

**Tri-Corner Farm
Miller's & Blacksmith's
House**

Current owners - John & Leah Jennings

Researched 2014

by Jane E. Dorchester



Jane E. Dorchester, Architectural Historian
HISTORIC PRESERVATION CONSULTING

December 24, 2014

Doreen Jacoby
Old Caln Historical Society
P. O. Box 72083
Thorndale, Pa. 19372

RE: Property Research
Tri Corner Farm
4020 Edge's Mill Road
Caln Township, Chester County

Dear Doreen,

First of all I would like to say thank you for giving me the opportunity to research this very interesting property. And I would also like to thank you for your patience – it has taken me longer to complete the report than I thought it would. I do apologize. As I mentioned in our phone conversation, this house was originally associated with the mill now known as Edge's Mill. Sometime between 1835 and 1838, it became separated from the mill and became part of the blacksmith shop property. I would be very interested in conducting research on the mill property and then figuring out the relationship between the mill, this house, and the blacksmith shop.

Enclosed is a Basic Property Search Technical Report which is made up of three parts: a Deed Lineage, a Timeline, and a Tax Assessment Records Abstract. The Deed Lineage is an abstract of all the deeds related directly to the ownership of the property. The Timeline is a shortened version of the Deed Lineage which many people find easier to follow. The Tax Assessment Record Abstract is split into two parts. The first part is the abstract of all the available tax assessment records between 1765 and 1835, except the 1798 Federal Direct Tax. The second part is an abstract of the 1798 Federal Direct (Glass) Tax. It has four schedules available for East Caln Township and is set up differently from the other tax assessment records which necessitated separating it out from the other assessment records. The Direct Tax provides some excellent information about the house and its associated buildings, including the mill. If you can get the outside dimensions of the current house, you can compare them with the dimensions listed in the Direct Tax to verify whether the current house is the same (or not) as the one listed in the tax records.

Also enclosed are copies of all the deeds and tax assessment records that were Xeroxed. I have also enclosed my invoice.

If you have any questions or concerns, or if you require further information, please feel free to call or e-mail me.

Respectfully Submitted,

Jane E. Dorchester, Architectural Historian

Encl.

December 9, 2014
Jane E. Dorchester

Deed Lineage
Robert Valentine II House
4020 Edge's Mill Road

Caln Township
Tax Parcel #39-1-113

May 24 & 25, 1762	James & Hannah Mendenhall	East Caln
Deed of Lease &	to	1) 113 acres, 117
Release	Robert Valentine of East Caln,	perches (land only)
Unrecorded	yeoman	*2) 50 acres, 106
From: Deed Book		perches
X, p. 21		

***Tract #2:**

The other Beginning at a post in Joseph Pike's line near to the said White Oak sapling marked as a corner;

Thence North by Joseph Pike's land 90 perches to a corner stone;

Thence by the said Aaron Mendenhall's land six courses:

- 1) East 29½ perches to a hickory, South 79 degrees;
- 2) East 48 perches to a white oak, South 19 degrees;
- 3) East 18 perches to a black oak, South 48 degrees;
- 4) East 12 perches to a chestnut, South 28 degrees;
- 5) East 36 perches to a white oak, and South 3 degrees;

6) West 26 perches to a post near a white oak at the East side of the creek marked as corner;

Thence West by the first described Tract 106 perches to the place of beginning.

Together with a water corn or grist mill erected on the last described tract.

September 15, 1781	Robert Valentine of East Caln,	East Caln
Deed Book X,	yeoman	1) 113 acres, 117
p. 21	to	perches (land only)
Recorded:	Robert Valentine, Eldest son &	*2) 50 acres, 106
December 7, 1782	heir of the said Robert	perches
Xeroxed	Valentine	3) 195 acres, 83
	L500	perches (land on the
		Brandywine)

Whereas:

James and Hannah Mendenhall by their Indenture of Lease and Release dated May 24 and 25, 1762 conveyed unto Robert Valentine, the father (also yeoman), two tracts or parcels of land.

