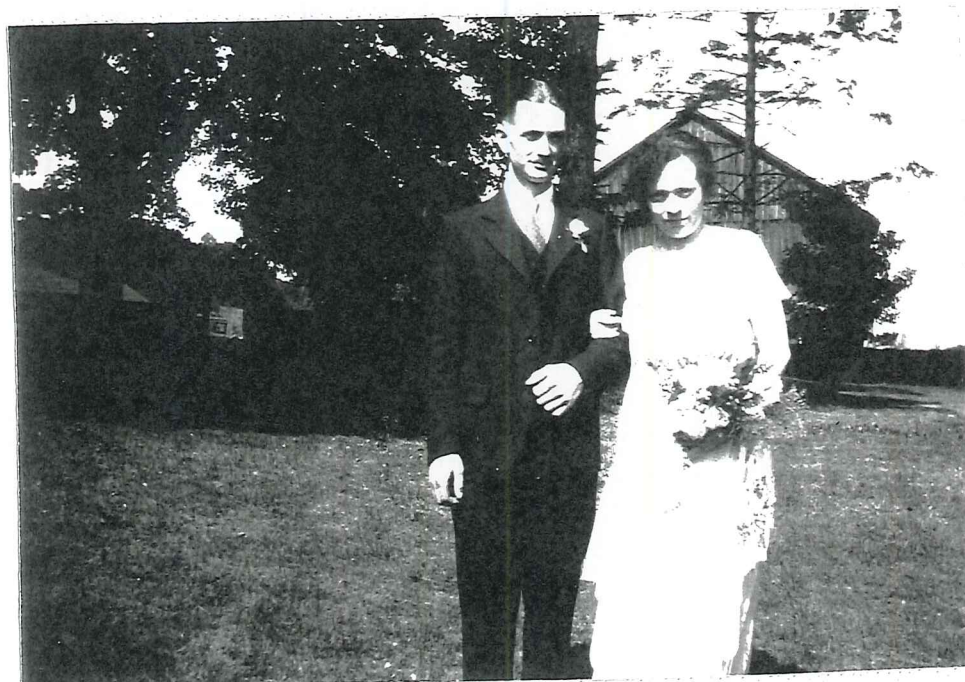
DEED DESCENT  
MORRISON-SELTZER FARM  
360 Seltzer Avenue, Caln Township Tax Parcel 39-4-53.2B  
Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<u>Back title from O. 91:</u>		
8/2/1681	William Penn to Anthony Elton, tract of land in Pennsylvania	500 acres
11/12/1702	Anthony Elton Sr. having died, Anthony Elton Jr. granted to brother-in-law Edward Smout 392 acres. Through a Proprietary Warrant, Smout acquired another 100 acres, adjoining the larger tract.	
3/4/1712	Edward Smout Sr. having died intestate, son Edward Smout Jr. granted to Anthony Morris the tract of land.	492 acres
	In his will written in 1721 Anthony Morris named his son Anthony Morris Jr. and Israel Pemberton executors, empowering them to sell the "then unimproved land."	
O, 91 12/14/1728	Anthony Morris et al to Moses Coates, tract of land	492 acres £200
O, 102 1/2/1743	Moses & Susannah Coates to son Thomas Coates, half of the 492-acre tract, for "the natural love and affection they have and bear unto" him	246 acres
Estate file 4602 11/1/1797	Thomas Coates left to his son Samuel "the Plantation I now live on."	
X3, 4 4/2/1824	Samuel & Hannah Coates to Samuel Torbert, messuage and tract	123 acres 92 perches \$7,150.00
A7, 14 3/31/1865	Samuel Torbert to James Buchanan, messuage and tract	124 acres 5 perches \$18,193.66
S7, 277 3/17/1869	Edward Y. Buchanan et al, executors of James Buchanan's will, to William McCanna, messuage and tract	124 acres 5 perches \$16,961.17
Q8, 35 3/29/1875	William & Mary Ann McCanna to J. Andrew Seltzer, messuage and tract	124 acres 5 perches \$14,600.00
2/13/1905	J. Andrew Seltzer died intestate, leaving as heirs his son and daughter Mary and William.	
W12, 565 6/24/1905	Mary R. Seltzer to William H. Seltzer, one half interest in messuage and tract	124 acres 5 perches \$6,200.00

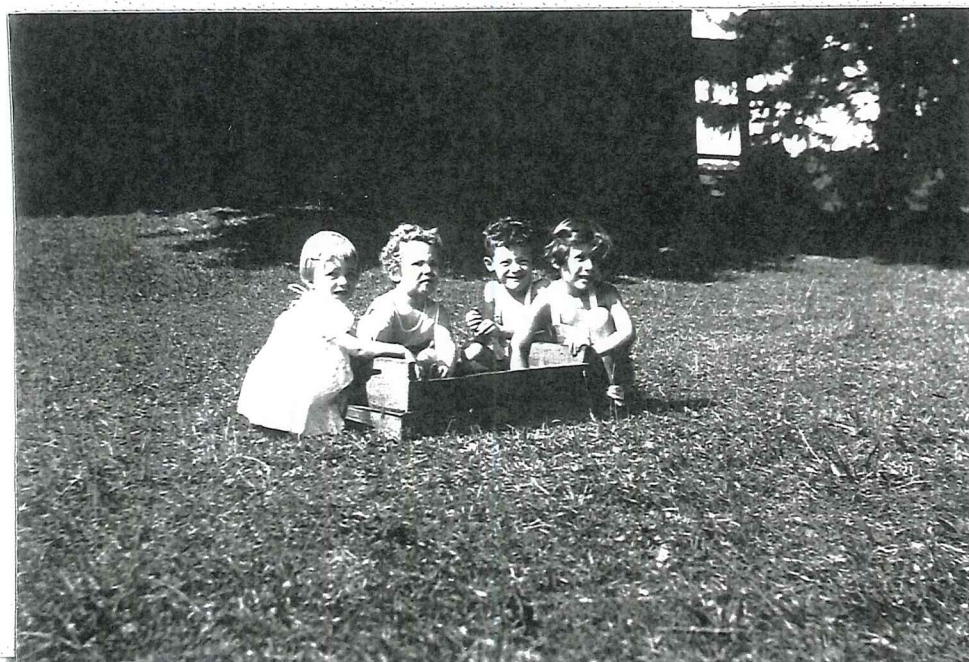
K15, 83 4/6/1918	William H. Seltzer to Annie L. Seltzer, messuage and tract	44.124 acres \$1.00
L40, 528 2/1/1972	Mary E. Seltzer & Lelia S. Werntz, executors of Annie L. Seltzer will, et al (other heirs) to Richard H. & Rita R. Geist, tract of land	44.538 acres \$76,000.00
X45, 61 6/10/1975	Richard H. & Rita R. Geist to Edgar T. Morrison Jr. & Jean P. Morrison, tract of land	3.331 acres \$49,500.00
1471, 302 3/15/1989	Edgar T. Morrison Jr. & Jean P. Morrison to Edgar T. Morrison, tract of land	3.331 acres \$1.00



Isaac and Lizzie Lapp, brother and sister  
of Mary Ann Lapp, mother of Annie Seltzer



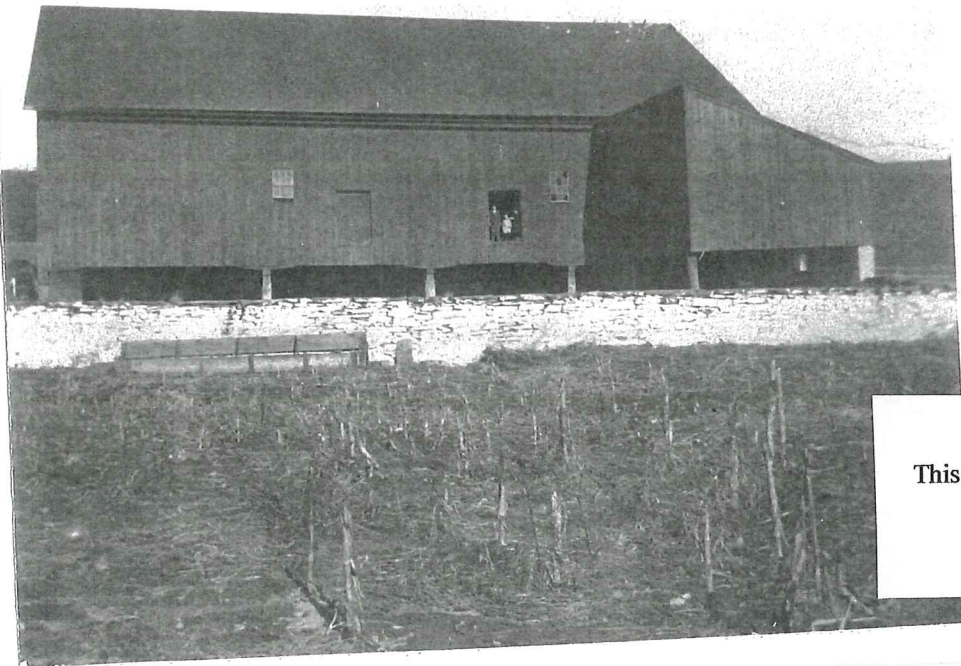
June 14, 1930  
Donald and Lelia wedding day



L to R: Edith Wertz, Wayne Seltzer, Tom  
Seltzer, Betty Seltzer (twins)



Don Werntz and daughter Edith  
Pond in front of springhouse  
with Skippy?



This barn was located where Seltzer Avenue is now.



June 14, 1930

L to R: William Seltzer, M. Edith  
Seltzer, Donald Wertz, Lelia  
Seltzer Wertz, Anna Wertz

Donald and Lelia's wedding day--  
they were married here



On the lawn at Caln



William H. Seltzer and Annie Saylor Seltzer



Wayne Seltzer, Edith Werntz, Betty and Tommy Seltzer



JACOB ANDREW SELTZER / MARTHA WALK  
1832-1905 / 1835-1905

WILLIAM SELTZER / ANNIE SAHLER  
1863-1945 / 1865-1953

MARY R. SELTZER  
(UNMARRIED)  
1864-1918

MARY EDITH SELTZER  
SCHOOL TEACHER  
UNMARRIED  
1894-1990

SAHLER  
HALL  
SELTZER.  
(DIED LOCKJAW)  
1897-1903

WILLIAM WAYNE  
SELTZER.

WILLIAM SELTZER

CELIA A.  
SELTZER

EDITH  
WERNTZ

THOMAS H.  
SELTZER

BETTY  
SELTZER (Twins) TOM  
SELTZER

# CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

## I. Site Information

094916 Form No. Davidson & Knowles Recorded by 1981 Date  
 029 County  09 Region  39 Municipality  702 Site # Colatesville USGS Quad    Street # Seltzer Avenue Street Name  
 Photographic Log

UTM West   East    
 Reference South   North   Roll No. 09-39 Frame(s) 3

Photographer: Knowles

Owner/Contact Northwest off Seltzer Ave. Phone \_\_\_\_\_

## II. Classification (Select the category which best describes the present and original use)

- |                       |                         |                   |                            |
|-----------------------|-------------------------|-------------------|----------------------------|
| <u>A</u> Present Use  | A. Residence - Non-Farm | G. Industrial     | M. Park/Cemetery           |
|                       | B. Residence-Farm       | H. Museum         | N. Row House               |
| <u>B</u> Original Use | C. Commerical           | I. Military       | O. End Row House           |
|                       | D. Educational          | J. Religious      | P. Semi-Detached or Duplex |
|                       | E. Entertainment        | K. Scientific     | Q. Can't Determine         |
|                       | F. Government           | L. Transportation | R. Other                   |

## III. Date of Construction

- B Core D Major Wing  
 A. 1680-1730 C. 1780-1820 E. 1860-1900  
 B. 1730-1780 D. 1820-1860 F. 1900-1930

Source of Date  
 Estimate  Datestone  Hearsay  
 Deed, Tax list, etc.  Other

Sketch Datestone (Optional)

S-T.  
1843 or 5

Architect/Builder (if known) \_\_\_\_\_

## IV. Historical Significance (if known)

## V. Map References: If the site appears on any historic maps, mark X in the appropriate box(es) and indicate property owner if possible.

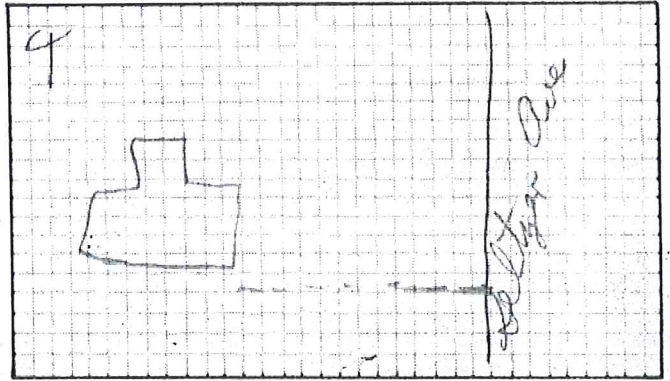
1873 Witmar's Farm Atlas  
 1883 Breou Farm Atlas Andrew J. Seltzer  
 Sanborn Maps  
 Franklin Maps

Additional Maps/Information:  
\_\_\_\_\_  
\_\_\_\_\_

## VI. Associated Buildings: Mark X in the box(es) which indicate any buildings presently associated with the site.

- |                                      |   |
|--------------------------------------|---|
| <input type="checkbox"/> Barn(s)     | <input type="checkbox"/> Carriage House |
| <input type="checkbox"/> Springhouse | <input type="checkbox"/> Kiln           |
| <input type="checkbox"/> Smokehouse  | <input type="checkbox"/> Outhouse       |
| <input type="checkbox"/> Ice house   | <input type="checkbox"/> Corn Crib      |
| <input type="checkbox"/> Root Cellar | <input type="checkbox"/> Cemetery       |
| <input type="checkbox"/> Shed        | <input type="checkbox"/> Windmill       |
| <input type="checkbox"/> Stable      | <input type="checkbox"/> Tenant house   |
| <input type="checkbox"/> Other _____ |   |

**PLAN SKETCH:** In the space provided sketch the site, including location of associated buildings, roads, major vegetation, streams, stone walls, etc. Sketch plan of main structure, showing placement of wings, porches, etc.



1817

# NOTICE.

THE partnership of *William & Saml Torbert*, has this day closed by mutual consent, the 22d March inst. All those who have just demands against the said firm, are requested to present them properly attested for settlement; and those indebted to said firm, are desired to discharge their several debts without delay, as no extensive indulgence can be given.

Wm. & Saml Torbert.

East-Cala, March 22, 1817. 38--3t

N. B.—The store will be continued on by *Saml Torbert & Joseph Fleming*, who solicit a continuance of public patronage. They hope by steady application to business, together with a general assortment of goods, which they intend keeping on hand, and selling cheap, to accommodate their customers.

Samuel Torbert, & Joseph Fleming.

AR 5. 4. 1819

## NOTICE

The partnership heretofore existing between *Samuel Torbert and Jno. W. Irwin*, trading under the firm of "*Torbert & Irwin*," was this day dissolved by mutual consent; all persons indebted to said firm, are earnestly requested to call and settle their respective accounts with *Samuel Torbert*, who is authorized to settle the business of said firm.

SAMUEL TORBERT,

JNO. W. IRWIN,

32 milestone, Lan. turnpike. East-Cala, May 1, 1819. 42-tf.

1839

FIVE CENTS REWARDS — Runaway from the subscriber, on the 9th inst., *ISRAEL MILLER*, (colored,) 18 years old, apprentice to the Farming business, about 6 feet high, stout made, walks as if sore in the right foot, runs the shoe to the outside, talks and laughs freely, had on and took with him corduroy pants and vest, dark sabbett pants and coat, drab and dark cloth caps, plaid vest. The above reward will be paid if returned or lodged in Jail, so that I can get him. All persons are forbid harboring him at their peril.

SAMUEL TORBERT.

Valley, May 26-3t pd 3 7

VR 7. 21. 1840

## School Teachers Wanted.

THE Directors of East Caln school district will attend at the public house of *HENRY ERICHSOLTZ*, Gallagherville on Saturday, the 8th day of August next, at one o'clock, P. M., for the purpose of employing teachers to take charge of the Schools in said district, to commence on the first day of September next, where suitable persons, well recommended, wishing employment will please attend. By order of the Board of School Directors.

SAMUEL TORBERT, Sec'y.

East Caln, Chester County, } 3117.  
July 11, 1840. 7, 21, 40 }

## FOR SALE.

### VERY VALUABLE REAL ESTATE.

THE subscriber desirous of removing to the West, offers at private sale, a first-rate Valley Farm, calculated for grazing, grain or dairy, in East Caln township, Chester county, containing about 124 ACRES, of which about 7 acres are woodland. The arable land is in a high state of cultivation, with a delightful southern exposure, divided into convenient enclosures by good fence and with running water in all the fields but one.



The buildings, distant about 400 yds. from the turnpike and railroad, consist of a new stone Dwelling with Kitchen attached, large Barn, Wheat, Fodder and Wagon Houses, Smoke, Sheep and Hog Houses, &c., all in good order.

This property is in an intelligent neighborhood, convenient to churches, schools, mills, stores, &c., about 5 miles west of Downingtown. 34 miles from Philadelphia, and 11 miles from West Chester, and, all things considered, is one of the most desirable in the county.

