

ROBERT PYLE FARM
1501 FISHERVILLE ROAD, CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Mary Larkin Dugan
House Histories
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HISTORY OF
ROBERT PYLE FARM
1501 Fisherville Road, Caln Township
Chester County, Pennsylvania

A visit to Robert Pyle yielded some sad stories. Little remains of the old buildings on this fine farm. On the house are two datestones: 1929 on the west side, and 1750 on the south. In 1929, when Mr. Pyle was a little boy, the house burned, leaving nothing but stone walls. Mr. Pyle doesn't know the cause but thinks a kerosene stove caught fire. He remembers a large walk-in fireplace and random-width floorboards. His father Ernest rebuilt the house and coated the stone with rough tan stucco. Then, in 1994, a tornado took the barn down, collapsing the walls inward. The walls were of stone, a foot and a half to two feet thick. So the upper part of the barn is only ten years old and the house about 75.

As for the 1750 date on the front or south side of the house, the stone has also the initial 'M' for Mendenhall, most likely John Mendenhall, who acquired the house and 246 acres from his parents, Aaron and Rose Mendenhall, in 1744. They had bought it from the Penn Proprietors in 1741, with a message on it. We have no way of knowing what sort of message this was--perhaps the usual log house--but in 1750 John and Elizabeth Mendenhall built a stone house. At the time of the 1798 "Glass Tax," the dimensions were 22 x 25 feet.

The Mendenhalls sold the farm, still about 246 acres, to Thomas and Elizabeth Rossiter in 1764. The Rossiters mortgaged the property but, when they were unable to keep up the payments, it went to Rudolph Zook in 1768. Zook's widow Veronica sold in 1776 to Thomas Vickers Sr., who sold half the property, 123 acres 49 perches, to William Baily in 1784. It was during Baily's ownership that the Glass Tax assessment was made, showing the house as mentioned, plus a 55 x 33 foot barn of stone and hewn logs, and a kitchen and smoke house. Baily probably enlarged both house and barn, because his 1810 tax assessment of \$230 for buildings more than doubled, to \$500, in 1820. Supporting this, Mr. Pyle firmly gives a date of 1812 for the barn.

Also, Mr. Pyle says the present house is about 40 feet long--not 25 feet as in the Glass Tax record--so maybe Baily enlarged it. Before the 1929 fire it was a double house, but the Pyles rebuilt it as a single dwelling. When William Baily died in 1827 (see Will and Inventory), the property was sold, as directed in his will. The sale ad mentions "a large and substantial stone house and barn" and a tenant house. Perhaps the tenant house was the old message on the property when bought from the Penns in 1741, but we have no way of knowing.

The Baily heirs sold to Joshua Bennett, who sold it back to them the same day, probably to clear the title. In 1835 the Bailys sold to David Seltzer, who died in 1882. Seltzer's son Ephraim bought the farm from his siblings and then sold it to Rebecca Pyle in 1897. It was Pyle property for the next ninety years, passing on Rebecca's death in 1907 to her husband Alfred, then to their son Ernest (who bought out his brother Alfred's half interest), and finally to Robert Pyle on the death of his father in 1983. In 1987 Robert Pyle sold it to Brandywine Hospital, but he remains on the farm.

Mary Larkin Dugan
June 2004

DEED DESCENT
 ROBERT PYLE FARM
 501 Fisherville Road, Caln Township
 Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<u>Back title from B4, 233 - 1828</u>		
Patent book A, 461 5/20/1741	Proprietors John, Thomas, & Richard Penn to Aaron Mendenhall, messuage & tract	246 acres 27 perches
A4, 467 9/8/1744	Aaron & Rose Mendenhall to John Mendenhall, messuage & tract	246 acres 27 perches
9/3/1764	John & Elizabeth Mendenhall to Thomas Rossiter, messuage & tract	246 acres 27 perches
T, 512 3/11/1768	Thomas & Elizabeth Rossiter to Rudolph Zook, messuage & tract	246 acres 27 perches
T, 498 7/8/1776	Veronica Zook, widow, to Thomas Vickers Sr., messuage & tract	246 acres 27 perches
Y, 379 12/17/1784	Thomas Vickers Sr. to to William Baily, messuage & tract	123 acres 49 perches
Estate file #8172 11/27/1827	William Baily will, directing that his property in East Caln be sold and the proceeds divided among his eight children, with certain exceptions.	
B4, 233 6/2/1828	William & Richard Baily to Joshua Bennett, messuage & tract	70? 20? acres 10 perches \$510.32
A4, 549 6/2/1828	Joshua & Lydia Bennett to Richard, Hannah, & Jane Baily, messuage & tract	105 acres 146 perches \$2,700.81
L4, 110 3/25/1835	Richard & Phebe Baily, William Baily, Hannah & Jane Baily to David Seltzer, messuage & tract	105 acres 146 perches \$2,600.00
5/26/1882	David Seltzer died intestate.	

U9, 120 5/12/1883	John H. & Mary Ellen Seltzer, J. Andrew & Martha Seltzer, Mary Jane Seltzer, John & Susanna Seltzer Woodward to Ephraim L. Seltzer, messuage & tract. Ephraim bought the property from his siblings.	105 acres 146 perches \$8,000.00
Q11, 119 3/25/1897	Ephraim L. Seltzer to Rebecca J. Pyle, messuage & tract, except four acres sold to John Seltzer 5/8/1895	105 acres 146 perches \$8,000.00
5/6/1907	Rebecca J. Pyle died.	
4/1/1921	Rebecca's husband Alfred Pyle died, leaving sons Ernest P. and Alfred D. Pyle to inherit.	
K16, 1923 10/8/1923	Alfred D. & Martha F. Pyle to Ernest P. Pyle, half interest in their inherited property, except four acres as above	105 acres 146 perches \$4,500.00
B24, 23 1/19/1948	Ernest P. & Hattie V. Pyle to Ernest P. & Hattie V. Pyle, tract of land with exception as above, and another 3-acre lot sold to Mary Balderston 10/13/1937	105 acres 146 perches \$1.00
3/9/1983	Ernest P. Pyle died, leaving "my entire estate to my son, Robert I. Pyle."	
569, 408 12/23/1986	Robert L. Pyle to Brandywine Hospital, tract of land. This deed is superseded by a deed of correction. See below.	\$1.00
719, 213 4/29/1987	Robert L. Pyle to Brandywine Hospital, three parcels: 1) 11.271 acres; 2) 33.682 acres; 4) 22.881 acres	

The
Pyle Farm
June 1993
Tornado
Damage



The
Pyle Farm
June 1993
Tornado
Damage



The
Pyle
Farm

June 1993
Tornado
Damage





88 1. 15. 1828

PUBLIC SALE.

PURSUANT to the last will and testament of William Baily, late of the township of East Cohn, and county of Chester, deceased, will be exposed to public sale on *Monday, the fourth of February next, at one o'clock, P.M.* upon the premises, a

Valuable Plantation, Lot No. 1,

containing 123 acres, and 49 perches, situated on the old Lancaster road, leading from Philadelphia to Lancaster, five miles west of Downingtown, and twelve north-west of West Chester, bounded by lands of Robert Miller, James Huskins, John Huskins, and others: the improvements are a large and substantial stone House and Barn, a Tenent-House, a stone Milk-House, to which water is conducted, through logs, from a large and never-failing spring a short distance from it; there is a well of water at the door, a lime-kiln, and an Apple Orchard, perhaps not exceeded by any in the county. The place contains a fair proportion of wood-land; the arable land is in a high state of cultivation, divided into enclosures of a handsome shape, and under good fence, the whole convenient to mills, and places of public worship.



Also, at the same time and place, Lot No. 2, containing *two acres and ninety-nine perches*: this lot is situated south-west of lot No. 1, and bounded, in part by it; it is well worth the attention of store-keepers or mechanics, as it lies immediately adjacent to cross roads, and the Black Horse tavern. For further information inquire of William Baily, No. 80 Market street, Philadelphia, or of Richard Baily, living on the premises. Conditions will be made known on the day of sale, by

**RICHARD BAILY,
WILLIAM BAILY,**

Executors.

95
January 15, 1828.

2183t.

1 5 2 5 1 0 5 1

L 3. 15. 1910

EPHRAIM SELTZER.

Ephraim Seltzer, aged 81 years, died last evening in the Coatesville Hospital. He had been in the hospital six weeks. Mr. Seltzer lived with his brother, No. 69 Pennsylvania avenue.

SELTZER.—In Coatesville, on Monday, March 14th, 1910, Ephraim L. Seltzer, aged 81 years.

Relatives and friends are respectfully invited to attend the funeral without further notice from the residence of his brother, John H. Seltzer, No. 69 Pennsylvania avenue, Coatesville. All services in the First Baptist Church, Fifth avenue and Main street, Coatesville, on Friday, March 18th, 1910, at 2 o'clock. Interment private at Fairview Cemetery.

Caleb Baldwin Farmer

200 Acres Valley Land	\$8.15	} Improvement	\$2100.00
100 " " Mill	3.10		600.00
4 Horses	15.00		42.00
8 Head Cattle	5.50		

Wm Bailey

123 Acres Land	\$3.15	} Improvement	\$461.50
2 Horses	12.00		24.00
3 Head Cattle	5.00		15.00

Sam Curingham Esq

100 Acres Valley Land	\$8.15	} Improvement	\$980.00
30 " " Mill	3.10		93.00
6 Horses	15.10		174.00
24 Head Cattle	7.50		180.00
4 Slaves	25.00		100.00

Sam Coates Farmer

125 Acres Valley Land	\$8.15	} Improvement	\$1543.15
120 " " Mill	3.15		64.00
4 Horses	16.00		31.10
6 Head Cattle	5.50		

Isaac Coates Farmer

110 Acres Valley Land	\$9.15	} Improvement	\$1447.10
110 " " Mill	3.15		72.00
4 Horses	18.00		60.00
10 Head Cattle	6.00		

Moses Coates Farmer

80 Acres Valley Land	\$8.15	} Improvement	\$945.00
70 " " Mill	3.10		50.00
4 Horses	12.10		43.15
7 Head Cattle	6.50		

Mordica Cloud Farmer

275 Acres Valley Land	\$6.15	} Improvement	\$2231.00
100 " " Mill	3.15		

PARTICULAR LIST or Description of each Dwelling House, which, with the Outhouses appurtenant thereto, and the Lot on which erected not exceeding two Acres in any Case, were owned, possessed or occupied on the First Day of October, 1798, in the County of *Westchester* in the State of *New York* and extending to Value the Sum of One Hundred Dollars *the 11th Assessment District in the 2^d Division*

Number	1		Dwelling House	3			4			5			Value			
	Name of the Occupant	Name of the Owner		Outhouses Appurtenant	Dimensions or Area	Materials of which built	Number of Stories	Windows	Lights	Number of Houses, &c. claimed to be exempted from Valuation				Number of Houses, &c. admitted to be subject to Valuation		
										Dwelling House	Out Houses	Quantity of Land in the Lot		Dwelling House	Out Houses	Quantity of Land in the Lot
6	William Beale	William Beale	1	15	22	stone	2	4	15	Thomas Morris & Joseph Downing			1			
				Kitchen	20	20	stone	1								
				Stoveroom	12	15	do	1								
				Spring House	10	12	do	2								
				Sum Washhouse	10	12	do	1								
0	William Bailey	William Bailey	1		25	22	Stone	2	4	15	Thomas Calkins & William Penn			1/2		
				Kitchen	25	17	round log	1								
				Smoke house	18	15	stone	1								
0.5	John Bowers Sr.	John Bowers Sr.	1		30	37	stone	2	19	24	Sam'l Lewis Jr. & Konnigeletta Tack			1		
								3	18							
								3	12							
								4	6							
				Kitchen	20	19	stone	1 1/2								
				Smoke house	12	13	stone	2								

General List of Lands, Lots, Buildings, and Wharves, owned, possessed, or occupied

day of October, 1798, within *The Townships of East Calk & West Whiteland in the County of Chester, the District of the 3^d P. Division* in the STATE OF PENNSYLVANIA, except as, with the Out-houses appurtenant thereto, and the Lots on which the same are erected, not exceeding two Acres in any case, are above the Value of One Hundred Dollars.