***Tract #2:**

The other Beginning at a post in Joseph Pike's line near to the said White Oak sapling marked as a corner;

Thence North by Joseph Pike's land 90 perches to a corner stone;

Thence by the said Aaron Mendenhall's land six courses:

- 1) East 29½ perches to a hickory, South 79 degrees;
- 2) East 48 perches to a white oak, South 19 degrees;
- 3) East 18 perches to a black oak, South 48 degrees;

4) East 12 perches to a chestnut, South 28 degrees;
5) East 36 perches to a white oak, and South 3 degrees;
6) West 26 perches to a post near a white oak at the East side of the creek marked as corner;

Thence West by the first described Tract 106 perches to the place of beginning.

Together with a water corn or grist mill erected on the last described tract.

Now This Indenture Witnesseth:

In his [the son's] actual quiet possession and seisin now being all and singular those three tracts of land by metes and bounds herein before respectively and particularly set forth and described.

March 26, 1804	James Kelton, Esquire, High	East Caln
Deed Book X2,	Sheriff of Chester County	50 acres, 15 perches
p. 472	to	
Deed Poll	Thomas & Hunt Downing	
Recorded:	L2,900	
April 9, 1804		
Xeroxed		

To All People to Whom These Presents Should Come:

On November 26, 1803, James Kelton, Esquire, High Sheriff of Chester County, was commanded to levy a debt of L262 lawful money against the goods, chattels, lands, and tenements of Robert Valentine, deceased, now in the possession of Ann, Samuel, Robert, and Jacob Valentine, Executors of the Last Will and Testament of said Robert Valentine, deceased, plus 72 shillings in damages suffered by Abraham Sharples.

Therefore, the Sheriff had seized and taken in Execution a certain messuage and plantation or tract of land with a merchant mill thereon erected bounded by lands of John Bicken, John Mendenhall, John Hoopes, and others:

Beginning at a corner in John Bicken's line;
Thence South 50½ degrees East 375 perches to a white oak;
Thence South 22½ degrees East 18 perches;
Thence South 51½ degrees East 12 perches;
Thence South 30 degrees East 36.8 perches to a white oak;
Thence South ½ degree East 26 perches to a white oak stump;
Thence South 21¼ degrees West 31.5 perches;
Thence South 3½ degrees East 6 perches;
Thence South 63½ degrees East 59 perches;
Thence South 5 degrees East 11.5 perches to a stone;
Thence South 85 degrees West 7 perches;
Thence North 5¼ [degrees] East 103.8 perches;
Thence North 86 degrees West 16 perches to a stone;
Thence North 22 perches to a dogwood;

Thence North 35 degrees West 15.7 perches to a white oak;
Thence North 69¼ degrees West 15.4 perches to a white oak;
Thence South 89½ degrees West 13.5 perches to a chestnut oak;
Thence South 63½ degrees West 818 [?] perches to a hickory;
Thence South 82¼ [degrees] West 20.4 perches to a red oak;
Thence North 68¼ degrees West 10.8 [?] perches to a white oak;
Thence North 7¼ degrees West 4.5 perches to a gum [tree];
Thence North 13½ degrees West 21 perches to a stone;
Thence North 35½ degrees West 32.7 perches to a post;
Thence North 67½ degrees West 14 [?] perches to a beech [tree]; North
19½ degrees East 20 perches to the place of beginning.

Now Know Ye:

All that said message plantation or tract of land.

November 4, 1806	Thomas & Sarah Downing, farmer	East Caln
Deed Book U3,	to	50 acres, 15 perches
p. 181	Hunt Downing	
Deed of Release	L1,450	
Recorded:		
April 23, 1822		
Xeroxed		

Now Know Ye:

All the above described message mill and plantation or tract of land.

Same metes and bounds as Deed Book X2, page 472.

December 22, 1831	Hunt & Deborah Downing,	East Caln
Deed Book E4,	yeoman, of West Whiteland	*1) 50 acres, 15
p. 610	to	perches
Recorded:	Joseph M. Downing, their son,	2) 9 acres, 87 perches
May 14, 1832	of East Caln	(land only)
Xeroxed	\$1.00	East Caln & Brandywine
		3) 74 acres, 136
		perches (land only)
		4) ¾ acre (land only)

Now This Indenture Witnesseth:

All those messages, merchant mill, and four (4) contiguous and partly adjoining tracts and parcels of land above described.