Also, a Lot of one acre, adjoining the above, with two good Dwelling Houses, a Stable, and a well of water near the dwellings.

Also, a Small Farm of 30 ACRES, in West Bradford, about one mile south of the turnpike, bounded by lands of J. D. Steele, James Bing, others. About one-half this land is woodland; the other is enclosed by new post-fence; two streams of water pass through the premises.

The buildings are: a new Dwelling House, with a well of water near the same, and a frame stable.

The subscriber will sell on accommodating terms; part of the purchase money may remain, secured, in each property. For conditions or a view of the premises, apply to

Sept. 21, 1857.3t S. TORBERT.

J 10. 15. 1870

## VALUABLE CHESTER VALLEY FARM AT PUBLIC SALE.

In Caln Twp., Chester Co., Pa.

ON WEDNESDAY, NOVEMBER 16, 1870.

THE Subscriber, desiring to engage in other business, will sell at Public Sale, the Farm on which he resides, situated in Caln township, within 1/2 a mile of the Penna. R. R., at Caln Station, and within full view of the Railroad for over two miles, 1 1/2 miles East of the Borough of Coatesville, and 4 miles West of the Borough of Downingtown, adjoining lands of Abraham Hatfield, Joseph Fulton, Gepp and others, the said Farm contains ONE HUNDRED AND TWENTY-FOUR ACRES and Five Perches, strict measure, about 8 acres is WOODLAND, the balance divided into convenient fields, with water running through them, kept for grazing, and with easy access to the water from the other fields. A good APPLE ORCHARD, in bearing condition, with a variety of Pear and other Fruit Trees. The improvements consist of a good STONE HOUSE, containing nine rooms and white hall; kitchen attached, with two rooms over it; milk-house attached to kitchen. GOOD BARN with Straw Shed attached; Wagon-House, Carriage-House, Corn-crib, two pig-pens, smoke-house, ice-house, &c. There is also a Stone Tenant House on the Property; also, Ten Acres and twelve Perches of WOODLAND, on the hill South of the Valley. This Property is acknowledged to be one of the best in the Valley; and as for location, it cannot be surpassed. Persons wishing to see the Property, will call on the Subscriber residing on the premises. Sale to commence at 1 o'clock, P. M., when conditions will be made known by

WM. McCANNA.



ALSO, ON SATURDAY, NOVEMBER 19, will be sold the DWELLING formerly occupied by him in the village of Penningtonville, on the P. R. R., containing ten rooms, with kitchen attached; water in the kitchen; first-rate BARN, with Carriage-House, and shelter over barn-yard, with ample room for hay and straw; the lot contains about 1/2 acre of ground, with a choice variety of Grape Vines and Fruit Trees, and is under good fencing. Persons wishing to view the same, will call on Rev. Wm. F. Noble, residing thereon. Sale at 1 o'clock, P. M., when conditions will be made known by

WM. McCANNA.

L 12.14. 1905

J. ANDREW SELTZER.

Within a week's time the death angel entered the Seltzer home, Caln, again yesterday, this time claiming J. Andrew Seltzer. Last Thursday his wife died of pneumonia, the same disease her husband succumbed to yesterday. The deceased was a member and deacon of the First Baptist Church, of Coatesville. He is survived by one son, William, and one daughter, Mamie, who are both at home, confined to their bed with the grip.

SELTZER.—In Caln, on February 14, 1905, J. Andrew Seltzer.

Relatives and friends are invited to attend the funeral from his late residence on Friday, February 17th, 1905. Meet at the house at 2.30 p. m. Interment at Fairview Cemetery.

L 2.17. 1905

The funeral of J. Andrew Seltzer, of Caln township, took place this afternoon from his late residence, near Caln station, where deceased has for many years been a respected citizen and progressive farmer. Only one week since his wife, Martha R., was laid to rest. The interment took place at Fairview Cemetery, Coatesville, services being held. Among the relatives and friends from West Chester who attended were: Joseph N. Marshall and wife, Edward H. Hall, Emeline Spackman, A. P. Hall and wife and others.

Services were held at the First Baptist Church, Coatesville, a change having been made on account of the serious illness of his daughter, Mamie, who is at home suffering from pneumonia.

CR 12.12. 1945

William H. Seltzer

William H. Seltzer, a prominent retired farmer of Caln township, died at his home there last evening about 6 o'clock in his 83rd year. He had been in failing health for a considerable time. Death was due to the infirmities of age.

Mr. Seltzer was a son of the late J. Andrew and Martha Hall Seltzer and was born in Caln township. He lived 70 years in the home in which he died. A farmer by vocation, he retired from active work a quarter of a century ago.

Mr. Seltzer, one of the best known men in this part of Chester county, was known almost as widely in Coatesville as in his home community. For a long term of years he served Caln township as real estate assessor.

He was one of the oldest members of First Baptist church of Coatesville. He also belonged to Star of Hope Lodge I.O.O.F., of Coatesville. CR 12.12. 1945

Surviving him are his wife, Mrs. Annie Sahler Seltzer; two sons and two daughters, Miss Edith Seltzer, at home; Lelia, wife of Donald Wertz, of Christiana; W. Wayne Seltzer, of Harrisburg, and Thomas H. Seltzer, of Washington, D.C., and five grandchildren.

The funeral will take place from the Ford Funeral home in Coatesville on Friday afternoon at 2 o'clock. Interment will be in Fairview cemetery. Friends have been invited to call at the funeral home on Thursday evening.

CR 6.30. 1953

Annie L. Seltzer

A well-known Caln woman, Annie L. Seltzer, widow of William H. Seltzer, died last night at the home of her daughter, Mrs. Donald Wertz, in Christiana, where she made her home. She was 87 years old. CR 6.30. 1953

Born in Great Valley, Chester county, she was a daughter of the late Isaac and Mary Ann Lapp Sahler, and had lived the greater part of her life in the Seltzer homestead in Caln. For the past seven years she had been in failing health and had made her home in Christiana.

Mrs. Seltzer was very active in civic affairs and was a member of the school board for twenty years. She was a member of the Forks of the Brandywine Presbyterian church and the Caln Civic club.

In addition to her daughter Lelia, wife of Donald Wertz, she is survived by another daughter, Edith Seltzer, of Caln; a son W. Wayne Seltzer, of Harrisburg; a son Thomas H. Seltzer, of Dallas, Texas; five grandchildren and several nieces and nephews.

Funeral services will be held Thursday afternoon at two-thirty o'clock from the Ford funeral home, 231 E. Chestnut street. Interment will be in Fairview cemetery. Friends have been invited to call at the funeral home Wednesday evening.

Wheatland, near Lancaster  
13 February 1863.

My dear Sir / I have received your favor of yesterday with the deed which I have examined. It does not recite, in reference to the will of Richard Sims, that his sons had declined to take the property &c; but any defects in the recital or in points of fact would be cured by all <sup>his</sup> ~~the~~ children uniting in the deed. It would seem he had left one or more sons besides George. Did they die without children & without having made wills, or disposed of their interest in the premises during their lives?

I observe a strange discrepancy between the courses & distances mentioned in the deed & those stated on the face of a draft of the property sent to me by Mr. Monaghan. For example, the first course & distance mentioned in the deed is North  $2\frac{1}{2}$  degrees W 142  $\frac{8}{100}$  perches. The distance of the same line in the draft is  $147\frac{52}{100}$  perches, making a difference of more

5 perches. So again on the Yorkburn line there is a difference of nearly three perches. On the face of this draft the area <sup>of "Thomas Sims farm"</sup> is stated to be 95 A. & 103 p. the same as on the deed. From this it would seem that some had been taken off without making the necessary deduction.

Knowing your high character both as a gentleman & a practical surveyor I did not ask for a survey having been informed that you had surveyed the tract, not long since.

These suggestions may all be explained. Some of the distances mentioned in the deed describe the fractions of a perch by tenths & some by hundredths, showing that the writer did not prepare it from a draft.

I need scarcely mention to you that under the Act of Congress, of July 1-1862, (95<sup>th</sup> section) the deed would be deemed invalid & of no effect without a stamp. And under the 110<sup>th</sup> section, the cost of the stamp in this case would be \$20.

I am very anxious to have this affair closed, having had the purchase money ready ever since the first instant.

I am much indebted to you for the information respecting the insurance.

If all things were pre-arranged & a day fixed - the sooner the better, I ~~should~~ <sup>would</sup> go down to Mr. Bakers, because I should be happy to ~~renew my~~ <sup>renew my</sup> acquaintance, ~~&~~ <sup>with you & make</sup> that of Mr. Edge.

I shall ~~send~~ <sup>return</sup> the deed to you, through Mr. Baker tomorrow morning.

Yours very respectfully

James Buchanan

Charles Downes Esq. care.

I am much indebted to you for the information  
respecting the Insurance.

If all things were pre-arranged & a day  
fixed, - the sooner the better, I ~~should~~<sup>would</sup> go down to  
Mr. Baker, because I should be happy to <sup>renew my</sup> ~~make~~  
<sup>with you & make</sup> your acquaintance, & that of Mr. Edge.

I shall ~~send~~<sup>return</sup> the deed to you, through  
Mr. Baker tomorrow morning.

Yours very respectfully

James Buchanan

Charles Downes Esq.

L 21. 205

Leicester 20 February 1863.

My dear Sir,

I return you Mr. Sims will according to promise. I am truly sorry to say that I entertain grave doubts as to whether his Executors, under the circumstances had a right to sell the reserved Land. I fear that the preliminaries to enable them to do so have not been completed well & perhaps cannot be on account of the minority of Richard J. Sims.

I considered myself a good lawyer thirty years ago; but now distrust my own judgment. I have, therefore, consulted Counsel to give me an opinion on the subject, inasmuch as I was very anxious they should decide if they could do it, according to law in favor of your right to sell. It may be two or three days before they can deliver me their opinion. Immediately after it is received you shall hear from me.



If the opinion should be adverse, a good  
~~title~~ could be made of George would  
 proceed under the will to have the  
 farm allotted & appraised to him: &  
 then the Executors would have a clear  
 right to convey to him & he might  
 convey to me.

From your friend  
 very respectfully,

James Buchanan  
 Charles Downing Esq.

Wheatland 24 February 1863.

My dear Sir!

I enclose you a copy of the opinion of Messrs Swan & Brown according to promise.

When I first read the will of Richard Sims, I did not doubt as to its meaning. At its date, the testator's family consisted of a wife & more children, nearly all of whom were minors. His leading desire was <sup>that</sup> they should remain as one family & in that capacity enjoy the reserved estate. Fore-seeing, however, that in the lapse of time, "this might endanger the interest or comfort of his family"; & that one or more of his sons might desire to possess a part of the reserved estate in his own individual right, he provided distinctly for the manner in which this shall be allotted & appraised & a title made <sup>to</sup> him or them by his Executors. He, also, <sup>next</sup> afterwards provides, in a similar manner, for the allotment & appraisement of part of this estate to one or more of his children generally, should they wish to possess their interest in the estate thus reserved.

Should all these provisions fail & his three sons "should decline to take", then & in that event, if, "he or they, with one or more of his daughters should desire to possess his, her or their interest thereon in cash," & the funds which they need, "cannot otherwise be conveniently had out of his estate," he then confers upon his Executors a power to sell for this purpose.

The power is conditional & cannot be exercised until after all the prescribed preliminaries have failed.

George E. Sims is now the eldest living son & is of lawful age. There can be no question whatever of his right to have the farm allotted & appraised to him in the manner pointed out by the will; & this being accomplished, the Executors are directed to make him a good & sufficient title & he can then immediately convey it to me. On his order I will pay you the purchase money which you can distribute among the widow & children of the ~~deceased~~ testator, according to their respective interests.

The six appraisers of the Society of friends must be chosen by the testator's "children" (who are of age) or "those representing their interests," (their guardians, if under age)

Charles Cowling Esq.

from your friend  
very respectfully,  
James Buchanan

### CALN TOWNSHIP.

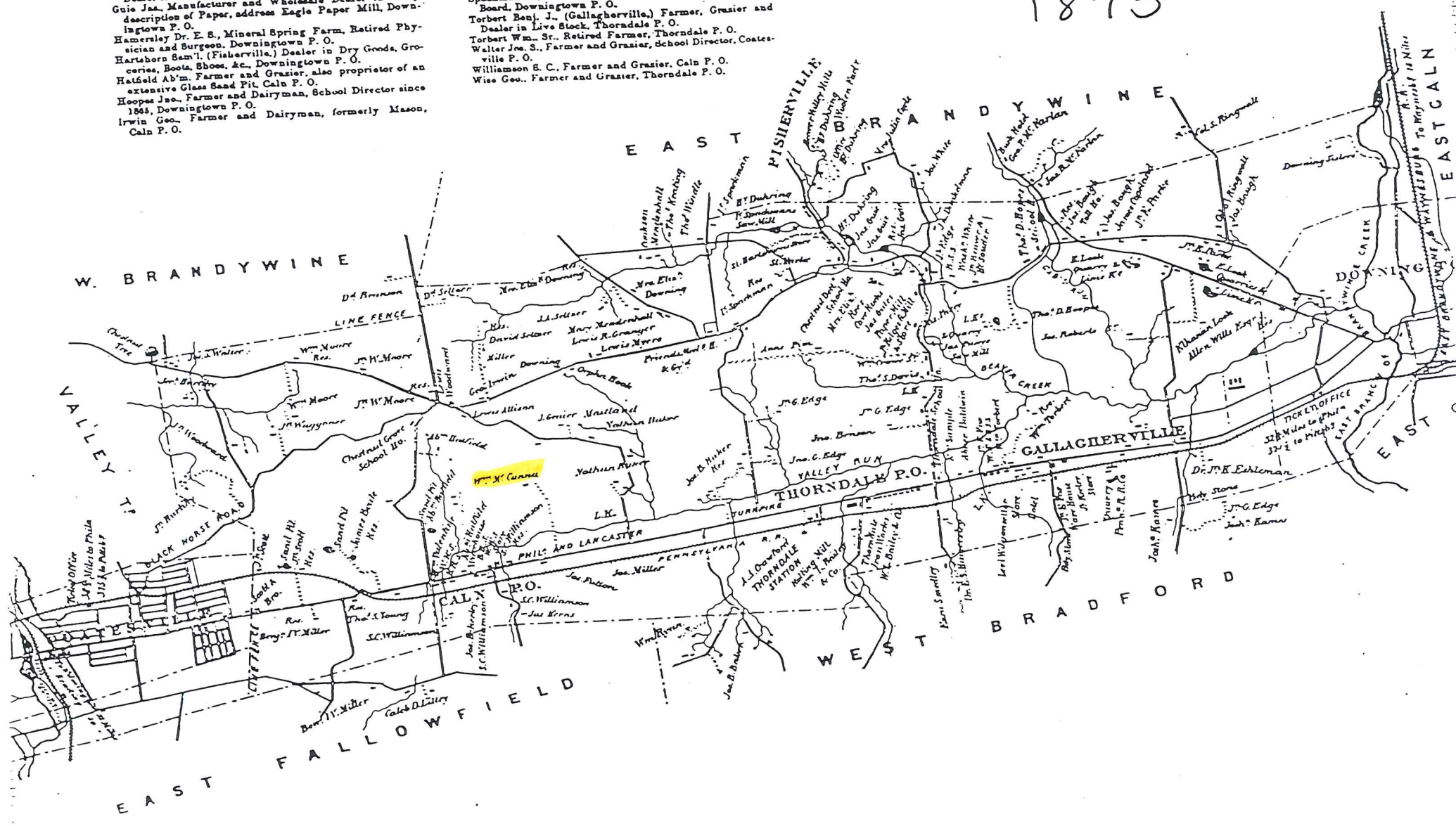
Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.  
 Baker J. R. Farmer and Dairyman, formerly Gen. Supt. Central R. R. Thorndale P. O.  
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.  
 Baugh Jos., Farmer and Grazier, Downingtown P. O.  
 Crowe Wm., Sr., House Carpenter, 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.  
 Ingwersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.  
 Hartborn 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 Jas., Farmer and Dairyman, School Director since 1865, Downingtown P. O.  
 Irwin Geo., Farmer and Dairyman, formerly Mason, Caln P. O.