Number of particular List.	Names of Possessors or Occupants.	Names of reputed Owners.	In what County, Township, Parish, Town or City, in the Assessment District situated.	Dwelling-houses & Out-houses of a value not exceeding one hundred Dollars.	QUANTITIES OF								Valuations, as determined by the Principal Assessors including Dwelling-Houses &c. not exceeding One Hundred Dollars in Value.		Rate per Centum of the assessed Value prescribed by the Commissioners.
					VALUE.		Lands, Lots, &c. exempted from valuation.			Lands, Lots, &c. subject to, and included in, the valuation.			Dollars.	Cents.	
					Number of Dwelling Houses.	Dollars.	Cents.	Acres.	Perches.	square feet.	Acres.	Perches.	square feet.	Dollars.		Cents.
1	Anderson Peter	Geo Mapey	Townships of East Calk & West Whiteland	1	40	"	"	"	"	35 1/2	"	"	302	"	
2	Beale William		do	"	"	"	"	"	"	250	"	"	6600	"	
3	Bailey William		do	"	"	"	"	"	"	123	"	"	1267	"	
4	Borden John Sen ^r		do	"	"	"	"	"	"	230	"	"	6780	"	
5	Buyers Nicholas		do	"	"	"	"	"	"	150	"	"	4350	"	
6	Brown Adley		do	"	"	"	"	"	"	105	"	"	660	"	
7	Baldwin Caleb		do	"	"	"	"	"	"	300	"	"	7550	"	
8	Buzzard Henry John Jacobs		do	1	20	"	"	"	"	45	"	"	1110	"	
9	Cannigham Sam ^r		do	"	"	"	"	"	"	125	"	"	3900	"	
10	Cannon Patrick		do	"	"	"	"	"	"	40	"	"	310	"	
11	Coates Sam ^r		do	"	"	"	"	"	"	244	"	"	6584	"	
12	Coates Moses		do	1	20	"	"	"	"	211 1/2	"	"	6276	"	
13	Cummins Thomas David Williams	do	do	"	"	"	"	"	"	20	"	"	770	"	
14	Coates Isaac		do	"	"	"	"	"	"	225	"	"	7100	"	
15	Draining Joseph Galt		do	1	30	"	"	"	"	70	"	"	3160	"	

PARTICULAR LIST or Description of all Lands, Lots, Buildings and Wharves, owned, possessed or occupied on the First Day in the Townships of East Caln & West Whiteland Chester County being within the W. District of the 2^d Division in the State of Pennsylvania, excepting only such Dwelling Houses appurtenant thereto and the Lots on which they are erected, not exceeding two Acres in any Case, are above the Value of 100 Dollars.

1 Name of the Occupant or Possessor	2 Name of the Owner.	3		Dwelling Houses and Out-Houses of a value not exceeding 100 Dollars.		4 Number and Description of all other Buildings and Wharves.	5 Situation and adjoining Proprietors.	6 QUANTITIES OF									
		Number of Dwellinghouses and Out-houses.	Dimensions of Dwellinghouses and Out-houses	Value.				Land and Lots claimed to be exempted from Valuation.			Land and Lots admitted to be subject to Valuation.						
				Dollars.	Cents.			Acres	Perches	Square feet	Acres	Perches	Square feet				
6 Peter Anderson	Geo ^r Massey	ground	log house	20	15	1	10	"	"	"	"	"	"	35 1/4	"	"	
7 William Beale	William Beale						"	"	"	"	"	"	"	250			
							1. Stone barn 60. 30 1 story high 1. Barn 10. 25 wood and stone shed and stone and log	Thomas Morris & John Roberts									
8 William Bailey	William Bailey						1. Barn 55. 33 stone and beam log	Thomas Winters & William Penn							123		
10 John Bowen Sr.	John Bowen Sr.						1. stable 10. 27 stone 1/2 story 1. 90. 14 stone sheds 1. 110. 15 stone sheds wall up only 1. Frame Barn 45 22 1 story high wainsc. up an 1. stable 32. 22 stone and round log	Abra ^m Cook Benj ⁿ Jacobs John Lewis & Co							230		
30 Nicholas Byers	Nicholas Byers						1. Old frame barn 30. 20 thatch & ruf 2. Round log stable	Estate of Geo ^r Thomas & Thomas Morris							150		

General List of all Dwelling-houses which, with the Out-houses appurtenant thereto

Lots on which the same are erected, not exceeding two Acres in any case, were owned, possessed or occupied, on the first day of October, 1798, within the Township of East Caln in the County of Chester Comprehended of the 12th District of the Division in the STATE of PENNSYLVANIA, exceeding in Value the Sum of One Hundred Dollars.

Number of particular List.	Names of Possessors or Occupants.	Names of reputed Owners.	In what County, Township, Parish, Town or City, in the Assessment District situated.	Number of Dwelling-houses, &c. exempted from Valuation.					Number of Dwelling-houses, &c. subject to and included in the Valuation.					Valuations, as determined by the Principal Assessors.	
				Dwelling Houses.	Out Houses.	Quantities of Land in Lots.			Dwelling Houses.	Out Houses.	Quantities of Land in the Lots valued therewith.			Dollars.	Cents.
						Acres.	Perches.	square feet.			Acres.	Perches.	square feet.		
B															
1.	Beale William		Townships of East Caln & West White Land	"	"	"	"	"	1	1	1			1260	"
2.	Bailey William		do	"	"	"	"	"	1	2	1/2			450	"
3.	Bowen John		do	"	"	"	"	"	1	2	1			2400	"
4.	Bowen John	John Bowens	do	"	"	"	"	"	1	2	1/2			1000	"
5.	Baldwin Caleb		do	"	"	"	"	"	1	2	1			1308	"
6.	Borgers Nicholas		do	"	"	"	"	"	1	1	1/2			450	"
7.	Brown Hilley		do	"	"	"	"	"	1	"	1/2			101	"
8.	Brown William	Joseph Downoff	do	"	"	"	"	"	1	1	1/4			120	"
9.	Bell Joseph	Est. of George Thomas	do	"	"	"	"	"	1	"	1/2			200	"
10.	Bruce Isaac	Rich ^d Thomas	do	"	"	"	"	"	1	"	1			120	"
11.	Bing John	Rob ^t Valentine	do	"	"	"	"	"	1	"	1/2			101	"
12.	Baldwin John	Joseph Downoff	do	"	"	"	"	"	1	"	1/4			150	"
13.	Baldwin Mary		do	"	"	"	"	"	1	"	1/8			120	"
14.	Bailey Thomas	George Valentine	do	"	"	"	"	"	1	"	1/4			140	"
C															
15.	Cunningham Sam ^l		do	"	"	"	"	"	1	1	1			1400	"
16.	Coates Sam ^l		do	"	"	"	"	"	1	"	1/2			800	"
17.	Coates Moses		do	"	"	"	"	"	1	1	1/2			1000	"

Return & Valuation of the Taxable Property of the Town
 of East Caln. 1799.

Caleb Baldwin, Farmer.		Doll:
1 Stone House	.....	500
1 Stone Barn	.....	300
200 Acres Valley Land	..... 16	3200
100 do Hill	..... 10	1000
4 head Horses	..... 40	160
6 Do. Cattle	..... 14	84
		<u>Doll: 5244</u>

Willm Bailey, Farmer		Doll:
1 Stone House	.....	125
1 Log Barn	.....	75
123 Acres land	..... 8 1/2 acre	984
3 head Horses	..... 30	90
3 do Cattle	..... 13	39
		<u>1313</u>

Samuel Cuninghame, Esq.		
1 Stone House	.....	500
1 Stone Barn	.....	300
100 Acres Valley land	..... 18	1800
30 do. Hill	..... 10	300
4 head Horses	..... 40	160
8 do Cattle	..... 15	120
3 Slaves	..... 80	240
2 Tennent's stone logs	.....	200 = 3380
		<u>2000</u>

Isaac Coates, Farmer		<u>13620</u>
1 Stone House	.....	450
1 do	.....	250

An Assessment or Valuation of the taxable Property in the Township of East Caln for the Year 1802.

By William Bayly Assessor
John Pinn }
Thos Downing } Assrs.

Owners Names -

Occupiers -

Dolls

William Bayly

Stone House

125 Dolls

Small Stone House

10

Log Barn

70

123 Acres of Land

984

3 Horses - 30 Dolls

90

3 Cattle - 10 Dolls

30

1309

1309

Caleb Baldwin

Stone House

500

Stone Barn

300

Stone Waggon-house

50

Log Wheelright Shop

30

200 Valley Land

3000

100 Hill

900

3 Horses

120

6 Cattle

90

4990

4990

John Baldwin

Log House

70

Log Stable

10

100 Valley Land

85

Best Calm transcript of last historical return
to take a return to levy a County Poor and dog
tax for the year 1830 at _____ mills in the dollar
on the adjoined value

Person named Occupier named Total Adjoined County dog tax
Value (Value Tax) \$ \$ \$ \$ \$ \$

George G. Arkbridge

100 acres @ \$57.75 value \$5775
Buildings 1500

3 Hens @ \$25 75
7 cattle @ 10 70
1 dog

\$7420 7420 18 33

Joseph Anters

20 acres @ 31 1/2 630
38 do @ 14 1/4 541

Buildings 500
3 Hens @ \$20 60
2 cattle @ 10 20

\$1431 1431 3 37

Mary Allen

51 acres @ 12 1/2 637
Buildings 80

2 Hens @ \$10 20
1 cattle @ 7 7
1 dog

744 744 1 86

Richard Bailey Esquire

104 acres @ 18 3/4 1950
Buildings 500

3 Hens @ \$20 60
3 cattle @ 10 30
1 dog

\$2530 2530 6 32

John Baldwin

113 acres @ 52 1/2 5939
117 do @ 26 1/4 3073
Build 1000

Factory & Mill 750
4 Hens @ \$30 120
8 cattle @ 10 80

\$10175 10175 25 38

1776. Recorded the 23^d September 1776. 105
Hear Johnston rec.

Wm. Wadsworth made the
a. which Adm. he. **Wm. Wadsworth** made the
1^o Nicholas ... Eighth day of July, in the year of our Lord, One Thou-
sand Seven Hundred and Seventy six, **Whereas** Veronica Buck,
Administrator of all and singular the goods and Chattels, Rights
and Credits which were of **Rudolph Luch** late of East. Calm Township,
in the County of Chester, in the Province of Pennsylvania, yeoman,
deceased, of the one part, and **Thomas Nicholas** of East. Calm aforesaid,
yeoman, of the other part. **Whereas** **Thomas Rositer** of East. Calm aforesaid
said, yeoman, and **Elizabeth** his wife, by their Indenture bearing
date the Eleventh day of March, in the year of our Lord, one thou-
sand Seven Hundred and Sixty eight, for the consideration there-
in mentioned, did grant and convey unto the said **Rudolph**
Luch, by the name and addition of **Rudolph Luch** of East. Town-
ship, in the County of Lancaster, yeoman, **A Certain** Tract or Par-
cel of Land, situate in East. Calm aforesaid, **beginning** at a post
in the line of **Joseph Pike's** Land, and extending by the same,
South Two Hundred and fifty perches to a Chestnut Tree, thence
by Land lately surveyed to **Moses Coates**, West one Hundred and
sixty seven perches to a Black oak, thence by Land lately sur-
veyed to **Edward Thompson**, North Two Hundred and fifty per-
ches to a post, thence by **Benjamin Mendenhall's** Land, East one
Hundred and Sixty seven perches to the place of Beginning, contain-
ing Two Hundred and Forty six Acres and twenty seven perches,
and the usual allowance for Roads, and also **A Certain** Piece or
Parcel of Land, situate in East. Calm aforesaid, **beginning** at a blin-
kory standing in or near the line dividing the Lands of said **Joshua**
Mendenhall, thence by the Land of the said **Joshua**
Mendenhall, North Seventy degrees West, Fourteen perches to a
small Chestnut, and North Eighty one degrees West, Three perches
to a small post, then South seventy seven degrees & a half West, Four-
teen perches to a post on the North side of a Run of Water, then South
Twenty five degrees West crossing the said Run of Water, Four perches
to a post in the division line aforesaid, thence North Eighty one degree
and a half East, Thirty two perches by the Land of said **Joshua Mendenhall**
to the place of Beginning, containing Three Quarters of an
Acre (be the same more or less) **to hold** to him the said **Rudolph**
Luch, his Heirs and Assigns, forever. **Witness** and Subject to a Mortgage
of **Wm. Wadsworth**

499

of the said First described Tract, made by the said Thomas Popeler and Elizabeth his wife, to Samuel Emson of the City of Philadelphia, Shopkeeper, for securing the payment of Two Hundred Pounds and Interest as by the said Indenture may more fully appear. **By Virtue** whereof the said Rudolph Duch became in his Lifetime lawfully seized in fee demesne as of Fee, of and in the said Two Tracts, Pieces or Parcels of Land and being so thereof seized, died Intestate, Whereupon Letters of Administration of all and singular the Goods and Chatties, Rights and Credits of the said deceased, were in due form of Law granted to the said Veronica Duch. **Who** having made application to an Orphans Court here and kept at Chester for the said County of Chester, the First day of March, in the year of our Lord, One Thousand Seven Hundred and Seventy five, that the said Intestates Personal Estate would not extend to pay his debts and maintain his Children, by the sum of Five Hundred and six Pounds and upwards, it was therefore considered by the said Court, that the said Veronica Duch should and might sell and convey the said Two Tracts or Parcels of Land to such Person or Persons as might be willing to purchase the same in fee simple or otherwise. **By Virtue** whereof the said Veronica Duch from day to day expose the same to public Sale, having given and legal notice of the time and place thereof, and on the Twentieth third day of the same Month of March, did sell the same to the said Thomas Nicholas for the sum of Eight Hundred and Seven Pounds he being the Highest and best bidder, and that being the Greatest and best price bidden for the same. **Now this Indenture witnesseth**, that the said Veronica Duch for and in consideration of the said sum of Eight Hundred and Seven Pounds Lawful money of Pennsylvania, unto her in hand well and truly paid the said Thomas Nicholas at and immediately before the Seal and delivery hereof, the receipt whereof she both hereby acknowledge and thereof doth acquit, Exonerate and forever discharge the said Thomas Nicholas, his Heirs and Assigns, by these presents **both** granted, Bargained, Sold, Aliened, Enfeoffed, Released & confirmed, & by these presents **both** granted, Bargained, Sell, Alien, Enfeoff, Release and confirm unto the said Thomas Nicholas, and to his Heirs and Assigns, **All those** Two Tracts, Pieces or Parcels of Land situate, Situated, Bounded and Being as the same are herein before severally and respectively set forth and described, or howsoever