*Tract #1:

Same metes and bounds as Deed Book X2, page 472.

March 31, 1835 Deed Book L4, p. 139 Recorded: April 6, 1835 Xeroxed	Joseph M. & Grace Downing of West Whiteland to Thomas Steel, Jr., of Marple Township, Delaware County \$8,566.00	East Caln *1) 28 acres, 12 perches 2) 9 acres, 87 perches (land only) 3) ½ acre (land only)
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Now This Indenture Witnesseth:

All those three certain tracts or parcels of land.

*Tract 1:

The one on which the buildings and Grist Mill stands begins at a stone a corner of land of the heirs of Robert Valentine;

Thence South 7 degrees West 103 $\frac{8}{10}$ perches; and North $86\frac{3}{4}$ degrees East $25\frac{2}{10}$ perches to David Hoopes's line; and by the same North $3\frac{1}{2}$ degrees West 11 $\frac{6}{10}$ perches to a poplar tree; and North $61\frac{1}{2}$ degrees West 59 perches; and North $1\frac{1}{2}$ degrees West 6 perches; and North $10\frac{1}{4}$ degrees East 32 perches; and North $27\frac{1}{2}$ degrees West 22 perches to the middle of a road; and along the same North 87 degrees West 4 perches; and North 38 degrees East $14\frac{2}{10}$ perches; and North 32 degrees West $29\frac{2}{10}$ perches; and North $47\frac{1}{2}$ degrees West 13 perches;

Thence by other land of the said Joseph M. Downing South 49 degrees West $25\frac{5}{10}$ perches; and South 27 degrees East $4\frac{3}{10}$ perches; and South 2 degrees West 22 perches; and South $85\frac{1}{2}$ degrees East 24 perches to the beginning.

November 2, 1835 Deed Book K4, p. 380 Recorded: November 2, 1835 Xeroxed	Thomas & Abigail Steel, Jr., of East Caln to Daniel Beaver of Sadsbury, Lancaster County \$8,500.00	East Caln *1) 28 acres, 12 perches 2) ½ acre (land only)
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Now This Indenture Witnesseth:

All those the aforesaid two tracts, lots, pieces, or parcels of land.

*Tract #1:

One of them with a message, grist mill, [unreadable] house, and other buildings thereon erected.

Same metes and bounds as Deed Book L4, page 139.

March 20, 1838 Deed Book P4, p. 331 Recorded: April 6, 1838 Xeroxed	Daniel Hiester & Hannah Beaver of East Caln to Davis Hoopes of East Caln \$726.00	East Caln 145 square perches
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All that certain messuage, blacksmith shop, and lot of land.
Beginning at a post on the East side of Beaver Creek;
Thence up the same by land of the said Daniel H. Beaver North 6
degrees West 25 6/10 perches; North 39 degrees East 3 1/10 perches;
Thence by land of Joseph Artis [?] South 38 degrees [?] 11 4/10
perches; South 87 degrees East 4 perches; South 27 degrees West 20 6/10
perches to the place of beginning.
Being part of the same premises which Thomas and Abigail Steel, Jr.,
by their Indenture dated November 2, 1835 and recorded in Deed Book K4,
volume 82, page 380 conveyed unto Daniel Beaver.

March 31, 1859 Deed Book M6, p. 73 Recorded: April 1, 1859 Xeroxed	Sarah Hoopes & Jacob Edge, Administrators of Davis Hoopes, deceased. to George P. & Elizabeth McFarlan of East Brandywine \$587.50	East Caln 152.7 square perches
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Whereas:

Davis Hoopes was seized in his lifetime in a certain messuage,
blacksmith shop, and lot of land.
Beginning at a stone on the East side of Beaver Creek;
Thence by land of John Hoopes North 25 degrees East 20 6/10 perches
to the middle of a public road;
Thence along the same North 87 degrees West 4 perches;
Thence back of Smith shop North 36 degrees West 11 4/10 perches;
Thence down the East side of the Creek South 41 degrees West 3 1/10
perches;
Thence South 80½ degrees East 25 16/100 perches to the place of
beginning.

Being the same premises which Daniel and Hannah Beaver by Deed dated
March 20, 1838 and recorded in Deed Book P4, volume 87, page 331 conveyed
unto Davis Hoopes.