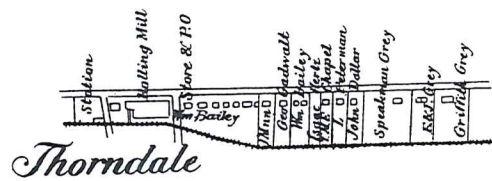
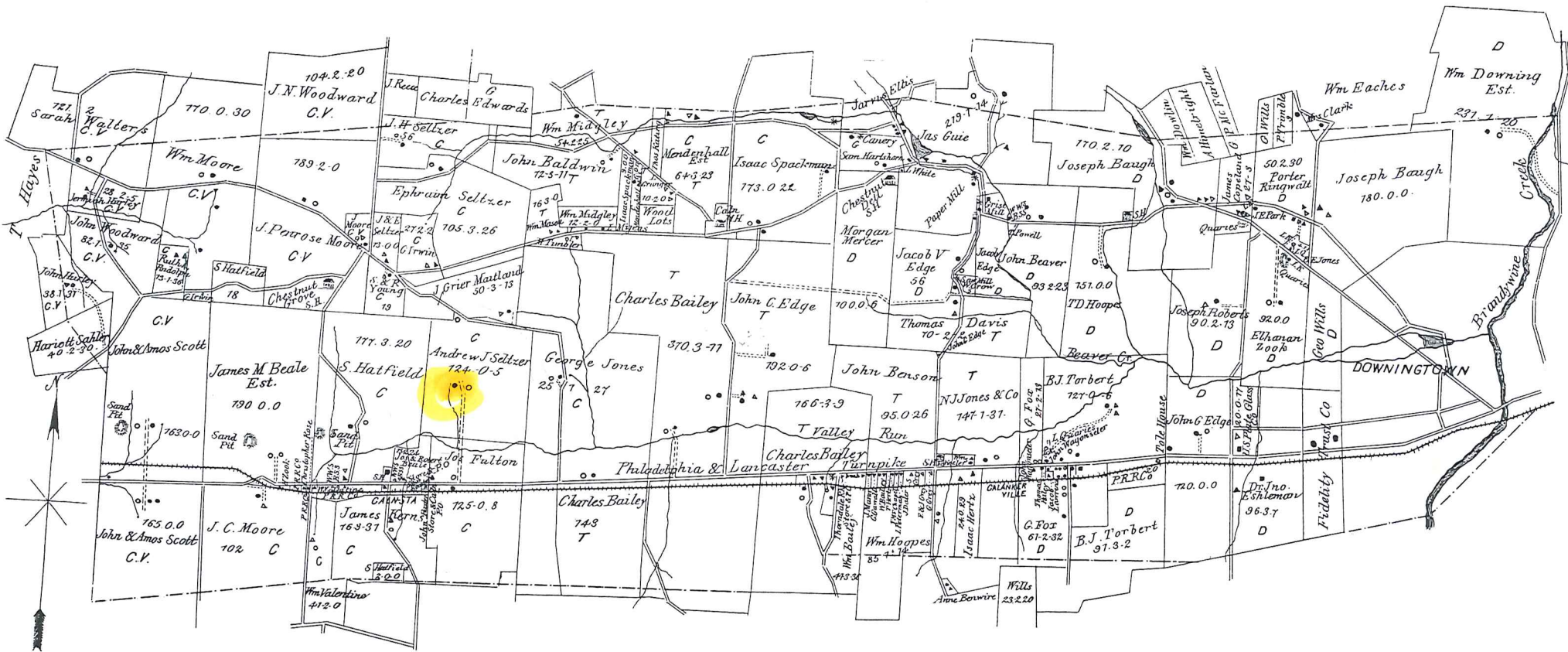
Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.  
 Mason Wm. F., Farmer and Grazier, Outherville P. O.  
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Outherville P. O.  
 Moore Jas. W., Dairyman and Grazier, Coatesville P. O.  
 Moore Wm., Farmer, Dairyman & Grazier, Coatesville P. O.  
 Mullen Jas. B., proprietor of the Gallagherville Hotel, Downingtown P. O.  
 Sample M. 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 Joe. S., Farmer and Grazier, school Director, Coatesville P. O.  
 Williamson S. C., Farmer and Grazier, Caln P. O.  
 Wise Geo., Farmer and Grazier, Thorndale P. O.



Scale 2 Inches to One Mile.

1873





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

*The Philadelphia County Surveyor*

Jos. J. Reynolds  
 M. C. James  
 W. MacFent

*County Commissioners*

**CALN**

Scale 100 Perches to the Inch.

- |   |  |
|---|--|
| C.V. Coopersville P.O.<br>C. Catb. P.O.<br>T. Thorndale P.O.<br>G. Galtersville P.O.<br>D. Downingtown P.O. | ● Stone House<br>● Stone Barn & Outbuildings<br>● Frame House<br>● Frame Barn or Outbuilding<br>● Spring House |
|---|--|

200 Acres Valley Land \$10.15 } Improvements \$1100.00  
 100. D. Hill D. - 3.10 } 1796 600.00  
 4 Horses - - - - 15 - - - - 42.00  
 8 Head Cattle - - 5.5 - - - -

Wm Bailey  
 123 Acres Land \$3.15 } Improvements \$461.50  
 2 Horses - - - - 12 - - - - 24  
 3 Head Cattle - - 5.0 - - - - 15

Sam. Curingham Esq  
 100 Acres Valley Land \$8.15 } Improvements \$980.00  
 30. D. Hill - D. - 3.10 } 93.00  
 6 Horses - - - - 15.10 - - - - 174.00  
 24 Head Cattle - - 7.5 - - - - 400.00  
 4 Slaves - - - - 25 - - - -

Sam. Coates Farmer  
 125 Acres Valley Land \$8.15 } Improvements \$1543.15  
 120. D. Hill - D. - 3.15 } 64.00  
 4 Horses - - - - 16 - - - - 31.10  
 6 Head Cattle - - 5.5 - - - -

Isaac Coates Farmer  
 110 Acres Valley Land \$9.15 } Improvements \$1447.10  
 110 - D - Hill - D - 3.15 } 72.00  
 4 Horses - - - - 18 - - - - 60.00  
 10 Head Cattle - - 6 - - - -

Moses Coates Farmer  
 80 Acres Valley Land \$8.15 } Improvements \$945.00  
 70 D - Hill - D - 3.10 } 50.00  
 4 Horses - - - - 12.10 - - - - 43.15  
 7 Head Cattle - - 6.5 - - - -

Mordica Cloud Farmer  
 275 Acres Valley Land \$6.15 } Improvements \$2231.00  
 100 D - Hill - D - 3.15 }

15  
FEDERAL GLASS TAX 1798

Item No.	Name	Quantity	Value	Material	Measure	Price	Notes
126	Adley Brown	Adley Brown	1	30	20	old round logs 1/2 3 6	Geo Vernon & John Ke
116	Wm Berry Jr	Joseph Downings	1	30	18	old round logs 1 1 9 out of repair 1 1 1	Nathan Sharples
		stone room	12	15	stone 1		
94	Joseph Bell	Est. of Geo Thomas acc.	1	25	25	stone 1/2 5 12 1 6	Richard Thomas & Ben
88	Isaac Bruce	Richard Thomas Esq.	1	27	18	hewn logs, stone, end & stone chunking 1/2 11 12 2 8	Est. of Geo Thomas acc. &
75	John King	Robert Valentine	1	22	18	round logs 1 2 6	John Hoopes & Thoma
6	John Baldwin	Joseph Downings	1	20	20	old round logs 1/2 2 6 1 11	Rich. Downings Alrich Park
7	Mary Baldwin	do do	1	30	20	old round logs 1 1 1	do do
30	Sam Cunningham	S. Cunningham	1	53	30	stone 2 11 18 6 15 3 12 3 11	Abel Lewis & Joshua
		Spring House	10	10	wood & stone 1		
72	Samuel Coates	Sam Coates	1	32	28	stone 2 6 12 20 stone & logs 3 8 2 11	Isaac Coates & Robert W
76	Moses Coates	Moses Coates	1	33	22	stone & pants 2 6 15 repair	Joseph Fleming & John
		Spring house	10	10	stone & carp 1		
104	Thomas Cummins	David Williams	1	30	20	stone 2 1 15 6 12 2 11	John Bowen & Benfr
		Kitchen	30	20	hewn logs 1/2		
68	Patrick Cannon	Patt Cannon	1	26	10	stone 3 2 5 12 10 round logs 2 8 2 6	John Jones & Thomas

62 Patrick Cannon Pat<sup>h</sup> Cannon

1. log Barn 6. 2. 1/2 John Jones & Thomas Hoopes  
10. 1 1/2 1 story  
FEDERAL GLASS TAX 1798

70 Samuel Coates Samuel Coates

1. Barn stone & frame Robert Miller  
60. 36. 2 story Isaac Coates  
good repl.

73 Moses Coates Moses Coates

1. Stone Barn Joseph Fleming  
61. 35. 2 story John Fleming  
1. portable sawmill  
1. smith shop 20. 20  
1. wheelwright shop  
18. 18 not finished

74 William Kemison do do

1. Old round log house 20. 18 1 20

109 Thomas Cummis David Williams

1. stone stable John Bowen  
30. 18 1 story Benjn Jacobs  
1. old round log barn  
30. 16 almost done  
1. stone shed 120. 10  
1. old weaver shop  
25. 16 round logs

170 Isaac Coates Isaac Coates

1. stone Barn 2 story Samuel Coates  
36. 2 1/2 Francis Gardner  
1. Lumber House  
13. 12 stones  
1. Frame Barn  
43. 18. 1 story  
1. Cowhouse 21. 21  
hewn logs  
1. Hay Barn 21. 21  
1. do do 27. 18  
hewn logs

41

21

21

21

22



Isaac Coats  
 Stone house — 500  
 One Stone Barn — 200  
 One Log Barn — 150  
 Log Tenement — 30  
 Chair House — 20  
 120 Valley Land — 4 2010  
 115 — Mill — 9 1035  
 3 Horses — 45 135  
 7 Cattle — 14 98

4200 4200

Samuel Coats  
 Stone House — 350  
 Frame Barn — 250  
 Log Tenement — 40  
 130 Valley Land — 4 2210  
 115 — Mill — 9 1035  
 5 Horses — 40 200  
 12 Cattle — 12 144

4229 4229

the Appurtenances unto the said Alexander Johnson new rows  
 To the only proper use and behooff of him the said Alexander Johnson his  
 Heirs and Assigns forever, Provided always notwithstanding that if the said  
 Andrew Johnson his Heirs Executors Administrators or Assigns or any of  
 them do and shall well and truly pay or cause to be paid unto the said Alex-  
 Johnson his Heirs Executors Administrators or Assigns the aforesaid debt  
 or Sum of two hundred and Six Pounds six Shillings and three pence  
 together with the lawful Interests for the same, on the day and time herein  
 before mentioned and appointed for the payment thereof, according to the  
 Condition of the said recited Obligation without any fraud or further delay, and  
 without any deduction defalcation or abatement to be made of any thing, for  
 or in respect of any Taxes, Charges or Assessments whatsoever Imposed or to  
 be Imposed by Act of general Assembly of the said Province or otherwise  
 howsoever, that thenceforth as well this present Indenture and  
 the Estate hereby granted as the said recited Obligation shall cease determine  
 and become utterly void, anything hereinbefore contained to the contrary  
 in anywise notwithstanding. In Witness whereof the said parties to the  
 presents have Interchangeably set their hands and Seals hereunto, Dated  
 the day and year first above written. Andrew Johnson Seal Sealed and delivered  
 in the presence of us, Michal Turly, Hugh Dickie. (74 lines)

Deed, 47  
 Moses Coates & wife  
 to  
 Thomas Coates

~~Deed~~ ~~of~~ ~~the~~ ~~County~~ ~~of~~ ~~Charleston~~ ~~in~~ ~~the~~ ~~Province~~ ~~of~~ ~~South~~ ~~Carolina~~  
 that on the 21<sup>st</sup> day of May Anno D<sup>ni</sup> 1765,  
 the heretofore written Indenture was produced before William Hooper Esq<sup>r</sup>  
 one of the Justices of the peace for the County of Charleston, and thereupon  
 personally appeared Jonathan Coates and publickly solemnly affirmed and declared  
 that he said Moses Coates and Susanna Coates his wife did seal and deliver  
 the said Indenture as their Act and Deed, and that this name subscribed  
 as an Evidence thereto is of his own handwriting, and that he also saw the other  
 Evidence write his name thereto as a Witness, which said Indenture is recorded  
 in the Office for recording of Deeds in and for the County of Charleston the twenty  
 third day of September Anno Domini 1765, in those words to wit, ~~That~~  
~~the~~ ~~second~~ ~~day~~ ~~of~~ ~~the~~ ~~eleventh~~ ~~month~~ ~~called~~ ~~January~~ ~~in~~  
 the Year of our Lord One thousand Seven hundred Forty three, A. D. 1743  
 Moses Coates of the Township of Charlestown in the Province of Pennsylvania  
 and Susanna his wife of the one part, and Thomas Coates  
 the other part, and her apparant of the said Moses Coates of the other  
 part, Whereas William Penn Esq<sup>r</sup> late Proprietary of the said Province  
 by Indenture of Release of the second day of August Anno Domini One  
 thousand Six hundred Eighty one, for the consideration therein mentioned  
 granted the proportion or quantity of five hundred Acres of Land to be  
 located in the said Province unto Anthony Otton in fee And the said  
 Anthony Otton deceasing left two only Children Anthony and Jane,  
 And the said Anthony Otton the son by his Deed the twelfth day of Novem-  
 ber Anno Domini 1708 granted the full proportion and quantity of four  
 hundred Acres the remainder or residue of the said five hundred Acres  
 then unlocated unto Edward Byrnt in fee And the said Edward Byrnt  
 Intermarrying with the said Jane the daughter of the said Anthony Otton  
 the father obtained a Proprietary Warrant for the location of Three

Hundred and ninety two Acres of Land in right of and as the full remainder of the  
 five hundred Acres untaken up, and one other proprietary Warrant for one hun-  
 dred Acres more contiguous therunto. And the proprietary by Patent of his  
 Commissioners of the Eleventh day of October Anno Domini 1703 confirmed  
 the same three hundred and ninety two Acres and one hundred Acres in one  
 tract, by the meets and bounds herein after mentioned unto the said Edward  
 Smout in fee, paying the yearly Quitrent of one English Silver Shilling for one  
 hundred Acres and so proportionably, the Patent on Record Book A. vol. 2 page  
 620, And the said Edward Smout deceased Intestate left the said land his wife  
 and several children by her to wit Edward, Sylvanus and John. And the said  
 Edward Smout the son as heir at Law of the said Edward Smout deceased  
 by Indenture of the fourth day of March Anno Domini 1712 granted the same  
 whole four hundred and ninety two Acres of Land unto Dr. Thomas Morris  
 Son in fee, the Indenture on Record at Philadelphia Book E. vol. 3 page  
 207, And the said Sylvanus Smout released unto the said Anthony Morris  
 Son the said Tract of Land and premises and all his lot and part and title to  
 the same, as by Deed on Record at Philadelphia in Book F. vol. 3 page 447  
 may appear, And the said John the Widow of Edward Smout the father is de-  
 parted this life Intestate, And the said John Smout also dyed without Issue and  
 Intestate, the force and virtue of which last recited Indenture and Release & of other  
 matters and things herein before recited, or by some other good conveyance  
 or Assurance in the Law duly had & executed the said Anthony Morris Son  
 became in his lifetime lawfully seized in his Demesne as off fee of and in  
 the said four hundred and ninety two Acres of Land with the Appurtenances,  
 And he the said Anthony Morris being so thereof seized made his last Will  
 and Testament in Writing bearing date the tenth day of July Anno Domini 1728,  
 and therein nominated his son Anthony Morris and Nathl Pemberton to be his  
 Executors and did thereby empower and authorize his Executors at any time  
 or times after his son Nathl shall attain to his age of twenty one Years, to sell  
 & convey (Int. Al.) all or any of his unimproved Lands in the Counties  
 of Philadelphia or Chester to any person or persons their Heirs or Assigns  
 Moreover, for such considerations as his said Executors should think fit, which  
 Deeds includeth the four hundred and ninety two Acres of Land aforesaid, the  
 same being then unimproved and in the County of Chester, as by the same  
 Testament remaining in the Register Generals Office at Philadelphia relation  
 being therunto had may appear, And soon after he the said Anthony Morris  
 dyed so seized of the premises in his Estate aforesaid, And he the said  
 Testator's Son Nathl being arrived to his full age of twenty one Years the  
 said Executors Anthony Morris and Nathl Pemberton by their Indenture  
 of Release duly executed <sup>the father</sup> unto the fourteenth day of December Anno  
 Domini 1728 for the consideration therein mentioned did grant and convey  
 the same four hundred and ninety two Acres of Land and premises unto  
 the said Thomas Morris in fee, as is buttred and bounded as followeth, viz  
 Beginning at a White Oak at a corner of Abiah Taylor's Land and bound-  
 ing by the same South three hundred and twenty parcels to a Chesnut tree,  
 thence West by Vacant Land two hundred and forty six parcels to a Chesnut

John in fee, the Indenture on Record at Philadelphia Book E. v. 8 page  
 207. And the said Sylvanus Smoot released unto the said Anthony Morris  
 Son: the said Tract of Land and premises, and all his lot and part and tithes to  
 the same, as by Deed on Record at Philadelphia in Book E. vol. 3, page 447  
 may appear. And the said Jane the Widow of Edward Smoot the father is de-  
 parted this life Intestate, And the said John Smoot also dyed without Issue and  
 Intestate, the force and virtue of which last recited Indenture and Release & of the  
 matters and things herein before recited, or by some other good conveyance  
 or Assurance in the Law duly had & executed the the said Anthony Morris Son  
 became in his lifetime lawfully seized in his Demesne as off fee of and in  
 the said four hundred and ninety two Acres of Land with the Appurtenances,  
 And he the said Anthony Morris being so thereof seized made his last Will  
 and Testament in Writing bearing date the tenth day of July Anno Domini 1721,  
 and therein nominated his son Anthony Morris and Israel Pemberton to be his  
 Executors and did thereby empower and authorize his Executors at any time  
 or times after his son should attain to his age of twenty one Years, to sell  
 & convey Int. Al. all or any of his unimproved Lands in the Counties  
 of Philadelphia or Chester to any person or persons their Heirs or Assigns  
 forever, for such considerations as his said Executors should think fit, which  
 Devises includeth the four hundred and ninety two Acres of Land aforesaid, the  
 same being then unimproved and in the County of Chester, as by the same  
 Testament remaining in the Register Generals Office at Philadelphia notation  
 being thereunto had may appear. And soon after he the said Anthony Morris  
 dyed so seized of the premises in his Estate aforesaid, And he the said  
 Testator's devise being arrived to his full age of twenty one Years the the  
 said Executors Anthony Morris and Israel Pemberton by their Indenture  
 of Release duly executed <sup>the father</sup> unto the fourteenth day of December Anno  
 Domini 1722 for the consideration therein mentioned did grant and convey  
 the same four hundred and ninety two Acres of Land and premises unto  
 the said Moses Coates in fee, to be bounded as followeth, viz  
 Beginning at a White Oak at a corner of Abiah Taylor's Land and being  
 bounded by the same South three hundred and twenty perches to a Chesnut tree  
 thence West by Vacant Land two hundred and forty six perches to a Chesnut  
 tree, thence North by the Land of John Bazar three hundred and twenty  
 perches to a third Chesnut tree thence by Margaret Muttons Land East two  
 hundred and forty six perches to the place of Beginning, Now this Inden-  
 ture Witnesseth that the said <sup>the father</sup> and I, my wife as well for  
 and in consideration of the natural love and affection which they have and  
 bear unto their said son Thomas Coates <sup>for his better livelihood and</sup>  
 proferment in the world, have <sup>and</sup> <sup>absolutely</sup> <sup>by</sup> <sup>grant</sup>  
 devised, and by these presents <sup>and</sup> <sup>absolutely</sup> <sup>by</sup> <sup>grant</sup>  
 conveyed and confirmed unto the said <sup>the father</sup> <sup>and</sup> <sup>absolutely</sup> <sup>by</sup> <sup>grant</sup>  
 the said <sup>the father</sup> or full equal part of the said <sup>the father</sup> <sup>and</sup> <sup>absolutely</sup> <sup>by</sup> <sup>grant</sup>  
 and ninety two Acres of Land Beginning at a post being a corner of  
 Robert Sellers Land thence North by the same Land three hundred and  
 twenty perches to a Chesnut tree thence West by Vacant Land one hundred  
 and forty six perches to a post, thence North by Samuel Coates's Land

M...