Name of Thomas Vickers, when said Tract or parcel of land (with the office and) situate lying & being in East Caln formerly said by certain meters & bounds in the said Indenture specified containing two hundred and forty six ~~acres~~ Acres and twenty seven perches and the usual Allowance for Roads together with the appurtenances doth hold to him the said Thomas Vickers his heirs and assigns forever as in and by the said recited Indenture Recorded in the Office for Recording of Deeds in & for the said County of Chester in book T Vol 10 page 498 relation being thereunto find more fully set forth appear ~~in the~~ ~~Indenture~~ ~~Witnesseth~~ that the said Thomas Vickers for and in consideration of the sum of six hundred and sixteen pounds ten shillings and seven pence of current gold & silver money of Pennsylvania unto him in hand well and truly paid by the said William Bailly at or immediately before the sealing & Delivery of these presents the receipt whereof the said Thomas Vickers doth hereby Acknowledge and thereof and every part thereof doth acquit & discharge and forever discharge the said William Bailly his heirs & assigns by these presents ~~he~~ granted bargained sold aliened enfeoffed released and confirmed and by these presents the said Thomas Vickers doth bargain sell alien enfeoff release & confirm unto the said William Bailly and to his heirs & assigns All that tract piece or parcel of land situate lying and being in the said Township of East Caln part of the said Tract of two hundred and forty six acres & twenty seven perches ~~beginning~~ at a post in the line of land formerly belonging to Edward Thompson thence North by the same ninety five perches ~~and~~ ~~seventenths~~ of a perch to another post thence by the Line of Thomas Vickers find the four following courses and Distances East fifty nine perches and seven tenths of a perch to another post north six degrees Easterly twenty perches to a corner stone North Eighty seven degrees Easterly twenty two perches to a Post and seventy four degrees Easterly one hundred & one perch and six tenths of a perch to a post in the line of land formerly of Joseph Pike thence south by the same Eighty one perches and four tenths of a perch to a post thence south sixty four degrees west by Edward Brooks land ninety seven perches & two tenths of a perch to a corner stone thence north Eighteen degrees westerly by Alexander Foreman's land Forty seven perches to a corner stone thence west by the same land Eighty one perches

WITNESSETH

William Bailey

twenty seventh day of October in the Year of our Lord one thousand eight hundred and

twenty Between a Honer Bailey late of the City of Philadelphia and State of Pennsylvania Usoman and Susanna his wife of the one part and William Bailey of East Calu Township in the County of Chester and State aforesaid of the other part Witnesseth that the said Abner Bailey and Susannah his wife for and in consideration of the sum of one hundred and thirty dollars good and lawful money of the United States to them in hand paid by the said William Bailey at and before the enrolling and delivery of these presents the receipt whereof is hereby acknowledged have granted bargain sold alien release and confirmed and by these presents do grant bargain sell alien release convey and confirm unto the said William Bailey his Heirs and assigns for ever (All that lot piece of parcel of land situate in East Calu Township and County of Chester aforesaid (It being the same lot which Joseph Price and Sarah his wife by their deed bearing date the twelfth day of the tenth month in the year of our Lord one thousand eight hundred and fifteen granted and confirmed unto the said Abner Bailey his Heirs and assigns as by the said deed recorded in the recorder's office in and for the County of Chester in Book 11-B. vol 60 page 428 may at large appear) to wit Beginning at post corner of the said William Bailey's land in a line of James Hoskins land thence by the same South twelve perches to a post by the Lancaster road thence by the same South fifty two degrees East twenty four perches to a post thence by other hand of the said Joseph Price North four degrees and three quarters twenty six perches to a heap of stones thence by land of the said William Bailey aforesaid West twenty three perches and six tenths to the place of beginning Containing two acres and an half and nineteen perches Together with all and singular the buildings improvements ways Woods waters water courses liberties privileged rights minerals hereditaments and Appurtenances what soever thereunto belonging or in any wise appertaining, and the reversion

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interest

and remainders rents issues and profits thereof and also all the estate right title claim
 and demand whatsoever of the said Abner Baily and Susanna his wife of in and to
 the said premises To have and to hold all and singular the said lot piece
 or parcel of land above described containing two acres and an half and nineteen
 perches be the same more or less and hereditaments and premises hereby granted
 mentioned or intended so to be with the appurtenances unto the said William Baily
 his Heirs and Assigns to the only proper use benefit and behoof of the said William
 Baily his Heirs and Assigns forever And the said Abner Baily for himself his
 Heirs Executors and Administrators doth hereby covenant promise and grant to
 and with the said William Baily his Heirs and Assigns that he the said Abner
 Baily and his Heirs the said lot piece or parcel of land and premises hereby grants
 mentioned or intended so to be with the appurtenances unto the said William Baily
 his Heirs and Assigns against him the said Abner Baily and Susanna his wife
 and their Heirs and against all and every other person and persons whomsoever law
 fully claiming or to claim the same by from or under him them or any of them shall
 and will Warrant and forever defend by these presents On Witness where
 of the said parties to these presents have hereunto set their hands and seals on the
 day and in the year first above written

Abner Baily
 Susanna Baily

Sealed and Delivered in the presence of
 Bath M Devitt Sarah Sides

Received on the day of the date of the above Indenture of the above named William
 Baily the sum of one hundred and thirty Dollars lawful money of the United States
 the Consideration money above mentioned in full Witness my hand
 Witness present at signing Bath M Devitt Sarah Sides Abner Baily

Lancaster County Before me the subscriber one of the Justices of the Peace of the
 said County personally appeared the within named Abner Baily and Susanna his
 said County personally appeared the within named Abner Baily and Susanna his

I William Baile of the Township of East Caln County of Chester and Commonwealth of Pennsylvania being weak in body but of sound mind and memory, now for the purpose of disposing of such worldly estate as I have been blessed with do make this Instrument of writing and ordain it as and for my Last will and testament in manner following First it is my will and I do hereby order and direct my Executors herein after named that as soon as may be convenient after my decease, all my just debts and funeral Charges be paid out of my Estate Secondly I give and bequeath to my daughters Hannah Lydia & Jane Baile my Gold watch to be disposed of as they may think proper and the proceed thereof to be equally divided amongst them I give and bequeath to my son William Baile my bamboo cane It is my will and I do hereby order and direct that all the residue of my personal effects with all my plantation and lots of land lying and being in the said Township of East Caln in the County of Chester adjoining lands of Robert Miller James Huskins John Huskins and others containing one hundred twenty three acres or thereabouts be the same more or less be sold for the best price or prices that may be had for the same and for that purpose I do hereby authorize and empower my Executors herein after named to sign seal and acknowledge all such deed or deeds as may be necessary for the granting and conveying the same and the money arising from such sales after paying all my just debts and funeral Charges together with the sum of one hundred and fifty dollars to my son Richard Baile for his service since of full age, be equally divided amongst my eight children to wit Hannah, Abner, William, Charles, Lydia, Ely, Richard and Jane Baile share and part alike with the following exceptions, so much of Abner's share as will discharge a bond which I am security for him to Thomas Wilson with the addition of thirtysix dollars interest which I paid on a bond and then deducting therefrom the sum of one hundred and thirty dollars from said sum which I did when I bought a lot from Abner on act of the above bond, as I gave my note to Israel Downing for two hundred dollars for the use of my son Ely which sum with the interest thereon to be a part of my son Ely's share or part, also a reduction of one hundred & seventy five dollars out of my son Charles share or part for the support of himself and child heretofore

turn over

The residue of My said son Charles devident to be retained in the hands of My Executor to be handed to him or appropriated for his support as it may be necessary and for no other purpose at my s^d Executor discretion, It is to be understood that no charge is to be brought against my Estate by any of my Children for services heretofore done except what I have allowed to Richard Lastly I do hereby nominate constitute and appoint my son William Bailey of the City of Philadelphia and my son Richard Bailey of East Caln Township in Chester County ~~my~~ Executor of this my last will and Testament with full power to Execute the same in every respect hereby revoking all and every other wills legacies and bequests by me heretofore made and declaring this and no other to be my last will and Testament In Witness whereof I have hereunto set my hand and seal this twentyfirst

day of August AD 1823

Signed sealed published and declared by the Testator as his last will and testament in the presence of us who in his presence and at his request have subscribed as witnesses

183 my Est contains 2 cov. & 80 perches or there abouts. This was soon before signing

William G. Bailey

Robert Miller

Thomas Mendenhall

Witnesses affd November 27th 1827 same day were affd

An Inventory and Appraisement of the goods and Chattel rights and Credits Which were of William Baily Deceased Late of the Township of East Caln in the County of Chester and State Pennsylvania Taken and appraised the 17th day of December AD 1827 By John Valent and George Edge Appraisers

	\$	Cts		\$	Cts
Wearing apparel	46	00	1 Cutting Box	5	00
1 Gold watch	12	00	1 or 2 goats		50
1 Silver watch	2	00	1 mare cald moll	45	00
1 Gold watch	10	00	1 mare cald Lion	45	00
1 Waggon	15	00	1 Gray horse	50	00
1 axe & Grindstone	2	00	1 sooral mare	10	00
1 small & 2 wedges		50	1 Lot of Horse Geers	12	00
2 Harrows & 1 std	4	00	2 saddles & 1 bridle	2	50
1 Cart & Tar Can	3	25	1 Bear Skin		75
1 sleigh	1	00	1 Cow with skin on horns	12	00
1 Lot of swine	20	00	1 Bundle heiffer	12	00
1 shove plow	00	75	1 steer Bundle & white	11	00
1 winnowing mill	3	00	1 Bull & white face heiffer	15	00
2 hogheads and Buckwheat	9	00	1 Black cow with white face	10	00
1 Gig & Harenefs	225	00	1 Black Cow with star in face	8	00
1 lot fork axes & flails		75	1 Pided Cow	12	00
1 Lot of Corn	60	00	1 pair nobbles		25
1 Lot of oats in Sheef	60	00	1 Plough	5	00
1 Lot of Clover seed in straw	10	00	Irons for plow	3	00
1 Lot of Rye in straw	25	00	1 hoe harrow	3	00
1 Lot of hay	60	00	1 Double Tree & Clevis		25
1 Lot of flax	3	00	1 flax Break	1	50
1 hay Knife		25	waggon shelvings	1	00
6 sheep	9	00	1 Sable		50

	\$	Cts		\$	Cts
1 Horse rake	3	00	1 Large spinning wheel	7	5
3 Cradles	3	00	1 Lot Cheese	1	50
1 Hoghead & sider	5	00	1 hoghead & dried apples	1	50
1 Hoghead & sider	3	50	2 Bods & wheat	6	00
1 Empty Hoghead	1	00	5 potts	1	00
2 Barrells & sider	2	00	hops & cherries	50	
2 Tubs	1	25	wool in rolls & yarn	7	5
1 Cheese press	2	5	1 Lot of ware in buff	2	00
1 Lot sundries	1	00	1 small stove & pipe	5	00
1 saddle	2	00	1 Bed & steads	6	00
1 lot potatoes	2	00	2 Tables	1	50
1 Lot apples	6	00	1 Lot Bed cloathes	7	00
1 Lot wheel	2	5	8 Bags	3	00
2 wheels & reel	2	00	1 Bed stead	50	
1 hoghead & beef	12	00	1 wheel	50	
1 hoghead & pork	30	00	3 Chairs	50	
1 Lot earthenware	1	25	3 Chairs	50	
1 Lot sundries	1	00	1 Large stove & pipe	8	00
6 Chairs near new	7	50	1 Lot dresser ware	7	00
6 Green Chairs	3	00	1 Bake iron & pot racks	2	00
1 Desk	10	00	andirons & shovels & Longs	1	50
1 Dining Table	4	00	2 flat Irons	50	
1 Case of Drawers	4	00	1 bucket & half bushel	7	5
1 Card Table	1	50	1 stand	2	5
1 Chest & Chair	1	50	1 Lot Books	1	00
1 Chest	1	00	1 Gun & umbrella	1	00
1 spice box	50		1 Lot of medical Book &c	20	00
1 Bed & stids	17	50	1 Lot surgical instruments	5	00
1 Looking glass	2	5	1 Lot amputating instruments	10	00
1 wash stand	2	00	Cash	40	00
			Grain in ground	90	00
			Corn fodder	5	00
			Stalyards	2	00
			Warming pans	1	00