Now This Indenture Witnesseth:

All that messuage, blacksmith shop, and lot of land herein before
described.

November 17, 1864 George P. & Elizabeth McFarlan East Caln
Deed Book A8, of East Brandywine 152.7 square perches
 p. 205 to
Recorded: George Washington White &
April 26, 1871 James White, Jr. of East
Xeroxed Caln
 \$1,200.00

All that certain messuage, blacksmith shop, and lot of land.
Same metes and bounds as Deed Book M6, page 73.

March 25, 1876 Esther Ann White, Executrix of East Caln
Deed Book R8, Last Will & Testament of 152.7 square perches
 p. 475 George Washington White,
Recorded: deceased
April 4, 1876 to
Xeroxed Thomas B. Powell of Chester
 County, Pa.
 \$465.00

One (1) undivided half interest in all that certain messuage,
blacksmith shop, and lot of land.
Same metes and bounds as Deed Book M6, page 73.

March 26, 1888 Thomas B. Powell of Caln Caln
Deed Book E11, to 152.7 square perches
 p. 130 James Hurtt of East
Recorded: Fallowfield
April 14, 1896 \$1,725.00
Xeroxed

All that certain messuage, blacksmith shop, and lot of land.
Same metes and bounds as Deed Book M6, page 73.

November 4, 1911 James H. & Mary P. Hurtt of Caln
Deed Book Y15, West Chester 152.7 square perches
 p. 554 to
Recorded: Thomas P. Flowers of Caln
November 15, 1921 \$1.00
Xeroxed

All that certain messuage, blacksmith shop, and lot of land.

Beginning at a stone on the East side of Beaver Creek;
Thence by land of John D. Beaver (formerly John Hoopes) North 25
degrees East 20 6/10 perches to the middle of a public road;
Thence along the same North 87 degrees West 4 perches;
Thence back of Smith shop North 36 degrees West 11 4/10 perches;
Thence down the East side of the Creek South 41 degrees West 3 1/10
perches;
Thence South 80½ degrees East 25 16/100 perches to the place of
beginning.

Being the same premises which Thomas B. Powell by his Indenture dated
March 26, 1888 and recorded in Deed Book E11, volume 252, page 130
conveyed unto James H. Hurtt.

September 7, 1929 Deed Book I18, p. 461 Recorded: November 20, 1929 Xeroxed	Thomas P. & Rebecca R. Flowers of Caln to Theodore & Grace L. Patterson, Jr. of Philadelphia \$1.00	Caln 152.7 square perches
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All that certain messuage, blacksmith shop, and lot of land.
Same metes and bounds as Deed Book Y15, page 554.

May 14, 1937 Deed Book T19, p. 205 Recorded: May 15, 1937 Xeroxed	Thomas & Grace L. Patterson, Jr. of Caln to Norman E. Donoghue of Coatesville \$2,700.00	Caln .825 acres
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All that certain single dwelling and lot of land.

Beginning at an iron pin in the center of a public road on County
Bridge which carried said road over Beaver Creek, said iron pin being the
corner of property of Jacob Edge, Maria E. Martin, and property herein
conveyed;

and extending Thence along said road by land of said Martin South 78
degrees 15 minutes, East 146 4/10 feet to an "X" mark on a stone wall on
North side of said road;

Thence leaving said road still by land of said Martin and by land of
Elizabeth D. Pollock South 82 degrees 15 minutes East 66 feet to a stake;

Thence still by said land of Pollock crossing said road South 30
degrees 20 minutes West 363 feet to an iron pin by a stone a corner of
land of Jacob Edge aforesaid;

Thence by said land along the East bank of the said Beaver Creek North 45 degrees 15 minutes West, passing over a crow foot cut in the South parapet of said County Bridge, the distance of 353 7/10 feet to the place of beginning.

Being part of the same premises which Thomas P. Flowers et ux by their Indenture dated September 7, 1929 and recorded in Deed Book I18, volume 431, page 461 conveyed unto Theodore and Grace Patterson.