Con...

M 16

One hundred and Sixty perches is a White Oak, thence East ten perches to a high  
 Tree, thence North by the same land one hundred and sixty perches to a  
 Chestnut tree, thence East by Aaron Handonhalls Land one hundred and  
 Eighty perches to the place of Beginning, containing Two hundred forty  
 six Acres, be the same more or less, Together also with all and singular  
 the Woods, Trenches, Buildings, Orchards, Meadows, Woods, Ways, Waters,  
 Watercourses, Rights, Liberties, Privileges, Improvements, Hereditaments  
 and Appurtenances whatsoever thereto belonging or in anywise apper-  
 taining, And the Reversions and Remainders thereto Issues and profits  
 thereof, And true Copies of all Deeds Evidence & writings concerning the  
 same, To have and to hold the said two hundred forty six Acres of Land  
 be it more or less, Hereditaments and promises hereby granted and conveyed  
 or mentioned to be granted and conveyed with their Appurtenances unto the said  
 Thomas Coates and his Heirs, To the only proper use and behoof of him the said  
 Thomas Coates his Heirs and Assigns forever: Under the Great Seal of Great Britain  
 after accruing for the same to the Lords of the fees thereof, And the said Moses  
 Coates for himself his Heirs Executors & Administrators and for the said Susanna  
 his wife doth Covenant and Grant to & with the said Thomas Coates his Heirs  
 and Assigns by these presents that he the said Thomas Coates his Heirs and  
 Assigns shall and lawfully may from henceforth forever peaceably and quietly  
 have hold use occupy possess and enjoy the said two hundred forty six Acres  
 of Land (be it more or less) Hereditaments and promises hereby granted or  
 mentioned to be granted and conveyed with their Appurtenances freely and  
 clearly discharged of and from all former and other Grants, Bargains, Sales,  
 Gifts, Jointures, Assurances, Dowry Estates, Reversions, Judgments, Executions,  
 Extents and of and from all other Titles Troubles, Charges and Incum-  
 brances whatsoever had made committed done or suffered, or to be had  
 made committed done or suffered by him the said Moses Coates his Heirs  
 Executors or Administrators or any other person or persons lawfully claim-  
 ing or to claim by or from or under him them or any of them, In Witness  
 whereof the said parties to these presents have interchangeably set their  
 hands and Seals hereunto, Dated the day and Year first above written: s  
 Moses Coates, Seal; Susanna Coates, Seal; Sealed and Delivered in the presence of  
 us Jonathan Coates, Ann Dwyer.

Mortgage  
 William Reynolds, att.  
 John Kempell

**Be it Remembered** that on the eighth day of June Anno  
 Domini 1765 the Indenture hereafter mentioned was Produced  
 before Alexander Johnston Esq. one of the Justices of the Peace for  
 the County of Middlesex and the same was read and acknowledged the

m 6

One hundred and Sixty perches to a White Oak, thence East ten perches to a Maple  
 Trees, thence North by the same land one hundred and Sixty perches to a  
 Chestnut tree, thence East by Aaron Handenalls Land one hundred and  
 Eighteen perches to the place of Beginning, containing Two hundred forty  
 six Acres, be the same more or less, Together also with all and singular  
 the Fields, Pastures, Buildings, Orchards, Meadows, Woods, Ways, Waters,  
 Watercourses, Rights, Liberties, Privileges, Improvements, Hereditaments  
 and Appurtenances whatsoever thereto belonging or in anywise apper-  
 taining, And the Reversions and Remainders thereto Issues and profits  
 thereof, And true Copies of all Deeds, Covenants & writings concerning the  
 same, To have and to hold the said two hundred forty six Acres of Land  
 be it more or less, Hereditaments and promises hereby granted and conveyed  
 or mentioned to be granted and conveyed with their Appurtenances unto the said  
 Thomas Coates and his Heirs, To the only proper use and behoof of him the said  
 Thomas Coates his Heirs and Assigns forever, Under the yearly Quitrent here-  
 after accruing for the same to the Lord of the fee thereof, And the said Moses  
 Coates for himself his Heirs Executors & Administrators and for the said Susanna  
 his wife doth Covenant and Grant to & with the said Thomas Coates his Heirs  
 and Assigns by these presents that he the said Thomas Coates his Heirs and  
 Assigns shall and lawfully may from henceforth forever peaceably and quietly  
 have hold use occupy possess and enjoy the said two hundred forty six Acres  
 of Land (be it more or less) Hereditaments and promises hereby granted or  
 mentioned to be granted and conveyed with their Appurtenances freely and  
 clearly discharged of and from all former and other Grants, Bargains, Sales,  
 Gifts, Jointures, Assurances, Powers, Estates, Rents, Judgments, Executions,  
 Extents and of and from all other Titles, Troubles, Charges and Incum-  
 brances whatsoever had made committed done or suffered, or to be had  
 made committed done or suffered by him the said Moses Coates his Heirs  
 Executors or Administrators or any other person or persons lawfully claim-  
 ing or to claim by from or under him them or any of them, In Witness  
 whereof the said parties to these presents have interchangeably set their  
 hands and Seals hereunto, Dated the day and Year first above written:  
 Moses Coates seal, Susanna Coates seal, Sealed and Delivered in the presence of  
 Jonathan Coates, Am. Drower.

Moulton  
 William Reynolds, atty.  
 John Kennell

**Be it Remembered** that on the eighth day of June Anno  
 Domini 1765 the Indenture hereafter mentioned was Produced  
 before Alexander Johnston Esq. one of the Justices of the Peace and thereupon  
 came the hereafter named William Reynolds and acknowledged the

091  
1746  
rec 1765

Upon record and in view of the said indentures, the said part of a certain one hundred and forty Acres which James Starr and Rachel his wife for the Father and Mother of the said John Starr by Indenture of the sixteenth day of May 1745 granted unto the said John Starr in fee, who mortgaged the said land on or about the tenth day of October 1752 unto Charles Barr and other persons the Trustees of the General Land Office of this Province to secure the payment of the Sum of One hundred Pounds with the Interest thereof in certain parts or proportions and according to certain days or times of payment some of which are past, and the said Mortgage Moneys remaining unpaid the said Frederick Buzard hath undertaken to pay and discharge Together also with all and singular the Buildings Improvements Ways Woods Waters Watercourses Rights Liberties Privileges Hereditaments and Appurtenances whatsoever therunto belonging And the Reversions and Remainders thereof, And all the Cetera Right of Redemption Right Title and Interest whatsoever of him the said John Starr and Mary his wife of in and to the premises, To have and to hold the said Mesuage Plantation Tract of Land and premises hereby granted or mentioned to be granted with the Appurtenances unto the said Frederick Buzard his Heirs and Assigns To the only proper use and behoof of him the said Frederick Buzard his Heirs and Assigns forever, And the proportionable part of the Yearly Quitrent hereafter accruing for or in respect of the hereby granted premises to the chief Lord of the fee thereof, And the said John Starr doth hereby covenant for him and his Heirs to and with the said Frederick Buzard his Heirs and Assigns that he the said John Starr and his Heirs the said Mesuage Plantation Tract of Land Hereditaments and premises hereby granted or mentioned to be granted with the Appurtenances unto the said Frederick Buzard his Heirs and Assigns against him the said John Starr and his Heirs and against all other persons and persons whatsoever lawfully claiming or to claim by from or under him them or any of them that and will Warrant and forever defend by these presents, The Trustees of the General Land Office approved their Successors and Assigns for or in respect of the said recited Mortgage only excepted and forgiven, In Witness whereof the said parties to these presents have interchangeably set their hands and seals hereunto, Dated the day and Year first above written John Starr seal, Mary Starr seal, Sealed and Delivered in the presence of us, Joseph Richardson, Henry Vanderling. (22)

Release  
 Anthony Morris Seal  
 Authorized

It is Reminded that on the tenth day of December in the Year 1740 the hereafter written Indentures were produced before Benjamin Shoemaker Esq. one of his Majesty's Justices of the peace for the County of Philadelphia and thereupon came what lawfully to law did declare and depose that he was present and did see the hereafter named Anthony Morris and Israel Samberton Seal and as their deed before the said Indentures, and that the name of Brockman thereunto subscribed as a Witness thereof was of his the Affirmants own hand-writing.

(12)

writing which said Indenture is recorded in the office for recording of deeds for the  
County of Chester the Eleventh day of September Anno Domini 1765 In these words  
to wit. His Excellency Wm Mifflin made the fourteenth day of December In the year  
of our Lord one thousand seven hundred and twenty eight Between Anthony  
Morris of the City of Philadelphia in the Province of Pennsylvania Prises and  
Jesual Sembleston of the same Place Merch: Executors of the last will and testament  
of Anthony Morris sen. late of the said City Merch: deceased of the one Part  
and Moses Coates of Charlestown in the County of Chester Yeoman of the other  
part Whereas the Proprietary of this Province William Penn lately deceased  
by the name of William Penn of Warrington in the County of Sussex Esquire  
by Indenture of Release the second day of August Anno D: one thousand six  
hundred and eighty one granted the Proportion and Quantity of five  
hundred acres of Land to be located in the said Province unto Anthony  
Ellon sometime of Gatesbury in the County of Wilks in the parts of Great  
Britain in Fee And the said Anthony Ellon deceased left two only Children  
Anthony and Jane and the said Anthony Ellon the son by his deed of  
the twelfth day of November Anno D: one thousand seven hundred and two  
granted the full Proportion and Quantity of four hundred acres the  
remainder or Residue of the said five hundred acres then unlocated unto  
Edward Smout late of Philadelphia afores: Timber Merch: in Fee and  
the said Edward Smout indermarrying with the said Jane the Daughter  
of the said Anthony Ellon the Father obtained a Proprietary Warrant for  
the Location of three hundred and ninety two acres of Land (in Right of  
and as the full Remainder of the five hundred Acres) taken up and  
one other Proprietary Warrant for one hundred acres more contiguous  
therunto and the said Proprietary by Patent of his Commissioners of  
the thirteenth day of October Anno D: one thousand seven hundred and  
three confirmed the same three hundred and ninety two Acres and  
one hundred acres in one entire tract by the miles and Bounds  
therein after mentioned unto the said Edward Smout in Fee pay  
ing the yearly Rent of one English silver Shilling & one hundred  
acres and so proportionably the Patent on Record Book A Vol. the 2<sup>nd</sup>  
Page 620 and the said Edward Smout deceased Intestate left the  
said Jane his widow and several Children by her viz: Edward  
Sylvanus and John and the said Edward Smout the son as  
Invent law of the said Edward Smout sen. by Indenture of the  
fourth day of March Anno D: one thousand seven hundred & 4<sup>th</sup>  
granted the same whole Four hundred and ninety two  
acres unto the said Anthony Morris sen. in Fee the Indenture on Record  
at Philadelphia Book E 7 Vol: 8 page 294 and the said Sylvanus Smout  
released unto the said Anthony Morris sen. the said tract of Land and  
Premises all his Estate part and till in and to the same viz: Died in  
that behalf on Record at Philadelphia Book F Vol. the 3<sup>rd</sup> page 447  
and the said Jane the Widow of Edward Smout the Father is deceased  
this life Intestate and the said John Smout is also dead without  
Issue and Intestate on Record at Philadelphia Book G Vol. 1 page 104



Anthony and Jane and the's? Anthony Elton the son by his deed of  
the twelfth day of November Anno D. one thousand seven hundred and two  
granted the full Proportion and Quantity of four hundred acres the  
Remainder or Residue of the said five hundred acres then unlocated unto  
Edward Smout late of Philadelphia afores? Timber Merchant in Fee and  
the said Edward Smout in marrying with the said Jane the Daughter  
of the said Anthony Elton the Father obtained a Proprietary Warrant for  
the Location of three hundred and ninety two acres of Land (in Right of  
and as the full Remainder of the five hundred Acres) taken up and  
one other Proprietary Warrant for one hundred acres more contiguous  
therunto and the said Proprietary by Patent of his Commissioners of  
the sixteenth day of October Anno D. one thousand seven hundred and  
three confirmed the same three hundred and Ninety two Acres and  
one hundred acres in one entire tract by the metes and Bounds  
then after mentioned unto the said Edward Smout in Fee pay-  
ing the yearly Quitrent of one English silver Shilling & one hundred  
acres and so proportionably the Patent on Record Book A Vol. the 2<sup>nd</sup>  
Page 620 and the said Edward Smout deceased Intestate left the  
said Jane his widow and several Children by her viz. Edward  
Sylvanus and John and the said Edward Smout the son as  
Heir at Law of the said Edward Smout Sen. by Indenture of the  
fourth day of March Anno D. one thousand seven hundred & 7<sup>th</sup>  
granted the same whole four hundred and Ninety two  
acres unto the said Anthony Morris Sen. in Fee the Indenture on Record  
at Philadelphia Book E Vol. 8 page 294 and the said Sylvanus Smout  
released unto the said Anthony Morris Sen. the said tract of Land and  
Promises, all his estate part and title in and to the same Vide Deed in  
that behalf on Record at Philadelphia Book F Vol. the 3<sup>rd</sup> page 447  
and the said Jane the Widow of Edward Smout the Father is deceased  
this life Intestate and the said John Smout is also dead without  
Issue and Intestate By Force and Virtue of which said last cited  
Indenture and Release and of the Matters and Things herein before  
related or by some other good Conveyance or Assurance in the Law duly  
had and executed to the said Anthony Morris Sen. became in his  
lifetime lawfully seized in his demesne as of Fee of and in the said  
four hundred and Ninety two acres of Land with the Appurte-  
nances and by the said Anthony Morris being so thereof seized  
made his Last will and Testament in writing bearing date the tenth  
day of July Anno D. one thousand seven hundred and twenty one and  
thereby nominated his son Anthony Morris (party hereto) and Samuel  
Pemberton the Executors and did thereby Impower and authorize  
his Executors at any time or times after his son Luke shall attain  
to his age of twenty one years to grant bargain sell and convey  
(int. ad.) all or any of his unimproved Lands in the Counties of  
Philadelphia or hereafter to any person or persons their heirs or assigns