Taken and appraised by us the subscribers the
day and year ~~to first~~ within written

John Valentine




George Edge

Chester County So

on the 18th day of December 1827 before me the
subscriber one of the justices of the peace in and
for the said County, came the above named John
Valentine and George Edge who being qualified
according to law do declare that the foregoing
Inventory contains a just and appraisement
of the goods and chattels rights and credits of the
William Daily deceased. So far as the same come
to their knowledge, Witness my hand and seal
the day and year above written

Sam Miller Seal

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

any other person or persons whomsoever lawfully, claiming or to claim the same by, from or against him or them or any of them shall and will warrant and forever defend by these presents. In Witness whereof the said parties have hereunto set their hands and seals on the day and in the year first above written. Thomas Bickers  Femina Bickers  Sealed and delivered in the presence of Robert Miller Jefe Bicker. Received in the day of the date of the above Indenture of the above named Joseph Pierce the sum of one hundred dollars lawful money of the United States of America, the consideration money above mentioned. Witness my hands. Thos. Bickers. Witness present at signing, Robert Miller Jefe Bicker (Hester County, SD). We do remember that on the twenty sixth day of December in the year of our Lord 1817 Thomas Bickers and Femina his wife came personally before me the subscriber one of the Justices of the Peace for the County of Chester and acknowledged the above Indenture to be their act and deed and desired it might be recorded as such, the said Femina being of full age by me separately examined and the contents thereof made known to her did declare that she did voluntarily seal and deliver the said Indenture as her act and deed without any coercion of her husband. In Testimony whereof I have hereunto set my hand and seal Robert Miller  Recorded March 30. 1829

Deeds
 William Bailey et al vs
 Joshua Bennett
 This Indenture made the second day of June in the year of our Lord one thousand eight hundred & twenty eight Between William Bailey of the City of Philadelphia and Richard Bailey of the township of East Caln in the County of Chester and State of Pennsylvania Executors to the Last Will and Testament of William Bailey late of East Caln township deceased of the one part. and Joshua Bennett of the said township of East Caln of the other part. Whereas the Honourable John Penn Thomas Penn & Richard Penn late proprietors and Governors of the Commonwealth of Pennsylvania by their patent duly executed bearing date the twentieth day of May in the year of our

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Lords one thousand seven hundred and forty one did for the considera-
 tion therein mentioned grant and confirm unto Aaron Mendenhall and to
 his heirs and assigns forever a certain Messuage plantation or Tract of land
 situate in the Township of East Caln aforesaid and said to contain two hundred
 and forty six acres and twenty seven perches and the allowance of six acres in every
 hundred for roads and public highways as in and by said Patent recorded in the
 office for recording of Deeds for the City and County of Philadelphia in Patent
 Book A. vol 9 page 461, reference being thereunto had more fully and at large
 appear and Whereas Aaron Mendenhall and Rose his wife by their Indenture bearing
 date the eighth day of September in the year of our Lords one thousand seven
 hundred and forty four and duly executed did for the consideration therein men-
 tioned grant and confirm unto the said John Mendenhall and to his heirs & assigns
 forever a certain Messuage Tenement or Tract of land hereditaments and appurtenan-
 ces thereunto belonging, it being the same Messuage or Tract of land which was
 granted and confirmed to the said Aaron Mendenhall as above mentioned as in &
 by said recited Indenture reference being thereunto had ^{more} fully and at
 large appears, And Whereas John Mendenhall and Elizabeth his wife by their
 Indenture duly executed under hands and seal and bearing date the third of
 the ninth month in the year of our Lord one thousand seven hundred & sixty
 four, did for the consideration therein mentioned grant and confirm unto
 Thomas Rositer and to his heirs and assigns forever a certain Messuage planta-
 tion or Tract of lands situate in the Township of East Caln aforesaid containing
 two hundred and forty six acres and twenty seven perches and the allowance of six
 percent for roads, it being the same Tract of lands above mentioned as in &
 by said Indenture reference being thereunto had ^{more} fully and at large
 appear, And Whereas Thomas Rositer and Elizabeth his wife by their Inden-
 ture duly executed under hands and seal dated the eleventh day of March in

time duly, executed under hands and seal dated the eleventh day of March in
 the year of our Lord one thousand seven hundred and sixty eight did for the
 consideration therein mentioned grant & confirm a certain Messuage tenement &
 Tract of land situate in the township of East Caln aforesaid containing two
 hundred and forty six acres and twenty seven perches and the allowance of six per
 cent for roads to Rudolph Look, and to his heirs and assigns forever as in and
 by said Indenture recorded in the office for recording of Deeds in and for the County
 of Chester in Book D. vol. 19 page 512 reference being thereunto had may more fully
 and at large appear. And Veronica Gook Administratrix to all and singular
 the goods and chattels rights and credits which were of the Estate of Rudolph
 Look deceased, the same whose name is above, by her Indenture duly executed
 under hands and seal bearing date the eighth day of July in the year of our Lord
 one thousand seven hundred and twenty six granted & confirmed unto Thomas Bickers
 and to his heirs and assigns forever a certain Tract of land and improvements situate
 in the township of East Caln aforesaid containing two hundred and forty six
 acres and twenty seven perches and the allowance of six per cent for roads sit
 being the same Tract of land above mentioned as by reference to the deed now
 remaining upon Record in the office at West Chester for the County of Chester in
Book D. vol. 19 page 498 may more fully and at large appear. And Whereas Thomas
 Bickers by Indenture duly executed under hands and seal and bearing date the
 seven tenth day of the twelfth month in the year of Lord one thousand seven
 hundred and eighty four for the consideration therein, granted and confirmed
 unto William Bailey and to his heirs and assigns forever a certain Messuage tenement or
 Tract of land situate in the township of East Caln aforesaid and con
 taining one hundred and twenty three acres and forty nine perches being a part of
 the above mentioned two hundred and forty six acres and twenty seven perches
 of land and allowance of six percent for roads as by reference to said Indenture
 recorded in the office for recording of Deeds in West Chester for the County of

Chester in Book N, Vol 23 page 379 may ^{more} fully and at large appear. And Whereas Abner Bailey by Indenture duly executed and bearing date the seventeenth day of October in the year of our Lords one thousand eight hundred and twenty did for the consideration therein mentioned grant and confirm unto William Bailey and to his heirs and assigns forever a certain Messuage of Lot of Ground situate in East Caln township aforesaid and containing two acres and six half and nine perches it being a part of the Two hundred and forty six acres above recited by a reference to the deed made by Abner Bailey and recorded in the office for recording deeds at West Chester for the County of Chester in Book B. Vol. 66 page 389 may more fully and at large appear. And the said William Bailey he is thereof seized in his demesne as of fee of and in a part of the Two hundred and forty six acres, and twenty seven perches and allorances of six per cent for roads died having first made his Will and Testament in writing which being duly proved is now remained in the files of the office for the probate of wills and granting of Letters of administration at West Chester for the County of Chester. In the said Will are the words marked as a quotation to wit "It is my will and I hereby order and direct that all the residue of my personal effects with all my plantation and Lots of lands lying & being in the said township of East Caln in the said County of Chester adjoining lands of Robert Miller, James Hushins, John Hushins and others, containing one hundred & twenty three acres or thereabouts be the same more or less be sold for the best price or prices that may be had for the same and for that purpose I do hereby, authorize and empower my Executors hereinafter named to sign seal and acknowledge all such deeds or deeds as may be necessary for granting conveyance of the same." Now This Indenture Witnesseth that the said William Bailey, Richard Bailey, for and in consideration of the sum of five hundred and ten dollars and thirty two cents good and lawful money of the United States to them or one of them in hand paid by the said Joshua Bennett at & before the execution hereof the receipt whereof they do hereby acknowledge and then of acquit exonerate and forever discharge him the said Joshua Bennett his heirs and assigns by these presents have granted bargained sold conveyed released and confirmed, and by these presents do and each of them doth grant bargain sell convey release and confirm to him the said

by these presents have granted bargained sold enjoyed released and confirmed and by these
 presents do and each of them doth grant bargain sell enfeoff release and confirm to him the said
 Joshua Bennett and to his heirs and assigns forever all that Messuage Tenement or Tract of
 lands situate in the township of East Wick and bounded and described as follows Beginning
 at a stone a corner of Jonathan Woodwicks land thence by the same South Eighty five and an
 half degrees West fifty eight perches and four tenths of a perch to a stone and South four and an
 half degrees East Twenty six perches and seven tenths of a perch to a stone in the Old Lancaster
 road and along the same North fifty eight degrees and a half West Twenty four perches to a stone thence
 along and side by lands of James Hutchins North Two degrees and three quarters West fifty one per-
 ches and five tenths to a stone thence by the other land of the said William Bailey deceased North
 Eighty nine degrees East fifty eight perches and four tenths to a stone and North sixty seven
 degrees and an half East nine perches and two tenths to a stone and North seventy five degrees
 East Eleven perches and eight tenths to a stone thence along the west side of a lane South six
 degrees West Twenty seven perches to a Poplar Tree and South fifteen degrees East thirteen per-
 ches and three tenths to the place of Beginning containing Twenty acres & ten perches be-
 the same more or less It being a part of the Tract of Land patented as above under the
 patent first above recited, Together with all and singular other the buildings improvements
 ways woods waters water courses rights liberties privileges hereditaments and appurtenances
 whatsoever thereto belonging; or in any wise appertaining and the reversion and remainders
 rents issues and profits thereof Also all the Estate right title Interest property claim & demand
 whatsoever of them the William Bailey and Richard Bailey and their heirs in law or equity
 or otherwise howsoever of in to or out of the same To have and to hold the above described
 Messuage Tenement or lot of Twenty acres and two perches of lands hereditaments & premises hereby
 granted or mentioned and intended so to be with the appurtenances to him the said Joshua
 Bennett his heirs and assigns to the only proper use benefit and behoof of him the said
 Joshua Bennett his heirs and assigns forever in the same right that the said William Bailey
 in his lifetime held the same and in aid for no better right In Witness whereof the parties
 first above named to these presents have interchangeably set their hands & seals in the day & in the

Recorded August 30, 1828

44,549,1828

DEED :
JOSHUA BENNETT AND WIFE :
TO :
RICHARD HANNAH AND JANE :
BAILY :

THIS INDENTURE made the second day of June in the year of our Lord one thousand eight hundred and twenty eight BETWEEN Joshua Bennett of the Township of east Caln in the County of Chester and State of Pennsylvania and Lydia his wife of the one part, and Richard Baily, Hannah Baily and Jane Baily all of the same Township County and State aforesaid of the other part.