June 20, 1949	Norman E. & Elizabeth B.	Caln
Deed Book E24,	Donoghue of Caln	.825 acres
p. 235	to	
Recorded:	Norman E. & Elizabeth B.	
June 20, 1949	Donoghue of Caln	
Xeroxed	\$1.00	

All that certain single dwelling and lot or tract of land.
Same metes and bounds as Deed Book T19, page 205.

April 6, 1951	Norman E. & Elizabeth B.	Caln
Deed Book K23,	Donoghue of Caln	.825 acres
p. 279	to	
Recorded:	J. Frederick & Mildred D.	
April 7, 1951	Bicking of Downingtown	
Xeroxed	\$1.00	

All that certain single dwelling and lot or tract of land.
Same metes and bounds as Deed Book T19, page 205.

January 15, 1953	J. Frederick Bicking of West	Caln
Deed Book S25,	Chester; & Mildred D. &	.825 acres
p. 41	Henry M. Crescentini of West	
Recorded:	Chester	
January 15, 1953	to	
Xeroxed	Wallace [L.] & Alice H.	
	MacKinnon	
	\$19,400.00	

All that certain single dwelling and lot or tract of land.
Same metes and bounds as Deed Book T19, page 205.

March 19, 1965	Wallace L. & Alice H. McKinnon	Caln
Deed Book G36,	to	*1 .825 acres
p. 615	Lester Robert & Elma F.	2 40,500 square feet
Recorded:	Watkins	(land only)
March 22, 1965	\$21,000.00	
Xeroxed		

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, page 205.

July 30, 1970	Lester Robert & Elma F.	Caln
Deed Book M39,	Watkins	*1 .825 acres
p. 1026	to	2 40,500 square feet
Recorded:	Arthur I. & Lucie G. Webb	(land only)
August 13, 1970	\$29,900.00	
Xeroxed		

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, page 205.

October 29, 1971	Arthur I. & Lucie G. Webb	Caln
Deed Book G40,	to	*1 .825 acres
p. 293	Richard W. & Donna B. Jackson	2 40,500 square feet
Recorded:	\$34,700.00	(land only)
November 4, 1971		
Xeroxed		

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, page 205.

October 31, 1977	Richard W. & Donna B. Jackson	Caln
Deed Book B52,	to	*1 .825 acres
p. 124	James R. & Marcia A.	2 40,500 square feet
Recorded:	Bernheiser	(land only)
November 18,	\$65,500.00	
1977[?]		
Xeroxed		

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, page 205.

May 10, 1983	James R. & Marcia A.	Caln
Deed Book K61,	Bernheiser	*1 .825 acres
p. 375	to	2 40,500 square feet
Recorded:	Stephan L. Axelrod	(land only)
May 23, 1983	\$87,000.00	
Xeroxed		

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, page 205.

January 5, 1987	Stephan L. Axelrod	Caln
Record Book 4181,	to	*1 .825 acres
p. 1357	Debbie L. & Stephan L. Axelrod	2 40,500 square feet
Recorded:	\$1.00	(land only)
May 28, 1997		
Xeroxed		

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, p. 205.

December 9, 2014
Jane E. Dorchester

Deed Lineage, Continued
Robert Valentine II House

Tax Parcel #39-1-113
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December 5, 2003
Record Book 6031,
p. 1291
Recorded:
January 6, 2004
Xeroxed

Debbie L. & Stephan L. Axelrod
to
Leah & John J. Jennings
\$180,000.00

Caln
*1 .825 acres
2 40,500 square feet
(land only)

***Tract #1:**

All that certain lot or tract of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book T19, page 205.

Being known as 4020 Edgesmill [sic] Road.

Being Parcel No. 39-1-113.