Horloger  
Hager  
Hager

1e 1721, which will written

For ever for such considerations as his said executor shall think fit (which  
 Deed includeth the four hundred acres, Vizely two acres of Land aforesaid  
 the same being then unimproved and in the County of Chester) as by the  
 same testament remaining in the Register & records Office at Philadelphia  
 aforesaid Relation thereunto had appears and shortly after he the said  
 Anthony Morris the Father died is seized of the Premises as in his  
 Estate aforesaid and his the said executor son Luke is become of the  
 Age of twenty one years. Now this Indenture Witnesseth that the  
 said Executors Anthony Morris and Israel Pemberton for and in con-  
 sideration of the sum of two hundred pounds lawful money to them  
 paid by the said Moses Coates the receipt whereof they do hereby  
 acknowledge and thereof do acquit and forever discharge the said Moses  
 Coates his heirs and assigns by these presents full power granted as open-  
 ed sold released and confirmed and by these presents in virtue of the  
 said recited testament and by the tenor and direction of the same do  
 Grant Bargain sell release and confirm unto the said Moses Coates  
 & in his actual possession now being by virtue of a bargain and  
 sale unto him made by the said Executors for the term of one year  
 by Indenture of the day next before the day of the last hereof and to  
 his heirs and assigns all those the said four hundred and twenty  
 two acres of land situate in the said County of Chester beginning  
 at a white oak at a corner of Abiah Inuitors land and extending  
 by the same South three hundred and twenty perches to a chestnut  
 tree thence west by a canal Land two hundred and forty six perches  
 to a second chestnut tree thence north by the land of John Lewis  
 three hundred and twenty perches to a third chestnut tree thence  
 by Margarett Wallers land east two hundred and forty six perches  
 to the place Beginning together with all and singular the  
 ways woods waters water courses Rights Liberties Privileges  
 Improvements Hereditaments and Appurtenances whatsoever  
 thereunto belonging and the Reversions and Remainders thereof  
 and all Evidences and writings concerning the same to HAVE  
 & TO HOLD the said four hundred and twenty two acres of land  
 Hereditaments and Premises he rely granted or mentioned to be  
 granted with the Appurtenances unto the said Moses Coates  
 and his heirs to the use and behoof of him the said Moses Coates  
 his heirs and assigns forever UNLESS the yearly Rent and afore-  
 said as hereafter to grow due and payable & the Area is the use  
 UNLESS the said Anthony Morris Executor aforesaid for himself his  
 heirs Executors and Administrators and the said Israel Pem-  
 berton for himself his heirs Executors and Administrators severally  
 and not jointly or one for another nor for the ad or use of any  
 other but for their own several acts only do Covenant promise  
 and Grant to and with the said Moses Coates his heirs and  
 assigns by these presents that they the said Anthony Morris and  
 Israel Pemberton have not either of them done committed

m + b

by Margaret Wallers land east two hundred and forty six perches  
to the place ~~beginning~~ Together with all and singular the  
ways woods waters water courses Rights Liberties Privileges  
Improvements Hereditaments and Appurtenances whatsoever  
thereunto belonging and the Reversions and Remainders thereof  
and all Evidence and writings concerning the same To HAVE  
& TO HOLD the said four hundred and forty two acres of land  
Hereditaments and Premises lawfully granted or mentioned to be  
granted with the Appurtenances unto the said Moses Coates  
and his heirs to the use and behoof of him the said Moses Coates  
his heirs and assigns forever UNLESS the yearly Rent and afore-  
said as hereafter to grow due and payable & the Area is the use  
of the said Anthony Morris Executor aforesaid for himself his  
heirs Executors and Administrators and the said Israel Pen-  
berton for himself his heirs Executors and Administrators severally  
and not jointly or one for another nor for the use or use of any  
other but for their own several uses only do covenant promise  
and Grant to and with the said Moses Coates his heirs and  
assigns by these Presents that they the said Anthony Morris and  
Israel Penberton have not either of them done committed  
or willingly or willingly suffered any act or thing whereby the  
Premises hereby granted or mentioned to be granted with the  
Appurtenances or any part or parcel thereof are or shall or may  
be any way impeached charged or incumbered in title charge  
estate or otherwise other than the arrears of the Rent of  
& In Witness whereof the said Parties to these Presents have  
interchangeably set their hands and seals hereunto dated  
the Day and year first above written. Anth<sup>r</sup>. Morris seal  
Israel Penberton seal. Sealed and delivered in the Presence of  
Charles Henry Aaron Gifford the words [ & the arrears thereof ] between  
y<sup>e</sup>. 31<sup>st</sup> & 22<sup>nd</sup> lines and the words [ other than the arrears of the  
Rent of ] next before the clause of In Witness being first interlined

Be Remembered that on the sixth day of  
September 1701  
Charles Henry Aaron Gifford

I Thomas Coates of the Township of East Caln  
 in the County of Chester and State of Pennsylvania  
 yeoman, being weak in body but of sound and dis-  
 posing mind and Memory, Calling to mind the  
 Uncertainty of Human Life Do for the Settling my outward  
 Estate make, this present writing my last Will and  
 Testament, hereby Revoking and making void all  
 other Wills & Testaments by me heretofore made, either  
 by word or writing, First, my Will is that ~~my~~ body  
 be decently Interred in Friends burying ground in a  
 Christian & decent manner at the discretion of my  
 Executors herein after named, and as to my worldly  
 Estate which the Lord in mercy hath been pleased  
 to bestow upon me I Give and Dispose of the same in  
 manner and form following. First, that all my just  
 debts together with my Funeral Expences be paid and  
 discharged as soon as may be after my decease, by my  
 Executors, I Give & bequeath to my son Jonathan  
 the Sum of Five Shillings, I Give & bequeath to  
 my son-in-law Joseph Gladden the Sum of Sixty Pounds  
 and to his four youngest Children Viz. Samuel,  
 Sarah, Elizabeth, & Susannah, the Sum of Ten  
 Pounds, each, to be paid by my Executors within one  
 year after my Decease, I Give and bequeath to my  
 son Samuel the Plantation I now live on with all  
 the Appertinances thereunto belonging together with  
 all the Residue of my personal Estate to him his  
 heirs and Assigns for ever he or they procuring and  
 Providing from time to time and at All times a Suf-  
 ficient Maintainance and due support of All the  
 Necessaries of Life for my son Henry who being deprived  
 of his right Reason is rendered incapable of minister-  
 ing to his own support and for the further ordering the  
 same I do Nominate and appoint my two friends  
 John Hoopes and Robert Miller to have the

← Henry

Special Care thereof and if at any further  
time he shall be restored to his reason in  
such manner as they may Judge him Capable  
to Choose for himself a place of Residence in  
such Case my son Samuell his heirs or Assignes  
shall pay unto the hands of the John Hooper  
and Robert Miller such Sums yearly and  
every year as shall be deemed ~~adequate~~ for  
his Maintenance & during his Natural life  
and in case either of the above Named friends  
should be removed by death or otherwise  
Rendered incapable of Giving their Assistance  
my will is that each & every of the  
Meeting appoint others in their rooms who  
are to be equally impowred in their Absence  
and Lastly I constitute & appoint my son  
Samuel & my Friend William Hoode my  
Executors of this my last will and Testament  
to see the same Justly and truly performed  
in Witnes Whereof I have set my hand and  
Seal this Tenth day of the twelfth month one  
thousand seven hundred & Twenty two = 1722

Thomas <sup>his</sup> Coates  
mark

Signed, Sealed, published & pronounced  
by the testator as his last will and  
Testament in the presence of us—

William Hoode  
John Jones  
Robert Miller

proved in a Court of His Honor the  
at Westchester the 1<sup>st</sup> day of Nov<sup>r</sup> 1727  
before us J. Schuyler and J. Miller

his mark  
The Coates  
his Will 1722

John Jacobs Seal Hannah Wedemnick Seal William Wedemnick Seal  
 Sealed and delivered in the presence. Received the day of the date of the above written In  
 of James Trimble Jr Samuel Stone denture of the above named Thomas H. B. Jacobs seven  
 hundred and three dollars and ten cts and an half cents being the consideration money in full  
 above mentioned. \$703.12 1/2 Witness present at signing 3 John Jacobs  
 Chester County Pa. Before the subscriber one of the justices of the peace in and for said coun-  
 came the above named John Jacobs Hannah Wedemnick and William Wedemnick and  
 acknowledge the above written indenture to be their act and deed to the ends that the  
 same might be recorded as such according below. In testimony whereof I have hereunto  
 my hand and Seal this third day of March one thousand eight hundred and twenty  
 four. Recorded March 3 - 1894 Walter Kerr Seal

**Indenture** Made the second day of the fourth mo  
 Samuel Coates et al. in the year of our Lord one thousand eight hundred and twenty four  
 Between Samuel Coates of the Township of East Calhoun in the county of  
 Chester and State of Pennsylvania and Hannah his wife of the one part  
 and Samuel Coates of the same place of the other part Witnesseth that  
 the said Samuel Coates and Hannah his wife for and in consideration of the sum of seven  
 thousand one hundred and fifty dollars good and lawful money of the United States of America  
 to them hereof in hand paid and before this executing and delivery hereof they receipt wh  
 of the delivery acknowledge and thereof acquit and discharge him the said Samuel  
 Coates his heirs and assigns by their presents do and each of them doth grant bargain sell convey  
 lease and certify and by their presents each of them hath granted bargained sold releas  
 conveyed and confirmed unto him the said Samuel Coates his heirs and assigns forever  
 that a certain parcel or tract of land and improvements situate in the Township of East  
 Calhoun and bounded as follows to wit Beginning at a chestnut tree thence by  
 and late of Simeon Coates north four and an half degrees East one hundred and sixty eight perches an  
 tenths of a perch to a stone thence to the land of the said Samuel Coates south eight eight  
 eighths of a perch and thence east one hundred and thirty one perches and six tenths of a perch to  
 thence to land of Thomas Miller Esquire north four and an half degrees west one hundred  
 and forty eight perches to the old Lancaster road thence along the same and to land of Jesse  
 Coates north eighty seven and a half degrees west twenty four perches to a post and south eighty  
 five degrees west fifty seven perches and thence south of a perch to the place of Beginning contain  
 ing one hundred and twenty three acres and only two perches to the same more or less not being part  
 of a tract of land which the said Coates and Hannah his wife by their indenture duly executed under  
 their hands and seals and bearing date the second day of the sixth month in the year of our  
 Lord one thousand seven hundred and forty three for the consideration therein mentioned granted  
 and confirmed unto Thomas Coates and to his heirs and assigns forever as in and by said Indenture  
 duly recorded in the office for recording of deeds in and for the County of Chester in book B vol 11 page  
 102 is more fully manifested to act may more fully and at large appear and the said Thomas Coates  
 fully bound in his conscience as of fee and heri-  
 and inasmuch as the said indenture was in writing and is now in writing and is now in writing and is now in writing  
 and is now in writing and is now in writing and is now in writing and is now in writing and is now in writing

unto belonging together with all the residue of my personal estate to him his heirs and assigns forever as may be seen by reference to said will now remaining in the Register office in and for the County of Chester. For it has with all such singulars the best drings improvements ways woods water watercourses rights liberties privileges hereditaments and appurtenances whatsoever the unto belonging or in any wise appertaining and the further privilege of a lane or road twenty feet wide extending from the South side of the above described tract of lands to the turnpike road and to be parallel with the west line of the same and to enter the said Turnpike road fifty seven perches Eastward from said west line of the tract and the several messuages and remainders rents issues and profits thereof also all the estate right title interest profits claim and demands whatsoever of them the said Samuel Coates his wife and their heirs of in to or out of the same To have and to hold the above described messuage tenement or tract of land and each appurtenance hereditaments and premises hereby granted to him the said Samuel Torbert with the appurtenances to the only proper use benefit and behoof of him the said Samuel Torbert his heirs and assigns forever and the said Samuel Coates for himself Hannah his wife and their heirs doth hereby covenant promise and grant to and with the said Samuel Torbert his heirs and assigns that the above described messuage tenement or tract of land and roads therein granted or mentioned and intended to be with the appurtenances to him the said Samuel Torbert his heirs and assigns and against him the said Samuel Coates Hannah his wife and their heirs and against all and every other person or persons whatsoever claiming or lawfully 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 the same. In testimony whereof the parties first above named to these presents have interchangeably set their hands and seals on the day and in the year first above written

Sam<sup>l</sup> Coates  
Hannah Coates

Sealed and delivered in the presence

of Robert Miller Samuel Coates & Received on the day of the date of the above written Indenture of the above named Samuel Torbert the sum of seven thousand one hundred and fifty Dollars that being the consideration money above mentioned in full to be paid to me Witness my present hand & written Samuel Coates

of Chester County & Before me the Subscriber one of the Justices of the peace in and for said County personally appeared the above named Samuel Coates and Hannah his wife and acknowledged the above written Indenture to be their act and deed and desired that the same might be recorded as such according to Law the the said Hannah being of full age and the contents of the above deed fully made known to her did at her private examination separate and apart from her husband acknowledge that she voluntarily of her own free will and accord and without without any coercion from her said husband sign seal and deliver the same to the intent that it should be recorded as her act and deed. In testimony whereof I have hereunto set my hand and seal this 10th day of June 1783 at Chester County in the State of Pennsylvania

I Samuel Coates of the Township of East Caln County of Chester and State of Penna. being favoured with reasonable health of body and of sound mind and memory for which I desire ever to retain a due sense of Gratitude to the Great Giver of every Good and perfect Gift of whose blessings and preservations I have been a partaker, and Considering the mortality of my body do for the settling and disposing of such worldly Estate that I have been blessed with do make this my last will and Testament in manner and form as follows

It is my will and I do hereby order and direct that all my just debts and funeral Expences be paid out of my personal Estate by my Executor herein after named as soon as may be convenient after my decease Item I Give and bequeath to my beloved wife Hannah Coates all the household Goods and furniture she brought to me at marriage together with the Sum of Ninety Dollars a Year to be paid to her yearly and every Year during her natural life to be paid out of the rents Issues and Profits of that part of my real Estate now in the possession of Margaret Coates the widow of my son Samuel Coates decd. and if My widow should live longer to be a lease and hold the same the above bequest is to be in lieu of her right of dower out of my Estate

Item I Give and bequeath to my son Harrieh Coates the Sum of two hundred Dollars Item I Give and bequeath to my son Levi Coates the Sum of two hundred Dollars Item I Give and bequeath to my Daughter Sarah Walker the Sum of four hundred Dollars Item I Give and bequeath to my son Joseph Coates the Sum of two hundred Dollars all those bequests to my said Children to be paid as herein after directed, It is my will that if there should be any Reversions of my personal Estate after the payment of my just debts and funeral Charges It shall be equally divided and paid to my Children to wit Harrieh Levi Joseph and Sarah Walker Share and part alike Having had my Lands Surveyed and directed a draft of which Survey and division in the hand writing and Signature of William Hersey dated the 18<sup>th</sup> and 19<sup>th</sup> day of the 4<sup>th</sup> m<sup>o</sup> 1815 and on the 26<sup>th</sup> day of 6<sup>th</sup> m<sup>o</sup> 1818 which draft I do hereby direct to be lodged in the Registers office with this my will when the same may be proven, My will is and I do hereby order and direct that my Executor herein after named do sell at publick Sale first giving timely notice by advertising the said Sale all the following described tracts or Lots of





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Lots of land known by Numbers 3 and 5 as the same is described in the aforesaid draft one of them containing twenty one acres and one hundred forty five perches the other being a wood lot containing two acres and one hundred two perches be the same more or less together with all the buildings and improvements rights members and appertinances thereunto belonging or in anywise appertaining. Excepting and reserving for the use of Lot N<sup>o</sup> 2 forever the water rapping thro' the same in the present ditch or water course made for that purpose with free privilege for the owners or occupiers thereof from time to time and at all times to enter upon the premises to cleanse and repair the said ditch or water course as often as it may require for conveying said water or so much thereof as may be necessary for house use and watering stock which shall be done in such a manner to be the least injurious to the premises aforesaid be sold at publick sale by my Executor herein after named for the best price or prices that can be had for the same hereby giving my said Executor full power and authority to sell and convey <sup>by</sup> deed or deeds all the foregoing tracts or Lots of Land to the purchaser or purchasers as I could have done if living and personally present, and the money arising from the last mentioned premises to be appropriated to the payment of My Son Thomas Coates just debts in manner following and no other way that is one thousand Thousand dollars is to be paid to my Children Warrick Levi Joseph Coates and Sarah Walker as is mentioned in the forepart of this my will My said son Thomas being indebted to my son Samuel in a much larger sum two thirds of residue after deducting reasonable committions Expenses of sale to my son Warrick Coates and the other one third to Isaac Walton toward satisfying debts due from my said son Thomas to them

Lastly I do hereby nominate constitute and appoint my son Warrick Coates of the County of Chester sole Executor of this my last will and Testament hereby revoking all other wills legacies and bequests by me heretofore made declaring this and no other to be my last will and testament

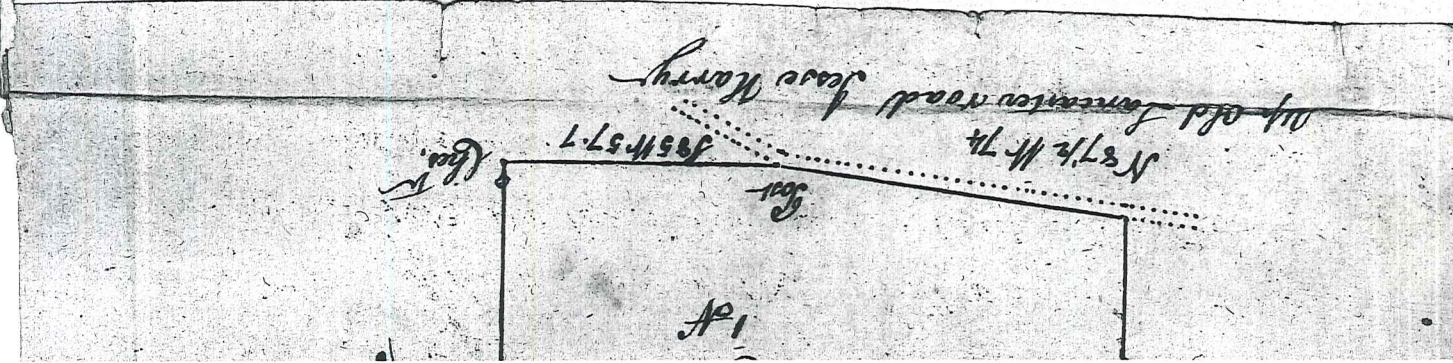
In witness whereof I have hereunto set my hand and Seal this 21 day of the 11<sup>th</sup> month AD 1826