WITNESSETH that the said Joshua Bennett and Lydia his wife for and in consideration of the sum of two thousand seven hundred dollars and eighty one cents good and lawful money of them in hand paid by the said Richard Baily, Hannah Baily and Jane Baily at and before the en sealing and delivery hereof the receipt and payment whereof they do hereby acknowledge and thereof do acquit and forever discharge the said Richard Baily Hannah Baily and Jane Baily their heirs Executors & Administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Richard Baily ^{Hannah Baily} and Jane Baily, and unto their heirs and assigns all that certain messuage and tract of land situate lying and being in the Township of east Caln aforesaid bounded and described as follows BEGINNING at a stone in a Road thence the former courses and distances by land of John Huskins north fifty six perches to a post thence by land formerly of Thomas Vickers Jr the four following courses east fifty nine perches and seventenths to a post north six degrees east twenty perches to a stone north eighty seven degrees east twenty two perches to a post south seventy four degrees east one hundred and one perches to a post in a line of land late of Joseph Pike thence by the same south eighty one perches and four tenths to a post thence by land formerly of Edward Brooke south sixty four degrees west ninety seven perches and two tenths to a stone thence by land of Alexander Foreman North eighteen degrees west forty perches to a stone thence by land of Said Joshua Bennett and by the present position of the meEdle North fifteen degrees west thirteen perches and three tenths to a poplar tree thence along the west side of a lane North six degrees east twenty seven perches to a stone and south seventy five degrees west eleven perches and eight tenths to a stone south sixty seven degrees and an half west nine perches and two tenths to a stone and south eighty nine degrees west fifty eight perches and four tenths to the place of BEGINNING CONTAINING one hundred and five acres & one hundred and forty six perches of land more or less (It being the same land and premises which William Baily and the said Richard Baily Executors of the last Will and Testament of William Baily deceased by deEd granted and conveyed to the said Joshua Bennett party hereto in fee) TOGETHER with all and singular the houses and buildings Orchards meadows woods ways waterswater courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining And the reversions

549B

assigns all that certain message and tract of land situated lying and being in the town of
said bounded, and described as follows BEGINNING at a stone in a Road thence the former courses and distances
by land of John Huskins north fifty six perches to a post thence by land formerly of Thomas Vickers Jr the
four following courses east fifty nine perches and seventenths to a post north six degrees east twenty perches
to a stone north eighty seven degrees east twenty two perches to a post south seventy four degrees east one
hundred and one perches to a post in a line of land late of Joseph Pike thence by the same south eighty one
perches and four tenths to a post thence by land formerly of Edward Brooke south sixty four degrees west
ninety seven perches and two tenths to a stone thence by land of Alexander Foreman North eighteen degrees west
forty perches to a stone thence by land of Said Joshua Bennett and by the present position of the meEdle North
fifteen degrees west thirteen perches and three tenths to a poplar tree thence along the west side of a lane
North six degrees east twenty seven perches to a stone and south seventy five degrees west eleven perches and
eight tenths to a stone south sixty seven degrees and an half west nine perches and two tenths to a stone and
south eighty nine degrees west fifty eight perches and four tenths to the place of BEGINNING CONTAINING one
hundred and five acres & one hundred and forty six perches of land more or less (It being the same land and
premises which William Baily and the said Richard Baily Executors of the last Will and Testament of William
Baily deceased by deEd granted and conveyed to the said Joshua Bennett party hereto in fee) TOGETHER with all
and singular the houses and buildings Orchards meadows woods ways waterswater courses rights liberties privileges
hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining And the reversions
and remainders rents issues and profits thereof and also all the estate right title interest use possession
claim and demand whatsoever of them the said Joshua Bennett and Lydia his wife or their heirs in equity as well
as at law or otherwise of in to or out of the same TO HAVE AND TO HOLD the said message and tract of land
above described or mentioned or intended so to be with the appurtenances unto the said Richard Baily Hannah
Baily and Jane Baily and unto their heirs and assigns To the only proper use benefit and behoof of the said
Richard Baily Hannah Baily and Jane Baily their heirs and assigns forever as tenants in common and not as joint
Tenants (That is to say) one equal undivided third part thereof with the appurtenances unto the separate use
and behoof of the said Richard Baily his heirs & assigns forever one other equal undivided third part thereof
with the appurtenances unto the separate use & behoof of the said Hannah Baily her heirs and assigns forever
and one other equal individed third part thereof with the appurtenances unto the separate use and behoof of the
said Jane Baily her heirs & assigns forever. And the said Joshua Bennett for himself ^{and} his heirs executors &
Administrators doth covenant and agree to and with the said Richard Baily Hannah Baily and Jane Baily and their
heirs & assigns by these presents that he the said Joshua Bennett and his heirs the said message and tract of
land

Deeds

Richard Bailey and the
his wife by their attorney
in fact William Bailey and
Hannah Bailey and Jane Bailey
to

David Seltzer

This indenture made the twenty fifth day of March in the year of
our Lord one thousand eight hundred and thirty five Between Richard
Bailey late of the township of East-Calin in the County of Chester and State
of Pennsylvania but now of the state of Ohio in 66 Plebe his wife
by their attorney in fact William Bailey and Hannah Bailey and
Jane Bailey both of the township of East-Calin aforesaid of the one part
and David Seltzer of the township of East-Jallogfield in the County
of Chester aforesaid of the other part Whereas Joshua Bennett and Lydia his wife by indenture
bearing date the second day of June Anno Domini One thousand eight hundred and twenty eight
Recorded in the Recorder office of Chester County aforesaid in Deed Book of 4 Vol 70 page 549 do
grant and convey unto the said Richard Bailey, ~~Hannah~~ ^{Hannah} Bailey and Jane Bailey and their heirs in
fee simple as tenants in common All that certain messuage and tract of land situate lying
and being in the township of East-Calin aforesaid bounded and described as follows viz Beginning
at a stone in the Road thence by lands of James Huskins north fifty six perches to a post thence
by land formerly of Thomas Vickers Jr the four following courses East fifty nine perches and seven
tenths to a post North six degrees East twenty perches to a stone north eighty seven degrees East
twenty two perches to a post South seventy five degrees East One hundred and one perches to a post
in a line of land late of Joseph Pike thence by the same South eighty one perches and four tenths
to a post thence by lands formerly of Edward Brooke South sixty four degrees West ninety
three perches and two tenths to a stone thence by land of Alexander Foreman north eighteen degrees
West fifty perches to a stone thence by lands of said Joshua Bennett north fifteen degrees West
thirteen perches and three tenths to a poplar tree thence along the West side of a line north six degrees
East twenty seven perches to a stone and South seventy five degrees West 86 perches and eight
tenths to a stone South sixty one seven degrees and a half West nine perches and two tenths to a stone
and South eighty nine degrees West fifty eight perches and four tenths to the place of Beginning
One hundred and five acres and one hundred and fifty six perches be the same more or less together
with the buildings and appurtenances as in and by the said recited indenture well more fully
be the attorney under their

containing

West fifty perches to a stone thence by lands of said Joshua Bennett north fifteen degrees West
 thirteen perches and three tenths to a poplar tree thence along the West side of a lane north six degrees
 East twenty seven perches to a stone and south seventy five degrees West three perches and eight
 tenths to a stone south sixty one seven degrees and a half West nine perches and two tenths to a stone
 and south eighty nine degrees West fifty eight perches and four tenths to the place of beginning
 containing One hundred and five acres and one hundred and fifty six perches be the same more or less together
 with the buildings and appurtenances as in and by the said recited indenture well more fully
 appear and whereas the said Richard Daily and Phoebe his wife by letter of attorney under their
 hands and seals duly executed bearing date the eleventh day of November Anno Domini one
 thousand eight hundred and thirty four last past did promissively constitute and appoint the said
 William Daily their true and lawful attorney for them and in their names to grant bargain sell
 convey all and singular the aforesaid messuages & plantation a tract of land with cloof
 appurtenances and all their right title and interest therein unto the said David Seltzer his
 heirs and assigns and to sign seal deliver and acknowledge all such deed or deeds of convey-
 -ance as should be necessary for the absolute granting and assuring of the same premises in
 fee simple as in and by the said recited letter of attorney intended full with to be recorded
 well more fully appear. Now this indenture witnesseth that the said Richard Daily and
 Phoebe his wife by their attorney William Daily duly constituted as aforesaid and Hannah Daily
 and Jane Daily for and in consideration of the sum of Two thousand six hundred dollars lawful
 money of the United States to them in hand paid by the said David Seltzer at and before the
 sealing and delivery hereof the receipt whereof is hereby acknowledged. I have granted bargain and
 sold release and confirmed and by these presents by force and virtue of the said recited letter
 of attorney do grant bargain sell release and confirm unto the said David Seltzer and to his
 heirs and assigns all that the aforesaid messuage and plantation a tract of land containing one
 hundred and five acres and one hundred and fifty six perches be the same more or less situate
 bounded and being as the same is herein before particularly mentioned and described to-
 -gether with all and singular the buildings improvements ways waters water courses rights
 liberties privileges hereditaments and appurtenances whatsoever unto the hereby granted premises

belonging in many wise appertaining and the reversions and remainders rent free and
 profit thereof And also all the estate right title interest property claim and demand
 whatsoever of them the said Richard Baily and Phoebe his wife Hannah Baily and James
 Baily in law or equity otherwise howsoever of into a out of the same To have and to hold
 the said messuage and tract of land above described Hereditaments and premises hereby
 granted or mentioned or intended so to be with the appurtenances unto the said David
 Seltzer his heirs and assigns to the only proper use and behoof of the said David Seltzer
 his heirs and assigns forever And the said William Baily for himself his heirs executors
 administrators doth hereby covenant and agree with the said David Seltzer his heirs and
 assigns that he the said William Baily hath not any time heretofore made done suf-
 fered or committed any act matter or thing in deed or in law or by any means whereof the
 premises hereby granted or any part thereof are or can or may be impeached or affected in
 title charge estate or otherwise And the said Hannah Baily and James Baily for them-
 selves their heirs executors and administrators respectively do covenant promise grant and
 agree to and with the said David Seltzer his heirs and assigns by these presents that
 they the said Hannah Baily and James Baily and their heirs the said above mentioned
 and described messuage and tract of land Hereditaments and premises hereby granted or
 mentioned or intended so to be with the appurtenances unto the said David Seltzer
 his heirs and assigns against them their said Hannah Baily & James Baily and their
 respective heirs and against all and every other person and persons whomsoever lawfully
 claiming or to claim by from or under them or any of them shall and will warrant and forsee
 defend by these presents In witness whereof the said parties to these presents have inter-
 changeably set their hands and seals hereunto Dated the day and year first above written

Sealed and delivered in the presence of
 Robert Miller Robert Young

Richard Baily & Phoebe Baily (seal) William Baily (seal)
 (by their attorney in fact) Hannah Baily (seal) James Baily (seal)

Received the day of the date of the above written Indenture of the above named David
 Seltzer the sum of two thousand six hundred dollars being the full consideration money

and accord, sign, seal, and as her act and deed deliver the above written indenture
Deed or Conveyance without any Coercion or Compulsion of her said husband
Witness my hand and seal the day and year aforesaid
Caleb P. Nickerson J.P.

Recorded May 26th 1883

25549
111
E11

Deed

John H. Seltzer & wife et al.
To
Ephraim L. Seltzer

This Indenture made the twelfth day of May in
the year of our Lord One thousand eight hundred and
Eighty three, Between John H. Seltzer and Mary Ellen
his wife, J. Andrew Seltzer and Martha R. his wife, Mary
Jane Seltzer and John Woodward Jr and Susanna his
wife (late Seltzer) all of Caln Township, Chester County, Pennsylv

ania, of the first part, and Ephraim L. Seltzer of the same place of the second part,
Witnesseth that the said party of the first part, for and in consideration of the sum
of Eight thousand Dollars lawful money of the United States of America, well and truly
paid by the said party of the second part, to the said party of the first part, at and
before the en sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, conveyed, released, conveyed and
confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey
and confirm, unto the said party of the second part, and his heirs and assigns, all
their Estate, right, title and interest in and to that certain Messuage and tract of
land situate in the said township of Caln bounded and described as follows:

Beginning at a stone in a road, thence by land of James Harkins, North fifty six
perches to a post, thence by land formerly of Thomas Vickers Jr the following course
East fifty nine perches and seven tenths to a post, North six degrees East thirty

close to a Stone North Eighty seven degrees East, twenty two perches to a post, South Seventy four
 degrees East one hundred and one perches to a post in a line of land late of Joseph Pike, thence
 by the same South Eighty one perches and four tenths to a post, thence by land formerly of
 Edward Brooker, South Sixty four degrees, West Ninety seven perches and two tenths to a Stone
 thence by land of Alexander Foreman, North Eighteen degrees West forty perches to a Stone, thence by
 land of Johna Bennett, North fifteen degrees West, Thirteen perches and three tenths to a post
 tree, thence along the West side of a lane, North six degrees East, twenty seven perches to a Stone
 and South Seventy five degrees West, Eleven perches and eight tenths to a Stone, South Sixty
 seven degrees and one half West, Nine perches and two tenths to a Stone and South Eighty nine
 degrees West fifty eight perches and four tenths to the place of beginning, Containing One
 hundred and five Acres, and One hundred and forty six perches of land, more or less, Being
 the same tract of land which David Seltzer by deed dated the 25th day of March 1885
 and recorded in the Recorder's Office of Chester County in Deed Book L 4, Vol 83, page
 110 of from Richard Bailey and Wife, began seized in his lifetime as of fee, and being
 so seized, died on the 26th day of May A.D. 1882, intestate leaving to survive him
 no widow, but five children, the within named Ephraim, S. Seltzer, Mary Jane Seltzer,
 J. Andrew Seltzer, John H. Seltzer and Susanna S. Woodward to whom said lands
 did by the intestate laws of Pennsylvania, descend and come.

Together with all and singular, the buildings, improvements, woods, ways,
 rights, liberties, privileges, tenements and Appurtenances, to the same belong-
 ing, or in any wise appertaining, and the revenues and services, remainments
 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 Appurten-
 ances, together with the same, unto the heirs and assigns, to the only

211, 19 1847

DEED

This Indenture, Made the 25th day of

Christian S. Heltyer
TO
Rebecca J. Pyle

in the year of our Lord one thousand eight hundred and ~~seventeen~~
BETWEEN Christian S. Heltyer of Calhoun County, Georgia
and state of Pennsylvania, a single man, of the one
part And Rebecca J. Pyle of Calhoun County and
State of said

of the second part: WITNESSETH, That the said part of of the first part, for and in consideration of the sum of Eight thousand
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 enseatng 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 sold grant,
bargain, sell, alien, enfeoff, release, convey and confirm unto the said part of of the second part, ~~her~~ Heirs and Assigns.