December 9, 2014
Jane E. Dorchester

TIMELINE
Robert Valentine II House
4020 Edge's Mill Road

East Caln Township
Tax Parcel #39-1-113

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1762	May 24 & 25, 1762 Unrecorded	James & Hannah Mendenhall to Robert Valentine	East Caln 2) 50 acres, 106 perches
1781	September 15, 1781 X, p. 21	Robert Valentine [Sr.] to Robert Valentine [Jr.], son	2) 50 acres, 106 perches
1804	March 26, 1804 X2, p. 472	James Kelton, Esq., High Sheriff of Chester County to Thomas & Hunt Downing	50 acres, 15 perches
1806	November 4, 1806 U3, p. 181	Thomas & Sarah Downing to Hunt Downing	50 acres, 15 perches
1831	December 22, 1831 E4, p. 610	Hunt & Deborah Downing to Joseph M. Downing, son	1) 50 acres, 15 perches
1835	March 31, 1835 L4, p. 139	Joseph M. & Grace Downing to Thomas Steel, Jr.	1) 28 acres, 12 perches
	November 2, 1835 K4, p. 380	Thomas & Abigail Steel, Jr. to Daniel Beaver	1) 28 acres, 12 perches
1838	March 20, 1838 P4, p. 331	Daniel Hiester & Hannah Beaver to Davis Hoopes	145 square perches
1859	March 31, 1859 M6, p. 73	Sarah Hoopes & Jacob Edge, Admins. of Davis Hoopes, dec'd. to George P. & Elizabeth McFarlan	152.7 square perches
1864	November 17, 1864 A8, p. 205	George P. & Elizabeth McFarlan to George Washington White & James White, Jr.	152.7 square perches

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1876	March 25, 1876 R8, p. 475	Esther Ann White, Exec. of George Washington White, dec'd. to Thomas B. Powell	152.7 square perches
1888	March 26, 1888 E11, p. 130	Thomas B. Powell to James Hurtt	Caln 152.7 square perches
1911	November 4, 1911 Y15, p. 554	James H. & Mary P. Hurtt to Thomas P. Flowers	152.7 square perches
1929	September 7, 1929 I18, p. 461	Thomas P. & Rebecca R. Flowers to Theodore & Grace L. Patterson, Jr.	152.7 square perches
1937	May 14, 1937 T19, p. 205	Thomas & Grace L. Patterson, Jr. to Norman E. Donoghue	.825 acres
1949	June 20, 1949 E24, p. 235	Norman E. & Elizabeth B. Donoghue to Norman E. & Elizabeth B. Donoghue	.825 acres
1951	April 6, 1951 K23, p. 279	Norman E. & Elizabeth B. Donoghue to J. Frederick & Mildred D. Bicking	.825 acres
1953	January 15, 1953 S25, p. 41	J. Frederick Bicking; & Mildred D. & Henry M. Crescentini to Wallace & Alice H. MacKinnon	.825 acres
1965	March 19, 1965 G36, p. 615	Wallace L. & Alice H. MacKinnon to Lester Robert & Elma F. Watkins	1) .825 acres
1970	July 30, 1970 M39, p. 1026	Lester Robert & Elma F. Watkins to Arthur I. & Lucie G. Webb	1) .825 acres

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1971	October 29, 1971 G40, p. 293	Arthur I. & Lucie G. Webb to Richard W. & Donna Jackson	1) .825 acres
1977	October 31, 1977 B52, p. 124	Richard W. & Donna B. Jackson to James R. & Marcia A. Bernheiser	1) .825 acres
1983	May 10, 1983 K61, p. 375	James R. & Marcia A. Bernheiser to Stephan L. Axelrod	1) .825 acres
1987	January 5, 1987 4181, p. 1357	Stephan L. Axelrod to Debbie L. & Stephan L. Axelrod	1) .825 acres
2003	December 5, 2003 6031, p. 1291	Debbie L. & Stephan L. Axelrod to Leah & John J. Jennings	1) .825 acres

December 18, 2014
Jane E. Dorchester

**TAX ASSESSMENT
RECORDS ABSTRACTS
Robert Valentine II House
4020 Edge's Mill Road**

**Caln Township
Tax Parcel #39-1-113**

**1765 PROVINCIAL TAX ASSESSMENT - EAST CALN
OWNER/OCCUPANT PROPERTY ASSESSED**

		TAXES		
		L	S	D
Robert Valentine	House & 28 Acres of Land	01.07.	--	
	195 Acres of Pike's Land	02.00.	10	
	2 Horses 3 Cattle	00.07.	--	
This is single	A storekeeper	00.07.	06	
		<hr/>		
		04.02.	03	