Signed sealed published and declared by the said testator as and for his last will and testament in the presence of us who in his presence and at his request have subscribed our names as witnesses

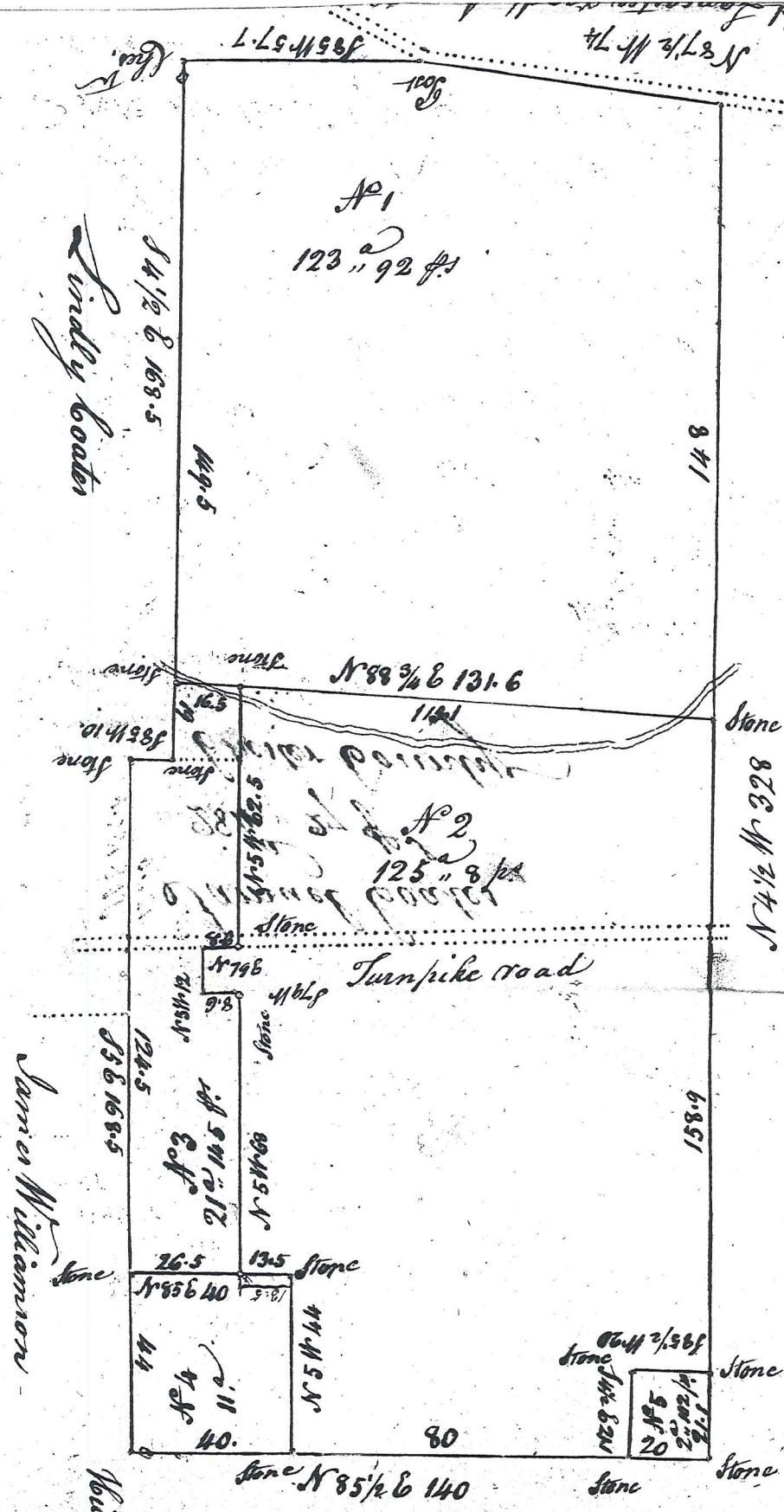
As the two witnesses where the words seven & Thomas was done before signing

Robert Milly }  
Samuel Torbert } Dec<sup>r</sup> 24. 1833 affd

Saml Coates 



land on the 26<sup>th</sup> day of 6<sup>th</sup> m<sup>o</sup> 1818 which draft I do hereby direct to be lodged in the registers office with this my will when the same may be proven, my will is and I do hereby order and direct that my Executor herein after named do sell at publick sale first giving timely notice by advertising the said sale all the following described tracts or Lots of



1	8
125	8
21	145
11	
2	102
<hr/>	
160	255
	-160
160A	95
123	92
<hr/>	
284A	27

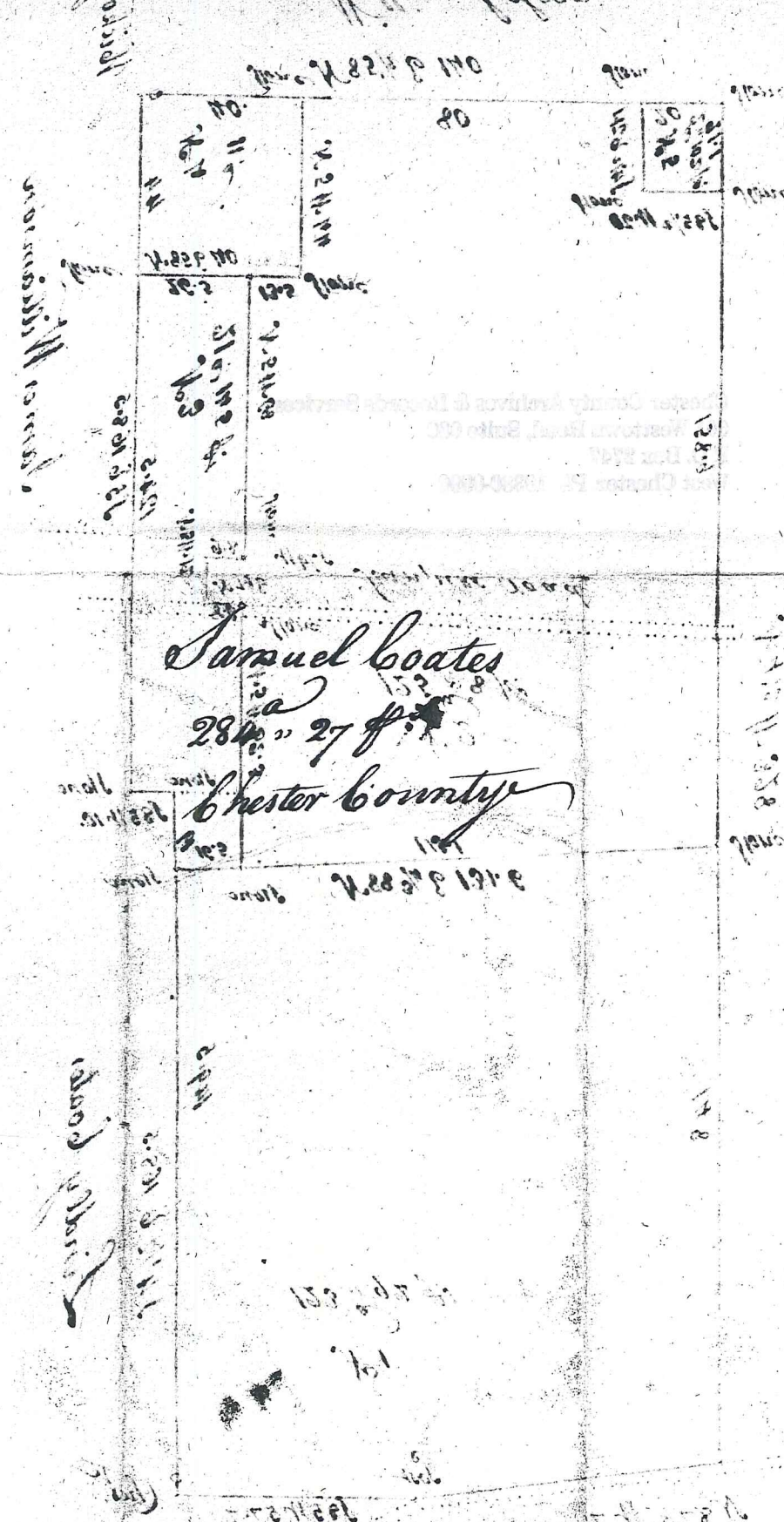
A Draught of a Tract of Land Situate in East Caln Township Chester County containing together two hundred and eighty four Acres and 27 perches Surveyed and Divided for Samuel Coates on the 18<sup>th</sup> and 19<sup>th</sup> days of the 4<sup>th</sup> Month 1815. And on the 26<sup>th</sup> day of the 6<sup>th</sup> month 1818 the lot Number 5 was laid off and a small addition made to lot No. 3

N<sup>o</sup> 13 Stakes were set where Stones are to be placed.

Wm. Hershey



The following is a list of the names of the persons who have been  
 admitted to the office of Justice of the Peace for the year 1870.  
 The names are given in the order in which they were admitted.  
 The names of the persons who have been admitted to the office of  
 Justice of the Peace for the year 1870 are as follows:



*Missouri  
Settlers*

**Chester County Archives & Records Services  
601 Westtown Road, Suite 080  
P. O. Box 2747  
West Chester, PA 19380-0990**

under them, than 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 just above written

Witness and Delivered in the presence of us  
Jesse P. Hammond, Clerk, Passmore  
Chester County Pa.

7, 14  
Josiah Phillips  
Mary H. Phillips

Before the undersigned Justice of the peace in & for the said county of Chester, came  
the above named Josiah Phillips and Mary H. his wife and acknowledged the above Indenture to  
be their act and deed and that the same ought to be recorded according to law. The said Mary H. being  
of full age and of sound mind and being separated & apart from her said husband and the contents  
thereof being fully explained and she did voluntarily & of her own free will  
and accord read & deliver the said Indenture without any coercion or compulsion of her said hus-  
band. In testimony whereof I have hereunto set my hand and seal the 30<sup>th</sup> day of March A.D. 1865.  
Enoch Passmore

Recorded March 31<sup>st</sup> A.D. 1865

Deed

Samuel Torbert  
vs  
James Buchanan

This Indenture made the thirty first day of March in the  
year of our Lord One thousand Eight hundred and sixty five Between  
Samuel Torbert of Valley Township Chester County and State of Pennsylv-  
-ania of the one part and James Buchanan of Wheatland Lancaster County  
and State aforesaid late President of the United States of the other part.

Witnesseth that the said Samuel Torbert for and in consideration of the sum of Eighteen thousand  
-and no hundred and ninety five Dollars & Sixty five cts. to lawful money of the United State  
of America unto him well and lawfully paid by the said James Buchanan at and before the sealing  
and delivery of these presents the receipt whereof is hereby acknowledged has granted bargained sold  
-aliened enfeoffed released and confirmed and by these presents does grant bargain sell alien enfeoff rele-  
-ase and confirm unto the said James Buchanan his heirs and assigns All that certain Mellings  
plantation and tract of land in Valley Township aforesaid bounded by the lands and contained  
in the course of magnetic bearings) and distances following to wit Beginning at a stone marker by  
land of Samuel Hatfield south two degrees East One hundred and forty nine perches to a post  
corner of Elizabeth Downing land and by her land and land of Joseph Sutter respectively north  
eighty eight and an half degrees east one hundred and thirty perches and fifteen hundredths of

as perch to a post in a line of lands of Bayard D. Loope and by the said Cooksland north one and a  
 quarter Degree West one hundred and forty nine perches (crossing the old Lancaster road) to a post thence  
 by said Loope land and land of John Maitland respectively north eighty four and three quarters  
 degrees west fifty seven perches and nine tenths of a perch to a stone fence by the said Maitland land  
 the four next courses and distances to wit south eighty eight and an half degrees west twenty four  
 perches and seven tenths of a perch to a post on the southern side of the old Lancaster road thence  
 along the same side of said road north fifty nine degrees five eighty west eight five perches twenty five  
 hundredths of a perch to a post thence leaving said road south two degrees East ten perches to a  
 post and thence south eighty eight and an half degrees west twenty perches twenty four hundredths  
 of a perch to the place of beginning Containing according to a recent survey One Hundred  
& twenty four acres and five square perches strict measure. Being composed of the Messuage and  
 tract of land which with the lane or road right and privilege hereinafter referred to Samuel Coates & wife  
 by their Deed of April 4 A.D. 1824 recorded in the Recorder's Office of Chester County aforesaid in Book  
 B's Vol 70 page 4 conveyed to said Samuel Torbert in fee and of the lot of land which the Board of School  
 Directors of Valley Township aforesaid by their Deed of February the 14<sup>th</sup> A.D. 1865 not yet recorded con-  
 veyed to the said Samuel Torbert in fee. Together with all and singular the buildings, improvements  
 woods ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever  
 thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and  
 profits thereof and all the estate right title interest property claim and demand whatsoever of said  
 Samuel Torbert in law or equity or otherwise howsoever of us and to the same and every part thereof and  
 especially together with the right & privilege of a lane or road twenty feet wide from the south side of  
 the above described tract to the Lancaster turnpike through land formerly of Samuel Coates now of Joseph  
 Fulton as the same is now enjoyed and as it is particularly described and conveyed in the above  
 recited Deed from Samuel Coates & wife to Samuel Torbert to have and to hold the said Messuage  
 and tract of land hereditaments and premises hereby granted or mentioned and intended so to be with  
 the appurtenances unto the said James Buchanan his heirs and assigns to and for the only proper use  
 and behoof of the said James Buchanan his heirs and assigns forever. And the said Samuel Torbert  
 for himself his heirs Executors and administrators does by these presents covenant grant and agree  
 to and with the said James Buchanan his heirs and assigns that he the said Samuel Torbert 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 James Buchanan his heirs  
 and assigns against him the said Samuel Torbert 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  
 power claim claim or otherwise.



personally appeared the above named William Wiley who I am satisfied is the grantor mentioned in the above deed or conveyance and I having first made known to him the contents thereof he acknowledged that he signed sealed and delivered the same as his voluntary act and deed. All of which is hereby certified.