All that certain messuage and tract of land situate in the Township of Calhoun Co.
and State of said (except four Acres more or less sold to John Heltyer and conveyed by
indenture dated May 8th 1845 see Deed Book No. — page —), more particularly bounded
and described as follows: Beginning at a stone in a road thence by land of James
Kushida, with fifty six (56) perches to a post, thence by said boundary of Thos. Vickers, Jr.
the following courses, East fifty nine perches and seven tenths (59 7/10) to a post, South six
degrees East twenty (20) perches to a stone, South eighty seven degrees (87) East twenty two
perches to a post, South seven (7) degrees East one hundred and one perches (101)
to a post in a line of land late of Joseph Pike, thence by the same South eighty one
(81) perches and four tenths (1/10) to a post, thence by land formerly of Edward Brooke
South sixty four degrees West ninety seven (97) perches and two tenths (2/10) to a stone,
thence by land of Alexander Foreman, North eighteen degrees West forty perches to a
stone, thence by land of Emma Bennett, North fifteen (15) degrees, West thirteen

All that certain messuage and tract of land situate in the Township of Calhoun Co. and State of said (except four Acres, more or less sold to John Seltzer and conveyed by indenture dated May 8th 1875 see Deed Book No. — page —), more particularly bounded and described as follows: Beginning at a stone and road thence by land of James Huskins, with fifty six (56) perches to a post, thence by land formerly of Thos. Vickers, Jr. the following courses, East fifty nine perches and seven tenths (59⁷/₁₀) to a post, South six degrees East twenty (20) perches to a stone, South eighty seven degrees East twenty two perches to a post, South seventy four (74) degrees East one hundred and one perch (101) to a post in a line of land late of Joseph Pike, thence by the same South eighty one (81) perches and four tenths (4¹/₁₀) to a post, thence by land formerly of Edward Brooke South sixty four degrees West ninety seven (97) perches and two tenths (2¹/₁₀) to a stone, thence by land of Alexander Foreman, North eighteen degrees West forty perches to a stone, thence by land of Joshua Bennett, North fifteen (15) degrees, West thirteen perches and three tenths (13³/₁₀) to a poplar tree, thence along the west side of a lane, North six degrees, East twenty seven perches to a stone and South, seventy five (75) degrees West eleven perches and eight tenths (11⁸/₁₀) to a stone, South sixty seven degrees and one half West nine perches and two tenths (9²/₁₀) to a stone & South eighty nine degrees, West fifty eight perches and four tenths (58⁴/₁₀) to the place of beginning. Being the same tract of land, with the exception as noted, which John S. Seltzer and Mary Ellen his wife, of Andrew Seltzer and Martha R. his wife, Mary Jane Seltzer, John Woodward Jr. and Susan, his wife, by their indenture dated May 12th 1883 granted and conveyed to Ephraim S. Seltzer, party hereto in fee. Deed Book No. 9 vol. 217, page 120.

DEED : THIS INDENTURE, Made the Eighth day of October in the year of our Lord one
 ALFRED DILWYN PYLE & WIFE : thousand nine hundred and twenty three. BETWEEN Alfred Dilwyn Pyle and Martha
 TO : Frances Pyle, his wife, OF TAFT, in the State of California, parties of the first
 ERNEST P. PYLE : part; AND Ernest P. Pyle of the Township of Caln in the County of Chester
 : State of Pennsylvania, party of the second part. WITNESSETH, That the said
 : parties of the first part, for and in consideration of the sum of Forty Five Hund
 red Dollars lawful money of the United States of America, well and truly paid by the said party of the second
 part to the said parties of the first part, at and before the en sealing and delivery of these presents, the
 receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, encoffed, released, conveyed
 and confirmed and by these presents do grant, bargain, sell, alien, encoff, release, convey and confirm unto
 the said party of the second part, his heirs and assigns, an undivided one half interest in ALL THAT CERTAIN
 tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and des-
 cribed as follows:- BEGINNING at a stone in a public road a corner of land of John Hook; thence along said
 public road and by land of Thomas C. Young, formerly of James Huskins, north fifty six perches to a post;
 thence by land of William Holstein formerly of Thomas Vickers, Jr. the three following courses and distances,
 east fifty nine and seven tenths perches to a post; north six degrees east, twenty perches to a stone and
 north eighty seven degrees east, twenty two perches to a post; thence still by land of William Holstein and
 land of Louis Woodruff, south seventy four degrees east, one hundred one perches to a post; thence by land of
 Ralph Orr, formerly Joseph Pike and land of Ray Alger, south eighty one and four tenths perches to a post;
 thence by land of Sarah Orr, formerly of Edward Brooke, south sixty four degrees west, ninety seven and two
 tenths perches to a stone, thence by land of George A. Irwin, formerly of Alexander Foreman, north eighteen
 degrees west, forty perches to a stone, thence still by land of George A. Irwin, formerly of Joshua Bennett
 north fifteen degrees west, thirteen and three tenths perches to a poplar tree, thence along the west side of
 a lane, north six degrees east, twenty seven perches to a stone and south seventy five degrees east, eleven
 and eight tenths perches to a stone, south sixty seven and one half degrees west, nine and two tenths perches
 to a stone and still by land of George A. Irwin and land of John Hook, south eighty nine degrees west, fifty
 eight and four tenths perches to the place of beginning. EXCEPTING therefrom a tract of land containing four
 acres more or less, which Ephraim Seltzer a former owner conveyed to John Seltzer by deed dated May 8, 1895 and
 recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book S-11, Vol. 265, Page 152.
 BEING the same premises which Ephraim L. Seltzer by deed dated March 25th, 1897 and recorded in said Recorder's
 Office of Chester County in Deed Book Q-11, Vol. 263, Page 119, granted and conveyed unto Rebecca J. Pyle in
 fee; and the said Rebecca J. Pyle being so thereof seized died so seized on or about May 6, 1907 intestate
 leaving to survive her a husband Alfred Pyle and issue, two children Ernest P. Pyle and Alfred Dilwyn Pyle
 to whom said premises did descend and come under the Intestate Laws of the Commonwealth of Pennsylvania in
 the Estates as set forth in said Laws. The said Husband Alfred Pyle died on or about April 1, 1921 leaving
 the said premises vested in and in possession of the said Ernest P. Pyle and Alfred Dilwyn Pyle, both of whom
 are parties hereto, the said Alfred Dilwyn Pyle being the party of the first part and the said Ernest P. Pyle
 being the party of the second part, TOGETHER with all and singular the buildings, improvements, woods, ways
 rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertain
 ing 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 de
 mand whatsoever both in law and equity of the said parties of the first part, of, in, and to the said premises
 with the appurtenances: TO HAVE AND TO HOLD the said premises with all and singular the appurtenances unto
 the said party of the second part, his heirs and assigns to the only proper use, benefit and behoof of the
 said party of the second part, his heirs and assigns forever. And the said Alfred Dilwyn Pyle 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, his heirs and assigns, forever; that he the said Alfred Dilwyn Pyle, his heirs, all
 and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to
 be with the appurtenances unto the said party of the second part, his heirs and assigns, against him the said
 Alfred Dilwyn Pyle, 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 parties of the first part to these presents
 have hereunto set their hands and seals. Dated the day and year first above written.

Signed, sealed and delivered in the presence of : \$4.50 :
 Jean del Bondio : I. R. : Alfred Dilwyn Pyle (SEAL)
 Charles del Bondio : SEAM P. : Martha Frances Pyle (SEAL)
 : : :
 : : :
 : : :

Received the day of the date of the above Indenture of the above named Ernest P. Pyle the full consideration
 money herein mentioned.
 Alfred Dilwyn Pyle

State of California, County of Kern, SS:-
 On the 8th day of October Anno Domini, 1923, before me, Charles del Bondio, a Notary Public, residing in
 said County of Kern, State of California; duly commissioned and qualified personally appeared the above named
 grantors, namely Alfred Dilwyn Pyle and Martha Frances Pyle, his wife and in due form of law acknowledged
 the above Indenture to be their and each of their act and deed and desired the same might be recorded as such,
 and the said Martha Frances Pyle being of full age and separate and apart from her husband by me thereon
 privately examined and the full contents of the above deed being by me first made known to her she did there
 upon declare and say that she did voluntarily and of her own free will and accord sign, seal and as her own
 act and deed deliver the above written Indenture Deed or Conveyance without any coercion or compulsion or her
 said husband. WITNESS my hand and seal the day and year aforesaid
 Charles del Bondio, Notary Public. : OFFICIAL :
 Kern County, California : SEAL :
 My commission expires July 1st, 1925 : :
 Recorded October 25, 1923.

1352

512-467-7

44/494

25/26

DEED

ERNEST P. PYLE ET UX
TO
ERNEST P. PYLE ET UX

This Indenture, Made the 19th day of

January in the year of our Lord one thousand nine hundred and forty-eight (1948)
Between ERNEST P. PYLE, of Caln Township, County of Chester and State
of Pennsylvania, and HATTIE V. PYLE, his wife,

(hereinafter called the Grantor s, of

the one part; and ERNEST P. PYLE AND HATTIE V. PYLE, husband and wife, of the
said Caln Township, County and State aforesaid,

(hereinafter called the Grantee s),

of the other part: WITNESSETH. That the said Grantor s
for and in consideration of the sum of One Dollar and other good and valuable considerations in lawful money of the
United States of America, unto them well and truly paid by the said Grantee s
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 Grantee s, their
Heirs and Assigns, as tenants by the entireties

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected
situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded
and described as follows:

BEGINNING at a stone in a public road a corner of land of John Hook, thence along
said public road and by land of Thomas C. Young, formerly of James Huskins, north fifty
six perches to a post, thence by land of William Holstein, formerly of Thomas Vickers,
Jr., the three following courses and distances, east fifty nine and seven tenths perches
to a post; north six degrees east twenty perches to a stone and north eighty seven deg
rees east twenty two perches to a post, thence still by land of William Holstein and
land of Louis Woodruff south seventy four degrees east one hundred one perches to a
post, thence by land of Ralph Orr, formerly Joseph Pike and land of Ray Alger, south
eighty one and four tenths perches to a post, thence by land of Sarah Orr, formerly of
Edward Brooke, south sixty four degrees west ninety seven and two tenths perches to a
stone, thence by land of George A. Irwin, formerly of Alexander Foreman, north eighteen
degrees west forty perches to a stone, thence still by land of George A. Irwin, former
ly of Joshua Bennett, north fifteen degrees west thirteen and three tenths perches to a
post, thence along the west side of a lane north six degrees east twenty seven
perches to a stone and south seventy five degrees west eleven and eight tenths perches
to a stone, south sixty seven and one half degrees west nine and two tenths perches to a
stone and still by land of George A. Irwin and land of John Hook south eighty nine deg
rees west fifty eight and four tenths perches to the place of beginning.

Excepting therefrom a tract of land containing four acres, more or less, which
Ephraim Seltzer, a former owner, conveyed to John Seltzer by deed dated May 6, 1895 and
recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book S-11,
Vol. 265 Page 152.

BEING the same premises which Ephraim L. Seltzer by deed dated March 25, 1897 and
recorded in the office for the Recording of Deeds in and for Chester County, Pa., in
Deed Book Q-11, Vol. 263, page 119, granted and conveyed unto Rebecca J. Pyle in fee; and
the said Rebecca J. Pyle being so thereof seized died on or about May 5, 1907 intestate
leaving to survive her a husband, Alfred Pyle, and issue, two children, the said Ernest P.
Pyle and Alfred Dilwyn Pyle to whom said premises did descend and come under the intestate
laws of the Commonwealth of Pennsylvania in the estates as set forth in said laws; and the
said Alfred Pyle died on or about April 1, 1921 leaving the said premises vested in the
said Ernest P. Pyle and Alfred Dilwyn Pyle; and the said Alfred Dilwyn Pyle and Martha Fran
ces Pyle, his wife by deed dated the 8th day of October A.D. 1923 and recorded in the Office
aforesaid in Deed Book K-16, Vol. 382, page 17, granted and conveyed unto the said Ernest P.

Pyle his one-half undivided interest in the aforesaid premises whereby full title to the same vested in the said Ernest P. Pyle, one of the granters herein, in fee.

ALSO further excepting from and out of the aforesaid tract a certain lot or portion thereof containing 2.977 acres more or less which the said Ernest P. Pyle and Hattie V. Pyle, his wife, by deed dated the 13th day of October A. D. 1937 and recorded in the Office aforesaid in Deed Book X-19 Vol. 470 Page 120 granted and conveyed unto Mary L. Balderston, in fee reference being had thereto as will more fully appear.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, 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 the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof. TO HAVE AND TO HOLD the said lot or place of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their Heirs and Assigns, to and for the only proper use and behoof of the said Grantees, their Heirs and Assigns forever, as tenants by the entireties,

AND the said Grantors, for themselves, their Heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said Grantee, their Heirs and Assigns, that they the said Grantors, their heirs Heirs, all and singular the hereditaments and premises herein described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their

Heirs and Assigns, against them the said Grantors, their heirs, him, Heirs, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or in derogation of them, or any of them, shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part to these presents have hereunto set their hands and seals Dated the day and year first above written.