**1767 PROVINCIAL TAX ASSESSMENT - EAST CALN
OWNER/OCCUPANT PROPERTY ASSESSED**

		TAXES		
		L	S	D
Robert Valentine	130 Acres of Land & Buildings	--.	13.	06
	150 Acres of Woodland on Pike's Land	--.	13.	06
	A storekeeper	--.	05.	--
	4 Horses 4 Cattle 5 Sheep	--.	06.	04
		<hr/>		
		01.18.	03	

**1796 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN
OWNER/OCCUPANT PROPERTY ASSESSED**

		TAXES		
		L	S	D
Robert Valentine	200 Acres Valley Land	2,275.	00.	--
Farmer & Miller	150 Acres Hill Land Improvements			
	6 Horses		96.	--
	8 Head of Cattle		40.	--
	Mill		400.	--
		<hr/>		

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT - EAST CALN
PLEASE SEE SEPARATE PAGES

December 18, 2014
Jane E. Dorchester

**TAX ASSESSMENT
RECORDS ABSTRACTS, Continued
Robert Valentine II House**

**Tax Parcel #39-1-113
Page 2**

1799 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Robert Valentine	1 Stone House	\$ 600.00
Miller	1 Log Barn	50.00
	1 Stone Tenement	150.00
	200 Acres Valley Land	3,600.00
	150 Acres Hill Land	1,500.00
	1 Grist Mill & Sawmill	1,200.00
	2 Horses	64.0
	5 Cattle	70.00
		<u>\$7,234.00</u>

1802 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Robert Valentine	Stone House	\$ 450.00
	Stone Barn	300.00
	2 Log Barns	
	1 Stone Grist Mill & Sawmill	1,200.00
	Stone Tenement & Log Tenement	150.00
	170 Acres Valley Land	2,720.00
	190 Acres Hill Land	1,520.00
	4 Horses	120.00
	4 Cattle	48.00
		<u>\$6,508.00</u>

1805 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Hunt Downing	Innkeeper	\$ 200.00
	Stone House	600.00
	Stone Barn	100.00
	Stables & Sheds	100.00
	Stone Tenement & Lot	200.00
Valentine's	Stone House	400.00
	Stone Grist Mill	1,200.00
	Stone Barn & Stable	75.00
	80 Acres Land Valley	1,440.00
Valentine's	15 Acres Valley	400.00
	35 Acres Hill	72.00
Spikeman	9 Acres Hill	180.00
	4 Horses	50.00
	5 Cattle	
		<u>\$5,017.00</u>

December 18, 2014
Jane E. Dorchester

TAX ASSESSMENT
RECORDS ABSTRACTS, Continued
Robert Valentine II House

Tax Parcel #39-1-113
Page 3

1808 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Hunt Downing	Innkeeper	\$ 200.00
	Stone House	600.00
	Stone Barn	150.00
	Stables & Sheds	250.00
	Stone Tenement	150.00
	Valentine's Stone House	400.00
	Stone Mill	1,200.00
	Stone Barn & Wagon Sheds	130.00
	Log Tenement	20.00
	60 Acres Valley	1,440.00
59 Acres Hill	5 Horses	120.00
	6 Cattle	60.00
		<hr/>
		\$5,271.00

1811 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing, Miller	Buildings	\$ 400.00
	Mill	1,200.00
	50 Acres of Land	500.00
	5 Horses	200.00
	2 Cattle	18.00
	1 Dog	
		<hr/>
		\$2,695.00

1814 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	54 Acres of Land	\$ 500.00
	5 Acres Hill [?]	45.00
	Buildings	460.00
	Grist Mill	1,250.00
	5 Horses	200.00
	5 Cattle	50.00
	1 Dog	
		<hr/>
	\$2,635.00	

December 18, 2014
Jane E. Dorchester

TAX ASSESSMENT
RECORDS ABSTRACTS, Continued
Robert Valentine II House

Tax Parcel #39-1-113
Page 4

1817 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	54 Acres of Valley Land	\$3,780.00
	26 Acres Hill Land	910.00
	Buildings	1,500.00
	Grist Mill	2,500.00
	6 Horses	450.00
	6 Cattle	90.00
	Dogs	
		<hr/>
		\$9,230.00

1820 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	25 Acres of Valley Land	\$1,250.00
	40 Acres Hill Land	1,000.00
	Buildings	1,000.00
	Mill	1,200.00
	Distillery	500.00
	2 Horses	80.00
	6 Cattle	90.00
		<hr/>
		\$5,120.00