Lucien Roguet 

57,277  
1869

Recorded Aug 5. 1869

Deed  
Edward V Buchanan et al exrs }  
To }  
William McCanna }  
174-124-952

This Indenture Made the seventeenth day of March in the year of our Lord one Thousand Eight hundred and Sixty nine Between Rev Edward V. Buchanan and Miriam B. Swarr Esq Executors of the last will and

Testament of James Buchanan late of Wheatland in the County of Lancaster and State of Pennsylvania and late President of the United States of the first part and William McCanna of Pennungtonville in the County of Chester and State aforesaid of the other part Whereas the said James Buchanan by virtue of divers good conveyances and assurances in law duly had and executed became in his lifetime seized in his demesne as of fee (amongst) other lands of and in a certain messuage and tract of land situate in Valley Township in the County of Chester aforesaid containing 124 acres and 5 perches and also of another tract of Woodland situate in West Bradford Township in the same County containing by recent survey 10. acres and 12 perches be the same or either of them more or less and being as thereof seized died first having made his last will and testament in writing bearing date the 27<sup>th</sup> day of January Anno Domini 1866 therein and whereby amongst other things is Item "Eighth" I direct that all the real estate of which I may die seized shall be sold by my executors either at public or private sale when in their opinion this will best promote the interest of my residuary legatees and conveyed by them or the survivor of them to the purchaser or purchasers in fee simple of which said will he appointed Rev Edward V. Buchanan and Miriam B. Swarr Executors as in and by the said in part recited will since his

decease duly proven and remaining on file in the Registry office at Lancaster recourse thereto being had appears Now this Indenture witnesseth that the said parties of the first part for and in consideration of the sum of Sixteen Thousand nine hundred and Sixty one dollars and ten cents lawful money of the United States to them in hand paid by the said party of the second part at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened released and confirmed and by these presents in full force and virtue of the said last recited will do grant bargain sell alien release and confirm unto the said party of the second part his heirs and assigns. All those the within mentioned tracts of land the first thereof Beginning at a stone thence by land of Samuel Hatfield (By Magnetic bearings) South two degrees east one hundred and forty nine perches to a post a corner of Elizabeth Houn- ings land and by her land and land of Joseph Tilton respectively South eighty eight and a half degrees east one hundred and thirty perches and fifteen hundredths of a perch to a post in a line of Edward G. Copes land thence by said land north one and a quarter degrees west one hundred and forty nine perches (crossing the old Lancaster road) to a post thence thence by the same and land of Grier Maitland North eighty four and three quarter degrees west fifty seven perches and nine tenths of a perch to a stone thence by said Maitlands land the next four bearings and distances viz South eighty eight and a half degrees west twenty seven perches and seven tenths to a post on the south western side of the Old Lancaster road thence along the same side of said road north fifty nine degrees and five eighths west eighteen perches and ninety five hundredths of a perch to a post thence leaving said road South two degrees east ten perches to a post thence south eighty eight and a half degrees west thirty perches and seventy four hundredths to the place of Beginning containing one hundred and twenty four acres and five perches (strict measure) Being the same tract of land which with the road privilege hereinafter mentioned Samuel Torbert by Indenture dated the 31st day of March A.D. 1865 and Recorded in the Records office in and for Chester County in Deed Book A.7. Vol 148 Page 14 granted and confirmed to the said James Buchanan and to his heirs and assigns forever. The second thereof Beginning at a post in or near the middle of the Marshallton road thence by Pinno's land South eighty eight and a

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thence along the same side of said road north fifty nine degrees and five eighths west eighteen perches and ninety five hundredths of a perch to a post thence leaving said road South two degrees east ten perches to a post thence south eighty eight and a half degrees west thirty perches and seventy four hundredths to the place of Beginning containing one hundred and twenty four acres and five perches (strict measure) Being the same tract of land with the road privilege hereinafter mentioned Samuel Torbert by Indenture dated the 31st day of March A.D. 1865 and Recorded in the Recorder's office in and for Chester County in Deed Book A.7 vol 148 page 14 granted and confirmed to the said James Buchanan and to his heirs and assigns forever. The second piece of Beginning at a post in or near the middle of the Marshallton road thence by Pinin's land south eighty eight and a half degrees West thirty seven and four tenth perches to a post thence by the same south two degrees east forty three and five tenth perches to a post a corner of Rev Edward V. Buchanan's Wood land thence by said Woodland North eighty seven and a half degrees east thirty seven and four tenth perches to a post thence by lands of Medley Baldwin & Thummersley respectively north two degrees west forty two and seven tenth perches to the beginning containing ten acres and twelve perches strict measure be the same or either of them more or less. The latter being the remainder of a certain lot of 20 acres that George C. Pinin by Indenture dated the 16th day of March A.D. 1863 granted and confirmed to the said James Buchanan and to his heirs and assigns forever. Said Indenture duly executed and Recorded in the proper office in Miscellaneous Deed Book No 11 p 265 Reference being thereunto had appears Together with all and singular the Buildings Improvements ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders rents issues and profits thereof and also all the estate right title interest use trust property possession claim and demand whatsoever of the said James Buchanan at and immediately before the time of his decease in law equity or otherwise howsoever of in to or out of the same with such road privilege or right of way from the Mansion tract southward to the Philadelphia turnpike as fully as he the said James Buchanan had and held by virtue of the Deed of Samuel Torbert hereinafore mentioned To him and

to hold the said tracts of land with the road privilege aforesaid hereditaments and premises hereby granted, and released or mentioned and intended so to be with the appurtenances unto the said party of the second part his heirs and assigns to and for the only proper use and behoof of the said party of the second part his heirs or assigns forever and the said Rev Edward Y. Buchanan & Hiram B. Swarr Esq Executors aforesaid for themselves their heirs executors and administrators do severally and not jointly nor the one for the other or for the act or deed of the other but each for his own acts only covenant promise and agree to and with the said William McCanna his heirs and assigns by these presents that they the said Rev Edward Y Buchanan and Hiram B. Swarr Esq have not done committed or knowingly or willingly suffered to be done or committed any act matter or thing whatsoever whereby the premises hereby granted or any part thereof is or shall or may be impeached charged or numbered in title charge estate or otherwise howsoever. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written

Edward Y. Buchanan  
Hiram B. Swarr

Sealed and delivered in the presence of us }  
A. C. Carpenter W. Carpenter

(\$ 17.00  
Revenue  
Stamp)

\$ 16.961 1/2

Received the day of the date of the foregoing indenture of and from the within named William McCanna the sum of Sixteen Thousand nine hundred and Sixty one dollars and Seventeen cents being the consideration money within mentioned in full.

Witness  
A. C. Carpenter  
W. Carpenter

Edward Y. Buchanan  
Hiram B. Swarr

Before me the subscriber Recorder of the City of Lancaster personally came the within named Rev Edward Y. Buchanan and Hiram B. Swarr Esq Executors of the last will and testament of James Buchanan Esq and in due form of law acknowledged the above indenture to be their act and deed as such Executors to the end that the same might be recorded as such In testimony whereof I have hereunto set my hand and seal this 17 day of March AD 1869.

W. Carpenter (Seal)

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William McCarma wife  
EED.

# This Indenture, made the Twenty ninth day of March

in the year of our Lord One Thousand Eight Hundred and Seventy five.

Jacob A. Seltzer

between William McCarma of the township of Sadsbury in the county of Chester and Pennsylvania and Mary Ann his wife of the one part and Jacob A. Seltzer of the township of Calm in the county and state of Massachusetts

of the other part. Witnesseth, that the said William McCarma and Mary Ann his wife for, and in consideration of the sum of Fourteen thousand six hundred dollars lawful money of The United States of America, unto them well and truly paid by the said Jacob A. Seltzer at and before the sealing and delivery of these presents, the receipt whereof, is hereby acknowledged have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Jacob A. Seltzer and to his Heirs and Assigns, All that Messuage or Tract of land situate in Calm

(formerly Vally) township in the county of Chester and state of Pennsylvania bounded and described as follows to wit: Beginning at a stone thence by land of Jamuel Hatfield (by magnetic bearing) south two degrees east one hundred and forty nine perches to a post a corner of Elizabeth Furnings land thence by the same and land of Joseph Fulton south eighty eight and a half degrees east one hundred and thirty and fifteen hundredths perches to a post in a line of Edward J. Lopes land thence by said land north one and a quarter degrees west one hundred and forty nine perches crossing the Old Lancaster road to a post thence by the <sup>same</sup> land of Grier Maitland north eighty four and three quarter degrees west fifty seven and nine tenths perches to a stone thence by said Maitland's land the next four bearings and distances viz: South eighty eight and a half degrees west twenty seven and seven tenths perches to a post on the south western side of the Old Lancaster road thence along same side of said road north fifty nine and five eighths degrees west eighteen and ninety five hundredths perches to a post thence having said road south two degrees east ten perches to a post thence south eighty eight and a half degrees west thirty and seventy four hundredths perches to the place of beginning. Containing One hundred and twenty four acres and five perches of land strict measure be the same more or less. Being one of the tracts of land which Edward J. Buchanan and Hiram B. Dwar executors of the last will and testament of James Buchanan late of the county of Lancaster deceased did grant and confirm by Indenture bearing date the 17<sup>th</sup> day of March A.D. 1869 with the said William McCarma and to his heirs and assigns forever as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for the county of Chester in Deed Book 27 vol 165, page 277 reference being thereunto had will more fully appear.

DEED

This Indenture, Made the Twenty-fourth day of

Mary R. Seltzer  
TO  
William H. Seltzer

June in the year of our Lord one thousand Nine Hundred and five  
Between Mary R. Seltzer an unmarried woman of Calw Township  
Chester County, Penna. of the first part and William H. Seltzer,  
of the same Township

Witnesseth, That the said part of the first part, for and in consideration of the sum of Sixty five  
Hundred dollars lawful money of the United States of America, well and truly paid by the said part of the second  
part to the said part of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby ac-  
knowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, does grant,  
bargain, sell, alien, enfeoff, release, convey and confirm unto the said part of the second part, his Heirs and Assigns,  
All her undivided one half interest in all that certain messuage or tract of land  
situated in Calw Township, in the County of Chester and state of Penna.; bounded  
and described as follows, to wit: Beginning at a stone; thence by land of  
J. Gilbert Hatfield, south two degrees east, one hundred and forty nine perches  
to a post a corner of land of Joseph Beale et al; thence by the same and land  
of Ambrose C. Fulton, south eighty eight and a half degrees east, one hundred  
and thirty and fifteen hundredths perches to a post in a line of H. P. Baker's  
land; thence by said land north one and a quarter degrees west, one hundred  
and forty nine perches (crossing the Old Lancaster road) to a post; thence by the  
same and land of the estate of Chas Orr, deceased, north eighty four and three  
quarter degrees west, fifty seven and nine tenths perches to a stone; thence  
by same land of the estate of Charles Orr, deceased, the next two bearings and  
distances viz: south eighty eight and a half degrees west, thirty and seventy four  
hundredths perches to the place of beginning, containing, one hundred and  
twenty four acres and five perches of land, be the same more or less,  
To gether with the right and privilege of a lane or road twenty feet wide  
from the south side of the above described tract to the Philadelphia and  
Lancaster Turnpike through land of Ambrose C. Fulton as the same is now enjoyed  
which was conveyed to Jacob A. Seltzer, father of the grantee herein by William  
McCauna and wife, by deed dated March 29, 1875 as hereinafter recited. Being the  
same premises which Wm. McCauna and wife by deed dated March 29, 1875; and  
recorded in the Recorder's Office of Chester County in Deed Book Q 8, Vol. 188, Page 35  
granted and conveyed unto Jacob A. Seltzer, in fee, and the said Jacob A. Seltzer, being  
so there of seized, died on or about Feb. 13, 1905, intestate, a widower, leaving to  
survive him as his sole heirs at law a son, Wm H. Seltzer, and a daughter  
Mary R. Seltzer, to whom the said premises did descend and come by virtue of  
the intestate laws of the Commonwealth of Pennsylvania. The said Mary R.  
Seltzer is the party of the first part hereto, conveying her undivided one half  
interest in said premises to her brother, Wm H. Seltzer the party of the second

of the second part: **Witnesseth**, That the said part of of the first part, for and in consideration of the sum of Sixty five hundred dollars, lawful money of the United States of America, well and truly paid by the said part of of the second part to the said part of of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part of of the second part, his Heirs and Assigns, All his undivided or special interest in all that certain messuage or tract of land situated in Lebanon Township, in the County of Chester and State of Penna, bounded and described as follows, to wit: Beginning at a stone; thence by land of J. Gilbert Hatfield, south two degrees east, one hundred and forty nine perches to a post a corner of land of Joseph Beale et al; thence by the same and land of Ambrose C. Fulton, south eighty eight and a half degrees east, one hundred and thirty one and fifteen hundredths perches to a post in a line of H. P. Baker's land; thence by said land north one and a quarter degrees west, one hundred and forty nine perches (crossing the Old Lancaster road) to a post; thence by the same and land of the estate of Chas Orr, deceased, north eighty four and three quarter degrees west, fifty seven and nine tenths perches to a stone; thence by said land of the estate of Charles Orr, deceased, the next two bearings and distances viz south eighty eight and a half degrees west, thirty and seventy four hundredths perches to the place of beginning, containing one hundred and twenty four acres and five perches of land, be the same more or less, together with the right and privilege of a lane or road twenty feet wide from the south side of the above described tract to the Philadelphia and Lancaster Turnpike through land of Ambrose C. Fulton as the same is now enjoyed which was conveyed to Jacob A. Seltzer, father of the grantee herein by William McCanna and wife, by deed dated March 29, 1875 as hereinafter recited. Being the same premises which Wm. McCanna and wife by deed dated March 29, 1875, and recorded in the Recorder's Office of Chester County in Deed Book Q 8, Vol. 188, Page 35 granted and conveyed unto Jacob A. Seltzer, in fee, and the said Jacob A. Seltzer, being so thereof seized, died on or about Feb. 13, 1905, intestate, a widower, leaving to survive him as his sole heirs at law a son, Wm. H. Seltzer, and a daughter Mary R. Seltzer, to whom the said premises did descend and come by virtue of the intestate laws of the Commonwealth of Pennsylvania. The said Mary R. Seltzer is the party of the first part hereto, conveying her undivided one half interest in said premises to her brother, Wm. H. Seltzer, the party of the second part hereto.

Twenty seven and seven tenths perches to a post on the south western side of the Old Lancaster road; thence along same side of said road north fifty nine and five eighths degrees west, eighteen and ninety five hundredths perches to a post; thence leaving said road and by land of Geo. Drvin south two degrees east, ten perches to a post; thence south eighty eight and a half degrees west,

DEED

This Indenture, Made the Sixth 1916 day of

April, in the year of our Lord one thousand nine hundred and

WILLIAM H. SELTZER.

TO

ANNIE L. SELTZER.

BETWEEN William H. Seltzer of Cain Township, Chester County, Pennsylv-  
ania, party of the first part,

AND

Annie L. Seltzer, his wife, of the same place, party

of the second part: Witnesseth That the said party of the first part, for and in consideration of the sum of natural love and affection and one dollar lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, her Heirs and Assigns,

ALL THAT CERTAIN message and tract of land, situate in the Township of Cain aforesaid, bounded and described as follows: BEGINNING at a stone, thence by land of Samuel Hatfield's heirs, south two degrees east about seventy three and sixty four one hundredths perches to a stake, a corner of lands of Geo. L. Atkins, known as Colonial Gardens; thence by the same south eighty six degrees thirty minutes east eight hundred and sixteen and twenty five one hundredths feet to an Iron pin, north five degrees and twenty six minutes east five hundred and sixty five and fifty eight hundredths feet to a stake and south eighty four degrees fifty three minutes east one thousand three hundred fifteen and seven tenths feet to a stake in a line of H. P. Baker's land; thence along said Baker's land north one and one quarter degrees west thirty seven and eighty eight one hundredths perches crossing the Old Lancaster Road to a post; thence by same and land of Estate of Charles Orr, deceased, north eighty four and three quarters degrees west fifty seven and nine tenths perches to a stone; thence by said Orr Estate land, two bearings and distances, to wit: south eighty eight and one half degrees west twenty seven and seventenths perches to a post in the southwestern side of the Old Lancaster Road; thence along same side of said road north fifty nine and five eighths degrees west eighteen and ninety five hundredths perches to a post; thence leaving said road by land of George Irwin, south two degrees east ten perches to a post, thence south eighty eight and one half degrees west thirty and seventy four hundredths perches to place of beginning. CONTAINING about forty four and one hundred and twenty four one thousandths acres more or less. BEING a part of the same premises which Mary R. Seltzer by deed dated June 24, 1905 and entered in the Recorder's Office of Chester County in Deed Book W 12, Vol. 294, page 565, conveyed her undivided one half interest therein to the said William H. Seltzer, party of the first part hereto, in fee.

XX.

TOGETHER with the right and privilege of using a lane or street of not less than forty feet in width extending from a point north of the buildings on the premises hereby conveyed and adjacent to the easterly line thereof, and extending in a southerly direction through land of the said George L. Atkins, known as Colonial Gardens, to join the lane or road twenty feet in width conveyed by William H. Seltzer and wife to the aforesaid George L. Atkins, by deed dated April 27, 1910 and entered in the Recorder's Office of Chester County in Deed Book A 15, Vol. 346, page 189; with the right and privilege of using jointly with the said George L. Atkins, his heirs and assigns the aforesaid lane or road twenty feet in width.

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

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

And the said party of the first part, for himself, his Heirs, Executors and Administrators, does by these presents covenant, grant and agree, to and with the said party of the second part, her Heirs and Assigns forever, that he, the said party of the first part, 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, her Heirs and Assigns, against him, the said party of the first part, 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, from or under him, them or any of them.

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

Signed, Sealed and Delivered in the Presence of  
Mary B. Darlington. : \$ 5 : William H. Seltzer. (Seal)  
Isabel Darlington. : I. A. :  
: Seal :  
: .....

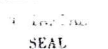
RECEIVED the day of the date of the above Indenture of the above named \_\_\_\_\_

State of Pennsylvania, County of Chester, ss:  
ON THE \_\_\_\_\_ day of \_\_\_\_\_ Anno Domini 1916 before me the undersigned, a Notary Public within and for the County and State aforesaid,

personally appeared the above named William H. Seltzer, his  
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

WITNESS my hand and Notarial seal the day and year aforesaid.  
Recorded April 6, 1916.

Mary B. Darlington, Notary Public.  
My commission expires March 9, 1916.





L40,528 1912

DEED, No. 121

Printed for and sold by John C. ...

FEB 11 10 00 AM '12

RECORDER OF DEEDS  
CHESTER CO. PA.

# This Indenture, Made the

first day of February in the year of our Lord  
one thousand nine hundred and seventy-two

Between Mary Edith Seltzer and Lelia S. Werntz, Executrices of the last will and testament of Annie L. Seltzer, deceased, William Wayne Seltzer and Margaret Seltzer, his wife, Lelia S. Werntz and Donald B. Werntz, her husband, Thomas Henry Seltzer and Margaret Seltzer, his wife, and Mary Edith Seltzer, unmarried, parties of the first part,

AND

RICHARD H. GEIST and RITA R. GEIST, his wife, hereinafter called parties

of the second part: **Witnesseth**, That the said part 109 of the first part, for and in consideration of the sum of SEVENTY-SIX THOUSAND (\$76,000.00) DOLLARS

lawful money of the United States of America, well and truly paid by the said part 109 of the second part to the said part 109 of the first part, at and before the ensembling 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 part 109 of the second part, their heirs and assigns.