Signed, sealed and delivered in the presence of us:

R. M. Fannestaker Ernest P. Pyle (SEAL)
I hereby certify that the actual consideration in Hattie V. Pyle (SEAL)
the within deed is not in excess of one hundred dollars.
R. M. Fannestaker, Atty.

Received on the day of the date of the above Indenture of the above named Grantee the full consideration herein mentioned.

Witness at signing:

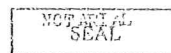
Ernest F. Pyle

ON THE 19th day of January Anno Domini 1948, before me, the subscriber, a Notary public for the Commonwealth of Pennsylvania, residing in Chester County personally appeared the above-named Ernest P. Pyle and Hattie V. Pyle, his wife, and in due form of law acknowledged the above Indenture to be their act and deed, and desired the same might be recorded as such. WITNESS My hand and Notarial seal the day and year aforesaid.

Harold W. Hood, Notary Public
My commission expires January 27, 1949

The residence of the within-named Grantee is Downingtown, PA, R.D. #1

R. M. Fannestaker
On behalf of said Grantee



Transcribed by Wilson
Compared by
Recorded February 8, 1948

This Deed, made this 23rd day of December 1986

Between, — ROBERT I. PYLE,

(hereinafter called the "Grantor"),

of the one part, and BRANDYWINE HOSPITAL

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

Witnesseth, That in consideration of — ONE — Dollars,

In hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors — and assigns,

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a stone in a public road a corner of land of John Hook, thence along said public road and by land of Thomas C. Young, formerly of James Muskins, North 56 perches to a post, thence by land of William Holstein, formerly of Thomas Vickers, Jr., the 3 following courses and distances; East 59.7 perches to a post; North 6 degrees East 20 perches to a stone and North 87 degrees East 22 perches to a post; thence still by land of William Holstein and land of Louis Woodruff South 74 degrees East 101 perches to a post, thence by land of Ralph Orr, formerly Joseph Pike and land of Ray Alger, South 81.4 perches to a post, thence by land of Sarah Orr, formerly of Edward Brooke, South 64 degrees West 97.2 perches to a stone; thence by land of George A. Irwin, formerly of Alexander Foreman, North 18 degrees West 40 perches to a stone, thence still by land of George A. Irwin, formerly of Joshua Bennett, North 15 degrees West 13.3 perches to a poplar tree, thence along the West side of a lane North 6 degrees East 27 perches to a stone and South 75 degrees West 11.8 perches to a stone, South 67.5 degrees West 9.2 perches to a stone and still by land of George A. Irwin and land of John Hook South 89 degrees West 58.4 perches to the place of beginning.

EXCEPTING THEREFROM a tract of land containing 4 acres, more or less, which Ephraim Seltzer, a former owner, conveyed to John Seltzer by deed dated May 8, 1895 and recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book S-11, vol. 265, page 152.

ALSO FURTHER EXCEPTING from and out of the aforesaid tract a certain lot or portion thereof containing 2.977 acres more or less which the said Ernest P. Pyle and Hattie V. Pyle, his wife, by deed dated October 13, 1937 and recorded in the Office aforesaid in Deed Book X-19, vol. 470, page 120, granted and conveyed unto Mary L. Balderston, in fee reference being had thereto as will more fully appear.

AND EXCEPTING AND RESERVING therefrom certain parcels of land as set forth on a plan of property prepared for Robert I. Pyle by Berger & Hayes, Inc., dated August 19, 1986, No. 3978-86, and as more particularly set forth in the following deeds in which Robert I. Pyle is grantor and the following named persons are grantees: Nelson K. Walter; William A. Reigle, Sr.; John D. Varnes; Ernest M. Frederick, all of which deeds are or are about to be recorded in Chester County.

AND EXCEPTING AND RESERVING therefrom unto Grantor all that certain parcel of land, containing 9.000 acres, as more particularly set forth on a plan of property prepared by Chester Valley Engineers, Inc., dated December 22, 1986, being #11780, described as follows:

BEGINNING at a point on the west line of land now or late of Marylou and John T. Beatrice, Jr., said point of

RECORDS
SHERIFF COURT, PA.

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beginning being measured the three (3) following courses and distances from a point on the centerline of Fisherville Road, variable width, being a point on line of land now or late of Brandywine Hospital: (1) leaving said centerline of Fisherville Road and crossing the east line thereof, along said land of Brandywine Hospital, South 75 degrees 45 minutes 50 seconds East 612.29 feet to a stone marking the southwest corner of land now or late of Louis N. Seltzer; (2) along the south line of said land of Seltzer, South 75 degrees 25 minutes 02 seconds East 777.90 feet to a point on the west line of the aforesaid land of Marylou and John T. Beatrice, Jr.; (3) along said land of Beatrice, South 05 degrees 52 minutes 44 seconds East 119.07 feet to the point of beginning; thence from the point of beginning, continuing along said land of Beatrice, and along land now or late of Patricia A. and David J. Riggio, and along land now or late of Jean M. and Lawrence J. Martin, and along land now or late of Cynthia B. and Walter C. Feimster, IV, South 05 degrees 52 minutes 44 seconds East 669.55 feet to a corner of land now or late of Geneva E. and Paul L. Bingham; thence along said land of Bingham, and along the western terminus of Right of Way of Grandview Drive, and along land now or late of Etta M. and Paul R. Woodruff, and along land now or late of Linda L. and Kenneth C. Brown, South 05 degrees 33 minutes 02 seconds East 412.64 feet to a point on the north legal Right of Way line of Coatesville-Downingtown Bypass, U.S. Route 30, L.R. 1004, thence along the same the eight (8) following courses and distances: (1) North 83 degrees 03 minutes 57 seconds West 67.10 feet to a point; (2) North 80 degrees 02 minutes 39 seconds West 48.86 feet to a point;

ABCO 10087

(3) North 80 degrees 29 minutes 24 seconds West 48.91 feet to a point; (4) North 78 degrees 35 minutes 36 seconds West 48.90 feet to a point; (5) North 79 degrees 02 minutes 17 seconds West 48.95 feet to a point; (6) North 82 degrees 57 minutes 29 seconds West 49.33 feet to a point; (7) North 77 degrees 35 minutes 00 seconds West 49.05 feet to a point; (8) North 76 degrees 51 minutes 26 seconds West 49.08 feet to a point; thence leaving said north legal right of way line of Coatesville-Downingtown Bypass, U.S. Route 30, L.R. 1004, North 06 degrees 07 minutes 25 seconds West 1000.46 feet to a point; thence South 75 degrees 25 minutes 02 seconds East 427.85 feet to the point of beginning.

604 600 M

BEING A PART OF THE SAME PREMISES which Ernest P. Pyle and Hattie V. Pyle, his wife, by Deed dated January 19, 1948 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book B-24, page 23, granted and conveyed unto Ernest P. Pyle and Hattie V. Pyle, husband and wife, their heirs and assigns, as tenants by the entireties, in fee.

AND THE SAID Hattie V. Pyle departed this life on 6/12/76 whereby the Ernest P. Pyle by virtue of the laws of the Commonwealth of Pennsylvania relating to tenants by the entireties, became vested of the entire fee.

AND THE SAID Ernest P. Pyle departed this life on 2/24/83 leaving a will dated 6/10/71, with a codicil dated 7/29/81, duly probated 3/9/83 and remaining of record in the Register of Wills Office in and for Chester County, Pa. in Will Book 138, page 456, wherein he appointed Robert I. Pyle Executor to whom Letters Testamentary were granted; And wherein he stated Inter-Alia, "I give my entire estate to my son, Robert I. Pyle, providing he shall survive me by 30 days".

EXCEPTING THEREOUT AND THEREFROM the same premises which Ernest P. Pyle and Hattie V. Pyle, his wife, by Deed dated November 22, 1957 and recorded in the Office for the Recording of Deeds, in and for Chester County, Pennsylvania, in Deed Book T-29, page 321, granted and conveyed unto Ernest M. Frederick and Mary A. Frederick, his wife, in fee.

ALSO EXCEPTING THEREOUT AND THEREFROM the same premises which Ernest P. Pyle and Hattie V. Pyle, his wife, by Deed dated May 28, 1958 and recorded in the Office for the Recording of Deeds, in and for Chester County, Pennsylvania, in Deed Book D-30, page 578, granted and conveyed unto George B. Copeland and Irene A. Copeland, his wife, in fee.

ALSO EXCEPTING THEREOUT AND THEREFROM the same premises which Ernest P. Pyle and Hattie V. Pyle, his wife, by Deed dated October 13, 1958 and recorded in the Office for the Recording of Deeds, in and for Chester County, Pennsylvania, in Deed Book O-30, page 113, granted and conveyed unto John D. Varnes and Bernice E. Varnes, his wife, in fee.

CONTINUED - OVER

LA 509 410

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DEED OF CORRECTION

This Deed, made this 23rd day of APRIL 1987.

Between, ROBERT I. PYLE (hereinafter called the "Grantor")

of the one part, and BRANDYWINE HOSPITAL (hereinafter called the "Grantee"), of the other part.

Witnesseth, That in consideration of -- No (Deed of Correction) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do es hereby grant and convey unto the said Grantee, -its successors and assigns,

Parcel 1

ALL THAT CERTAIN parcel of land situate in Caln Township, Chester County, Pennsylvania, being shown as Parcel 1 on Final Plan of Subdivision for Brandywine Hospital dated February 6, 1987, and being last revised March 17, 1987, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

- BEGINNING at a concrete monument marking a corner of land now or late of Brandywine Hospital, said monument being on the easterly right of way line of Reeceville Road, LR15121, said point of beginning being measured North 84 degrees 53 minutes 37 seconds East 30.00 feet from a railroad spike on the centerline of said Reeceville Road, LR15121; thence from the point of beginning, along said land now or late of Brandywine Hospital, the four (4) following courses and distances: (1) leaving said easterly right of way line of Reeceville Road, LR15121, North 84 degrees 53 minutes 37 seconds East 978.59 feet to a stone; (2) crossing National Transit Company, Ashland Pipeline Company, and Columbia Gas Transmission Company Pipeline Rights of Way, North 04 degrees 58 minutes 55 seconds East 330.00 feet to a concrete monument; (3) crossing right of way of the aforementioned pipelines, North 86 degrees 28 minutes 55 seconds East 363.00 feet to a concrete monument; (4) crossing the northwesterly right of way line of Fisherville Road, T-411, 300.59 feet distant, South 75 degrees 45 minutes 50 seconds East a total distance of 334.18 feet to a point on the titleline of Fisherville Road, T-411; thence along said titleline the five (5) following courses and distances: (1) South 40 degrees 58 minutes 45 seconds West 31.66 feet to a point; (2) crossing the aforementioned pipeline rights of way, South * 38 degrees 18 minutes 10 seconds West 167.48 feet to a point of curvature; (4) along a curve concave to the northwest having a radius of 300.00 feet, an arc distance of 127.21 feet, and a chord which bears South 50 degrees 27 minutes 02 seconds West a distance of 126.26 feet to a point of tangency; (5) South 62 degrees 35 minutes 53 seconds West 64.38 feet to a point; thence through right of way of said Fisherville Road, T-411, the five (5) following courses and distances: (1) North 26 degrees 03 minutes 37 seconds West 16.50 feet to a point; (2) South 62 degrees 35 minutes 53 seconds West 24.01 feet to a point; (3) North 26 degrees 03 minutes 37 seconds West 6.31 feet to a point; (4) South 63 degrees 56 minutes 23 seconds West 99.18 feet to a point of curvature; (5) along a curve concave to the northwest, having a radius of 473.23 feet, an arc distance of 25.47 feet, and a chord which bears South 65 degrees 28 minutes 54 seconds West a distance of 25.47 feet to a point of tangency; thence North 22 degrees 58 minutes 35 seconds West 15.90 feet to a point on the northerly legal right of way line of Fisherville Road, T-411; thence along the same, the two (2) following courses and distances: (1) partially through a Transco Pipeline Right of Way, along a curve concave to the right having a radius of 458.23 feet, an arc distance of 146.23 feet, and a chord which bears South 76 degrees 09 minutes 57 seconds West a distance of 145.62 feet to a point of tangency; (2) along the south line of said Transco Right of Way, South 85 degrees 18 minutes 30 seconds West 933.07 feet to a point of curvature; thence partially recrossing the aforesaid Transco Pipeline Right of Way, along a radius return curve concave to the northeast having a radius of 40.00 feet, an arc distance of 62.83 feet, and a chord which bears North 49 degrees 41 minutes 30 seconds West a distance of 56.57 feet to a point on the aforesaid *38 degrees 57 minutes 56 seconds West 209.87 feet to a point; (3) South

easterly right of way line of Reeceville Road, LR15121; thence along the same, recrossing the remaining portion of said Transco Right of Way, North 04 degrees 41 minutes 30 seconds West 178.61 feet to the point of beginning.

CONTAINING 11.271 acres of land be the same more or less.

Parcel 2

ALL THAT CERTAIN parcel of land situate in Caln Township, Chester County, Pennsylvania, being shown as Parcel 2 on Final Plan of Subdivision for Brandywine Hospital dated February 6, 1987, and being last revised March 17, 1987 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

BEGINNING at a point on the northeasterly legal right of way line of Coatesville-Downingtown By-Pass, U.S. Route 30, LR1040, marking the southwest corner of Parcel 3; thence from the point of beginning, along said northeasterly legal right of way of Coatesville-Downingtown By-Pass, U.S. Route 30, LR1040, the ten (10) following courses and distances: (1) North 71 degrees 44 minutes 13 seconds West 1293.73 feet to a point of curvature; (2) along a curve concave to the northeast having a radius of 2616.48 feet, an arc distance of 133.53 feet, and a chord which bears North 73 degrees 11 minutes 56 seconds West a distance of 133.52 feet to a point of compound curvature; (3) partially through a Transco Pipeline Right of Way, along a curve concave to the northeast having a radius of 206.00

And the said Grantor do es hereby covenant to and with the said Grantee that he, the said Grantor, SHALL and WILL by his presents _____, Warrant and forever Defend the herein above described premises, with the hereditments and appurtenances, unto the said Grantee, its successor and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, _____ them or any of them. IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

Kenneth G. ...

Robert I. Pyle
Robert I. Pyle

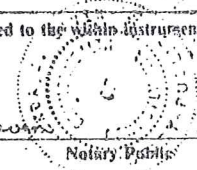


State of Pennsylvania County of Chester
On this 23rd day of April 1987, before me, the undersigned officer, personally appeared ROBERT I. PYLE

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

LINDA J. GAVIN, Notary Public
West Chester Boro, Chester Co.
My Commission Expires Feb. 27, 1989

Linda J. Gavin
Notary Public



#21224

DEEDS
COUNTY, PA.
1st A & 49

BRD

ROBERT I. PYLE

TO

BRANDYWINE HOSPITAL

The address of the Grantee is

201 Reeceville Road
Coatesville, PA 19324

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

Recorder of Deeds

J. Hulsted

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feet, an arc distance of 251.57 feet, and a chord which bears North 39 degrees 40 minutes 35 seconds West a distance of 236.22 feet to a point of tangency; (4) continuing through said Transco Right of Way, North 04 degrees 41 minutes 30 seconds West 46.34 feet to a point; (5) continuing through said Transco Right of Way, North 62 degrees 29 minutes 04 seconds East 74.37 feet to a point of curvature; (6) continuing through said Transco Right of Way, along a curve concave to the northwest having a radius of 538.23 feet, an arc distance 160.77 feet, and a chord which bears North 72 degrees 29 minutes 49 seconds East a distance of 160.17 feet to a point of tangency; (7) North 63 degrees 56 minutes 23 seconds East 23.18 feet to a point; (8) North 26 degrees 03 minutes 37 seconds West 15.00 feet to a point; (9) North 63 degrees 56 minutes 23 seconds East 100.00 feet to a point; (10) North 26 degrees 03 minutes 37 seconds West 27.75 feet to a point on the title line in Fisherville Road, T-411, marking a corner of Parcel 1; thence along said title line in Fisherville Road, T-411, also being along said Parcel 1, the five (5) following courses and distances: (1) North 62 degrees 35 minutes 53 seconds East 64.38 feet to a point of curvature; (2) along a curve concave to the northwest having a radius of 300.00 feet, an arc distance of 127.21 feet, and a chord which bears North 50 degrees 27 minutes 02 seconds East a distance of 126.26 feet to a point of tangency; (3) North 38 degrees 18 minutes 10 seconds East 167.48 feet to a point; (4) crossing National Transit Company, Ashland Pipeline Company, and Columbia Gas Transmission Company Pipeline Rights of Way, North 38 degrees 57 minutes 56 seconds East 209.87 feet to a point; (5) North 40 degrees 58 minutes 45 seconds East 31.66 feet to a point on line of land now or late of Brandywine Hospital; thence leaving said title line in Fisherville Road, T-411, crossing the southeast right of way line thereof 33.59 feet distant, and along said land now or late of Brandywine Hospital, North 75 degrees 45 minutes 50 seconds East a total distance of 612.29 feet to a stone marking a corner of land now or late of Louis N. Seltzer; thence along said land of Seltzer, crossing the aforesaid Transco Pipeline Right of Way, South 75 degrees 24 minutes 41 seconds East 777.62 feet to a point on line of land now or late of John J. Beatrice, Jr., thence along said land of Beatrice, and crossing the aforesaid National Transit Company, Ashland Pipeline Company, and Columbia Gas Transmission Company Pipeline Rights of Way, and along land now or late of David J. Riggio, and along now or late of Lawren J. Martin, South 05 degrees 55 minutes 12 seconds East 482.99 feet to the northeast corner of the aforesaid Parcel 3, thence along said Parcel 3, the two (2) following courses and distances: (1) North 75 degrees 24 minutes 41 seconds West 643.74 feet to a point; (2) South 01 degree 33 minutes 16 seconds East 610.76 feet to the point of beginning.

CONTAINING 33.682 acres of land be the same more or less.

Parcel 4

ALL THAT CERTAIN parcel of land situate in Caln Township, Chester County, Pennsylvania, being shown as Parcel 4 on Final Plan of Subdivision for Brandywine Hospital dated February 6, 1987 and being last revised March 17, 1987 by Chester Valley Engineers, Inc., Paoli, Pennsylvania and being more fully described as follows.

BEGINNING at a spike on the title line in Kings Highway, LR15119, Route 340, marking the southwesterly corner of land now or late of Nelson K. Walter; thence from the point of beginning, along said title line in Kings Highway, LR15119, Route 340, South 66 degrees 08 minutes 31 seconds West 278.29 feet to a corner of land now or late of Arthur J. Moore; thence leaving said title line, crossing the northwesterly right of way line thereof, 30.42 feet distant, along said land of Moore, crossing an iron pin found, and along land now or late of Christopher W. Bitner, and along land now or late of Don A. Crichton, North 23 degrees 55 minutes 49 seconds West a total distance of 431.58 feet to a point; thence continuing along said land of Crichton, and along land now or late of Jean M. Frishman, North 16 degrees 42 minutes 19 seconds West 169.74 feet to a point; thence continuing along said land of Frishman, crossing an iron pin, and continuing along land now

Verdie Adams, and along land now or late of Eugene D. Spratt, and along land now or late of Raymond Bryan, North 07 degrees 03 minutes 19 seconds West 495.27 feet to a stone; thence continuing along said land of Bryan, and along land now or late of Gary W. Diefenderfer, South 73 degrees 32 minutes 49 seconds West 195.17 feet to a point; thence continuing along said land of Diefenderfer, and along land now or late of Paul K. Cruckshank, South 71 degrees 07 minutes 19 seconds West 203.11 feet; thence continuing along said land of Cruckshank, and along land now or late of Arnold M. King, and along land now or late of Everett L. Wilson, Jr., South 89 degrees 37 minutes 49 seconds West 367.65 feet to a corner of land now or late of Sandra Rajan; thence continuing along said land of Rajan, South 88 degrees 55 minutes 43 seconds West 525.37 feet to a point on the easterly right of way line of Reeceville Road, LR15121; thence along the same, North 04 degrees 40 minutes 30 seconds West 27.01 feet to a point of curvature; thence along a radius curve concave to the southeast, having a radius of 40.00 feet, an arc distance of 62.83 feet, and a chord which bears North 40 degrees 19 minutes 30 seconds East a distance of 56.57 feet to a point of tangency on the southerly legal right of way line of Coatesville-Downingtown By-Pass, U.S. Route 30, LR1040; thence along the same easterly, northeasterly and southeasterly, the eighteen (18) following courses and distances: (1) North 85 degrees 19 minutes 30 seconds East 263.87 feet to a point of curvature; (2) along a curve concave to the northwest having a radius of 205.82 feet, an arc distance of 128.42 feet, and a chord which bears North 67 degrees 27 minutes 00 seconds East a distance of 126.35 feet to a point of tangency; (3) North 49 degrees 34 minutes 30 seconds East 290.56 feet to a point of curvature; (4) along a curve concave to the south having a radius of 226.00 feet, an arc distance of 202.79 feet, and a chord which bears North 75 degrees 16 minutes 50 seconds East a distance of 196.05 feet to a point of tangency; (5) North 10 degrees 59 minutes 11 seconds East 0.37 feet to a point of curvature; (6) along a curve concave to the south having a radius of 2476.48 feet, an arc distance of 314.52 feet, and a chord which bears South 75 degrees 22 minutes 31 seconds East a distance of 314.31 feet to a point of tangency; (7) South 71 degrees 44 minutes 13 seconds East 1269.62 feet to a point; (8) South 66 degrees 01 minute 35 seconds East 50.25 feet to a point; (9) South 69 degrees 26 minutes 47 seconds East 50.04 feet to a point; (10) South 71 degrees 46 minutes 26 seconds East 50.31 feet to a point; (11) South 63 degrees 25 minutes 10 seconds East 51.65 feet to a point; (12) South 70 degrees 48 minutes 47 seconds East 51.13 feet to a point; (13) South 76 degrees 01 minute 18 seconds East 51.13 feet to a point of curvature; (14) along a curve concave to the south having a radius of 4036.43 feet, an arc distance of 102.15 feet, and a chord which bears South 74 degrees, 52 minutes 02 seconds East a distance of 102.15 feet to a point of tangency; (15) South 70 degrees 22 minutes 02 seconds East 51.35 feet to a point; (16) South 77 degrees 48 minutes 01 second East 51.14 feet to a point; (17) South 68 degrees 31 minutes 13 seconds East 51.80 feet to a point; (18) South 82 degrees 11 minutes 36 seconds East 41.63 feet to a point on the northwesterly right of way line of Kings Highway, LR15119, Route 340, aforesaid; thence along the same, South 63 degrees 24 minutes 58 seconds West 32.46 feet to a point; thence through right of way of Kings Highway, LR15119, Route 340, South 26 degrees 35 minutes 02 seconds East 30.84 feet to a point on the title line in Kings Highway, LR15119, Route 340, aforesaid; thence along the same, South 66 degrees 09 minutes 51 seconds West 289.42 feet to a point; thence leaving said title line in Kings Highway, LR15119, Route 340, crossing a pinched iron pipe found 19.72 feet distant, and crossing said northwesterly right of way line of Kings Highway, LR15119, Route 340, along land now or late of Ernest M. Frederick, North 23 degrees 50 minutes 00 seconds West a total distance of 250.00 feet to a point; thence along said land of Frederick, and along land now or late of John D. Varnes, and along land now or late of William A. Reigle, Sr., and along land now or late of George B. Copeland, and along land now or late of Nelson K. Walter, aforesaid, South 66 degrees 09 minutes 51 seconds West 860.32 feet to a point; thence continuing along said land of Walter, and crossing the aforesaid northwesterly right of way of Kings Highway, LR15119, Route 340, 220.00 feet distant, South 23 degrees 50 minutes 00 seconds West a total distance of 250.00 feet to the point of beginning.

CONTAINING 22.881 Acres of land be the same more or less

BK 719 126

BEING A PART OF THE SAME PREMISES which Ernest P. Pyle and Hattie V. Pyle, his wife, by Deed dated January 19, 1948 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book B-24, page 23, granted and conveyed unto Ernest P. Pyle and Hattie V. Pyle, husband and wife, their heirs and assigns, as tenants by the entireties, in fee.

AND THE SAID Hattie V. Pyle departed this life on 6/12/76 whereby the Ernest P. Pyle, by virtue of the laws of the Commonwealth of Pennsylvania relating to tenants by the entireties, became vested of the entire fee.

AND THE SAID Ernest P. Pyle departed this life on 2/24/83 leaving a will dated 6/10/71, with a codicil dated 7/29/81, duly probated 3/9/83 and remaining of record in the Register of Wills Office in and for Chester County, Pa. in Will Book 138, page 456, wherein he appointed Robert I. Pyle, Executor to whom Letters Testamentary were granted; And wherein he stated Inter Alia, "I give my entire estate to my son, Robert I. Pyle, providing he shall survive me by 30 days."

AND BEING THE SAME PREMISES which Robert I. Pyle, by deed dated December 23, 1986 and recorded in Chester County in Record Book 569 , page 408 , granted and conveyed unto Brandywine Hospital, in fee, the deed being a deed of correction pursuant to Regulation 413 of the Pennsylvania Realty Transfer Tax Regulations and intended to correctly set forth the premises hereinbefore conveyed by metes and bounds.

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