ALL THAT CERTAIN tract or piece of land, Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with Plan of Property of the Seltzer Estate, made by J. W. Harry, C.E. dated 8/31/54 as follows, to wit:

BEGINNING at a spike in the bed of Barleysheaf Road, marking a corner of lands of on Gazakuch; thence from said point of beginning, extending along the bed of said road, South 53 degrees 59 minutes East 317.62 feet to a point on the Southwesterly side of said road; thence extending South 87 degrees 19 minutes East crossing said road and extending along lands of Paul Meredith, 115.16 feet to an iron pin; thence continuing along said land and land of Nathan Eachus and Baker Estate, South 80 degrees 27 minutes East 955.35 feet to a stake; thence extending South 1 degree 50 minutes West crossing said Barleysheaf Road and extending along land of said Baker Estate 630.03 feet to an iron pin marking a corner of lots of Colonial Gardens; thence extending along said lots, North 34 degrees 9 minutes West 1332.08 feet to an iron pin; thence continuing along said lots and along the Northwesterly side of Seltzer Avenue, South 4 degrees 38 minutes West 565.58 feet to an iron pin, marking a corner of Lot 48 of Colonial Gardens; thence extending along the same and Lots 1, 24 and 25 and crossing the head of Watson Avenue, North 86 degrees 30 minutes West 216.25 feet to an iron pin, in line of land of Hatfield Estate; thence extending along the same North 1 degree 58 minutes East 1223.59 feet to a stone in line of lands formerly of Albert C. Kimes; thence extending along the same and land of said Gazakuch, South 88 degrees 34 minutes East 512.60 feet to an iron pin; thence continuing along land of said Gazakuch, North 2 degrees 39 minutes East 164.17 feet to the first mentioned point and place of beginning.

CONTAINING 11.538 acres of land.

TOGETHER with the right and privilege of using a lane or street of not less than 40 feet in width extending from a pair North of the buildings on the premise hereby conveyed and adjacent to the Easterly line thereof and extending in a Southerly direction through land of the said George L. Atkins, known as Colonial Gardens, to join the lane or road 20 feet in width conveyed by William H. Seltzer and wife to the aforesaid George L. Atkins by deed dated 4/27/16 and entered in the Recorder's Office of Chester County in Deed Book A-15 Vol. 348 page 189 with the right and privilege of using jointly with the said George L. Atkins, his heirs and assigns, the aforesaid lane or road 20 feet in width.

CONTINUED

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BEING the same premises which William H. Seltzer by Indenture bearing date the 6th day of April 1918 and recorded at West Chester, Pennsylvania in Deed Book K-15 page 83, granted and conveyed unto Annie L. Seltzer, in fee.

AND the said Annie L. Seltzer died on 6/29/53 leaving a will dated 9/28/46 registered at West Chester, Pa. in Will Book 66 page 118 wherein she devised the residue of her estate to her four children, Mary Edith Seltzer, William Wayne Seltzer, Lelia S. Wemtz and Thomas Henry Seltzer.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Mary Edith Seltzer, singlewoman, etal to Jesse T. Smith, etux by deed dated 2/25/56 and recorded at West Chester, Pa. in Deed Book I-27 page 562, bounded and described as follows:

ALL THOSE TWO CERTAIN lots or parcels of land, Situate in the Township of Caln, County of Chester and State of Pennsylvania, known as Lots 2 and 3 on Plan of Lots on Barley-sheaf Road, prepared by J.W. Harry, C.E., 5/31/55, more particularly bounded and described as follows:

BEGINNING at a point on the South side of Barley Sheaf Road, where it is intersected by the East line of the proposed 40 feet wide street known as Ridgeview Road; thence along the Barley Sheaf Road, South 53 degrees 49 minutes East 23.93 feet to a limestone; thence still long and in the same South 87 degrees 19 minutes East 107.73 feet to a point in the Barley Sheaf Road; thence in the Barley Sheaf Road, South 77 degrees 9 minutes East 102.43 feet to the Northwest corner of Lot 4 on said Plan; thence along said Lot 4, South 6 degrees 6 minutes West 191.5 feet to line of other land of the grantors herein; thence along the same North 77 degrees 9 minutes West 231.5 feet to an iron pin in the East side of said Ridgeview Road; thence along the East side thereof, North 6 degrees 6 minutes East 181.83 feet to the place of beginning.

CONTAINING 42,717 square feet, more or less.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by Mary Edith Seltzer, unmarried, etal to Peter Duerst, etux by deed dated 2/2/59 and recorded at West Chester, Penna. in Deed Book W-30 page 475, bounded and described as follows:

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 map or plan prepared by Edgar Laub, R.D., dated 10/20/58 as follows:

BEGINNING at a stone set in line of land of Nathan Eachus and a corner of land of Peter Duerst, etux; thence along remaining land of the estate of Annie L. Seltzer, South 1 degree 36 minutes East 38.58 feet to a spike set in or near the center of an alleyway; thence in and along the same North 88 degrees 51 minutes West 247.60 feet to a spike and continuing along the said alleyway, North 84 degrees 2 minutes 15 seconds West 426.48 feet to an iron pin set in line of other land of said Peter Duerst, etux; thence along the same North 88 degrees 43 minutes East 445.50 feet to an iron pin and South 84 degrees 45 minutes East 226.21 feet to the first mentioned stone and place of beginning.

CONTAINING .53 acres of land more or less.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by Mary Edith Seltzer, singlewoman, etal to Robert I. Steltzfus, etux by deed dated 1/5/71 and recorded at West Chester, Penna. in Deed Book U-39 page 275, bounded and described as follows:

ALL THAT CERTAIN tract of land, situate in the Township of Caln, County of Chester, Commonwealth of Penna., bounded and described according to a plan dated 11/12/70, by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the title line of Barley Sheaf Road, T-402, a corner of land belonging to Gaza Kuch; thence from said point of beginning and along the said title line, South 53 degrees 59 minutes East 247.54 feet to a point; thence leaving the said title line of Barley Sheaf Road and along the West right of way line of Ridgeview Road (proposed) South 6 degrees 6 minutes West 100 feet to a point, a corner of land remaining of the grantors herein; thence along the land remaining of the grantors herein, North 75 degrees 29 minutes 20 seconds West 205.11 feet to a point; thence along the land of the grantors herein and the aforementioned Gaza Kuch, North 2 degrees 39 minutes East 193.80 feet to the first mentioned point and place of beginning.

Fee Simple Deed

C 512 81/ EXB

This Indenture Made this 10<sup>th</sup> day of June 1975

Between RICHARD H. GEIST and RITA R. GEIST, his wife

(hereinafter called the Grantor a),

AND EDGAR T. MORRISON and JEAN P. MORRISON, his wife

(hereinafter called the Grantee b),

Witnesseth That the said Grantor a for and in consideration of the sum of Forty-nine Thousand Five Hundred (\$49,500.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantee b at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee b, their heirs and assigns, as tenants by the entireties,

RECORDED  
IN  
DEEDS  
BOOK  
44  
PAGE  
81  
JUN 14 1975

ALL THAT CERTAIN tract or parcel of land SITUATE in Cala Township, Chester County, Pennsylvania bounded and described according to a subdivision of property for Richard and Rita Geist, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated February 12, 1974 and recorded in Plan Book 56 page 23, as follows, to wit:

BEGINNING at a point on the Westerly side of Seltzer Avenue a corner of Lot # 1 on said plan, which beginning point is set South 4 degrees 38 minutes West measured along the Westerly side of Seltzer Avenue 100 feet from the intersection of the same with the Northerly side of Wayne Street; thence from said beginning point and continuing along the Westerly side of Seltzer Avenue, South 4 degrees 38 minutes West 290.58 feet to a point, a corner of lands of Richard Geist; thence along said lands and along lands of Lawrence Powers, Kucera Bros. and Lorrains C. Lewis, North 86 degrees 30 minutes West 499.49 feet to a point, a corner of Lot # 1 on said plan; thence along the same the two following courses and distances to wit: (1) North 4 degrees 38 minutes East 290.58 feet to a point set at a corner and (2) South 86 degrees 30 minutes East 499.49 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said plan.  
CONTAINING 3.231 acres of land more or less.

BEING PART OF the same premises which Mary Edith Seltzer and Lelia S. Wertz, Executrices of the Last Will and Testament of Annie L. Seltzer, deceased, William Wayne Seltzer and Margaret Seltzer, his wife, Lelia S. Wertz and Donald B. Wertz, her husband, Thomas Henry Seltzer and Margaret Seltzer, his wife and Mary Edith Seltzer, Unmarried by Deed dated February 1, 1972 and recorded in Chester County, in Deed Book L 40 page 528 conveyed unto Richard H. Geist and Rita R. Geist, his wife, in fee.

UNDER AND SUBJECT to certain conditions and restrictions as now appear of record.

X 45 61

1471, 302 1989

Fee Simple Deed No. 772-S

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

This Indenture Made the 15th day of  
Mar in the year of our Lord one thousand nine hundred and eighty nine (1989)

Between EDGAR T. MORRISON, Jr. and JEAN P. MORRISON, his wife

(hereinafter called the Grantors), of the one part, and

EDGAR T. MORRISON

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

Witnesseth That the said Grantors

for and in consideration of the sum of

ONE (\$1.00) Dollar

lawful

money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, 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 or parcel of land SITUATE in Cain Township, Chester County Pennsylvania bounded and described according to a subdivision of property for Richard and Rita Geist, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated February 12, 1974 and recorded in Plan Book 56 Page 23, as follows, to wit:

BEGINNING at a point on the Westerly side of Seltzer Avenue a corner of Lot #1 on said plan, which beginning point is set South 4 degrees 38 minutes West measured along the Westerly side of Seltzer Avenue 100 feet from the intersection of the same with the Northerly side of Wayne Street; thence from said beginning point and continuing along the Westerly side of Seltzer Avenue, South 4 degrees 38 minutes West 290.58 feet to a point, a corner of lands of Richard Geist; thence along said lands and along lands of Lawrence Powers, Kucera Bros. and Lorraine C. Lewis, North 86 degrees 30 minutes West 499.49 feet to a point, a corner of Lot#1 on said plan; thence along the same the two following courses and distances to wit: (1) North 4 degrees 38 minutes East 290.58 feet to a point set at a corner and (2) South 86 degrees 30 minutes East 499.49 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said plan. TAX PARCEL: 39-4-53.02  
CONTAINING 3.331 acres of land more or less.

BEING the same premises which Richard H. Geist and Rita R. Geist, h/w, by their deed dated June 18, 1975 and recorded in the Office of the Recorder of Deeds in and for Chester County, PA in Deed Book X45 at Page 61 et seq., granted and conveyed unto Edgar T. Morrison, Jr. and Jean P. Morrison, h/w, grantors herein, in fee.

Tax exempt husband and wife to husband.

BK 147115302

1811, "Gallagher's" in 1820 and "Gallagherville Inn" in 1844. The name is recorded on Barron Map in 1881 as Colandererville. The village was laid out mainly on 83 acres of land Henry Gallagher left to his seven children upon his death in 1835.

**Mawthorn Hills** — On both sides of King's Highway, overlooking the bustling valley in Cain, are

other developers in the neighborhood of Coatesville. Fulton engaged the 'Leather Horse' to sell the lots at public auction. The boom was short-lived, however. Within two decades only half a dozen houses were built in Lincoln Park.

**Megargree Heights** — This is a development of neat tree-shaded houses across the valley from

was property to a group from Lancaster. All that remains at the place are a few houses.

**Northwood** — Named because of its northward position as compared with other villages in Chester Valley, it was started by Charles M. Pike in 1854, east of Clark Home Hill Road.

**Price Lawn** — The Price family had a beautiful farm south of the Lincoln Highway and west of the

## David Seltzer was one of first settlers

<sup>1700's</sup>  
In the 1700s David Seltzer left Calne, England to make a new home in Cain Township. He bought some land up through the valley and divided it in 1750 among his <sup>3 sons</sup> three sons.

To John he gave the farm on which William Taylor lives, on Beechville Road.

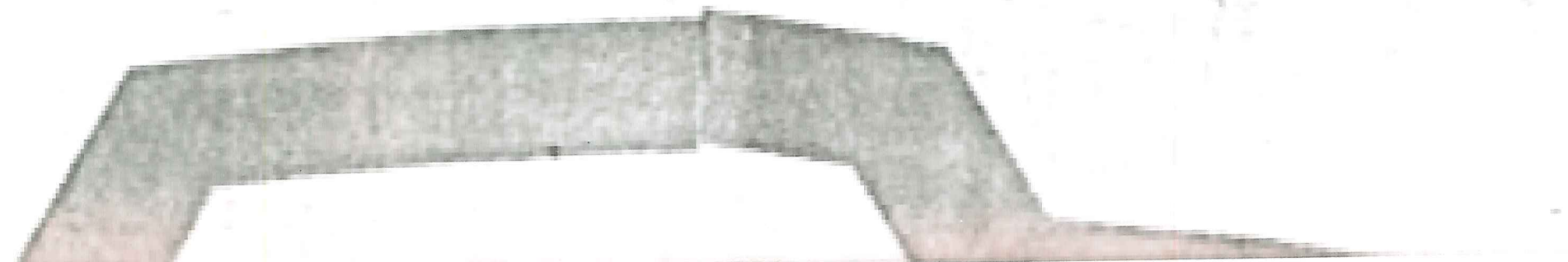
To Ephraim he gave the farm

on which Ernest Pyle lives, on Fisherville Road (The Pyle farm is the only dairy farm remaining in Cain Township.)

To Andrew he gave the farm which Mr. and Mrs. Lewis Woodruff, deceased, <sup>turned over</sup> turned over to their son and daughter, John and <sup>Blanche</sup> Blanche. It is located on Cain Meeting House Road.

Andrew Seltzer had <sup>traded</sup> traded the farm property to David <sup>McCann</sup> McCann for the property the Seltzers lived on in 1850. <sup>McCann sold</sup> McCann sold it to a Harry or Horace Bouldin, and in 1888 a Mary Harford <sup>took</sup> took it over and rented it to Mr. <sup>Woodruff</sup> Woodruff for about three years. Mr. Woodruff purchased the farm in 1907.

1907



February 19, 2009

To: Old Caln Historical Society

From: Wayne J Seltzer

Since my roots are in Caln Township, I was delighted to learn of your Society and am enclosing a check for \$15 for a family membership.

I am the grandson of William and Annie Seltzer who owned the farm at 360 Seltzer Ave. (corner of Seltzer and Wayne Aves) in Caln. I spent many happy days as a youngster with them at the old homestead.

My great-great grandfather David Seltzer and his wife Rebecca are buried in the cemetery at the Meetinghouse, which I visited several times and took our children to view the headstones. (This was prior to the restoration work on the Meetinghouse, which I was glad to hear about.)

I would like to ask for any help you might be able to give me regarding the history/genealogy of David and Rebecca. I have been stymied in attempts I made a while back to find out when and where they were born, their parents, etc. Perhaps the Historical Society has some records or knows where I might find some. I traveled to Calne, England, but had no luck. It seems Quakers were persecuted there and the church/records had been burned. I also visited Friends House in London, but could not turn up anything related to David or his ancestors (though they did have some minutes from Caln Meeting).

As you may know, my grandfather's 124 acre farm was once owned by James Buchanan. Jacob Andrew Seltzer, William's father and David's son, bought it from Wm McCanna in 1875. McCanna had bought it from the executors of Buchanan's estate. Earlier it had been owned by Moses Coates and his heirs.

I have two original documents relating to this land and house - a Mortgage document from Jacob A Seltzer to William McCanna recorded April 12, 1875, and a "Brief of Title" for "Torbert Farm", dated April 8, 1865 associated with the conveyance of the property from Samuel Torbert to James Buchanan of Wheatland. This interesting document traces the ownership of the property from William Penn, by Indenture of Release, Aug 2, 1681, to Anthony Elton, and thence to subsequent owners down to Buchanan.

I'm guessing these two documents might be of interest to the Chester County Historical Society. Perhaps you could tell me who I could contact there in this connection. I would hope they might also help me in finding out about the genealogy of David Seltzer and Rebecca.

Presently I spend the winters in Las Vegas, Nevada, at 2901 Golf Links Drive, zip 89134.

Thanks you for any assistance,



**Fwd: David Seltzer**

Thursday, March 12, 2009 11:25 AM

From: [REDACTED]

To: j [REDACTED]

scan0003.jpg (49KB)

Check this out when you have time. I enlarged it and printed it out but hard to read. The Woodruff farm deed decent shows this but dates are hard to match.

Mar 11, 2009 03:58:29 PM, [REDACTED] wrote:

Hi Lois,

This article about David Seltzer was also in the "Caln Township Centennial". It accurately mentions the three farms he gave his three sons (one of whom was my great grandfather, Jacob Andrew). It says he divided the land among them in 1750. But David is buried at Caln Meeting graveyard, and the headstone show his death as 1882, which is correct. So the 1750 date is incorrect. My aunt said there were inaccuracies in this article.

I continue to find it amazing that there are no records or history regarding a prominent landowner and early settler in Caln, David Seltzer. He appears for the first time in the 1870 census, but not in the 1860 census. Almost seems like he parachuted in from nowhere!

Anyway, Thanks for the leads re the Chester Cty Historical Society and Swarthmore. Any further information you or Caln Historical Society members might come across would be appreciated.

Regards, Wayne Seltzer

scan0003.jpg

These pictures were sent with Picasa, from Google.  
Try it out here: <http://picasa.google.com/>