1823 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	25 Acres of Land	\$ 1,250.00
	40 Acres of Land	120.00
	100 Acres of Land	5,000.00
	108 Acres of Land	3,240.00
	Grist Mill	1,200.00
	Distillery	300.00
	Buildings	1,000.00
	4 Horses	160.00
	8 Cattle	80.00
		<hr/>
		\$12,350.00

December 18, 2014
Jane E. Dorchester

TAX ASSESSMENT
RECORDS ABSTRACTS, Continued
Robert Valentine II House

Tax Parcel #39-1-113
Page 5

1826 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	25 Acres of Land	\$ 1,000.00
	40 Acres of Land	1,000.00
	102 Acres of Land	4,284.00
	110 Acres of Land	2,750.00
	Grist Mill	1,200.00
	Distillery	300.00
	Buildings	1,200.00
	5 Horses	150.00
	5 Cattle	50.00
		<u>\$12,350.00</u>

1829 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	25 Acres of Land	\$1,000.00
	92 Acres of Land	2,300.00
	Buildings	1,200.00
	Grist Mill	600.00
	Paper Mill	1,200.00
	1 Horse	40.00
	7 Cattle	70.00
	1 Dog	
		<u>\$6,410.00</u>

1832 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Joseph M. Downing	25 Acres of Land	\$ 875.00
	92 Acres of Land	2,530.00
	Merchant Mill	1,000.00
	Paper Mill	1,200.00
	Buildings	1,700.00
	Occupation	200.00
	2 Horses	130.00
	4 Cattle	72.00
	1 Dog	
		<u>\$7,707.00</u>

December 18, 2014
Jane E. Dorchester

TAX ASSESSMENT
RECORDS ABSTRACTS, Continued
Robert Valentine II House

Tax Parcel #39-1-113
Page 6

1835 TRIENNIAL COUNTY TAX ASSESSMENT - EAST CALN

OWNER/OCCUPANT	PROPERTY ASSESSED	TAXES
Thomas Steel	25 Acres of Land	\$ 875.00
	9 Acres of Land	180.00
	A Lot [?]	50.00
	Buildings & Mill	2,100.00
	Occupation	200.00
	2 Horses	100.00
	1 Cow	12.00
	1 Dog	
		<hr/>
		\$3,517.00

BY 1838, ALL CHESTER COUNTY TAX RECORDS WERE BEING RECORDED ON PRE-PRINTED FORMS THAT ONLY LISTED ACREAGE AND SUCH ASSETS AS CERTAIN FARM ANIMALS AND PERSONAL POSSESSIONS SUCH AS WATCHES, CLOCKS, AND CARRIAGES.

December 23, 2014
Jane E. Dorchester

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT RECORDS
ABSTRACTS
Robert Valentine II House
4020 Edge's Mill Road

Caln Township
Tax Parcel #39-1-113

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT - EAST CALN

SCHEDULE A - DESCRIPTION OF DWELLING AND OUTHUSES [OUTBUILDINGS] & THEIR LOTS

OCCUPANT/OWNER	#HSES	OUTHSES	DIMENSIONS	MATERIALS	STORIES	WINDOWS	LIGHTS	NEIGHBORS
John Bing/ Robert Valentine	1		22 X 18	Round Logs	1 Story	2	6	John Hoopes & Thomas Pimm
Jacob High/ Robert Valentine	1		22 X 20	Stone	2 Stories	6	8	Thomas Pimm & John Mendenhall
		Kitchen	16 X 20	Stone	2 Stories			
		Spring House	10 X 12	Stone	1 Story			
Mathew Philips/ Robert Valentine	1		16 X 20	Hewn Log	1/2 Story	1	12	John Mendenhall & Thomas Pimm
				Stone Chinking		2	8	
						1	4	
Robert Valentine/ Robert Valentine	1		41 X 35	Stone	2 Stories	7	18	John Mendenhall & Thomas Pimm
						9	15	
						3	12	
						3	6	
		Kitchen	23 X 23	Stone	1 Story			
		Milk Hse & Wash Hse	20 X 12	Stone	1 Story			
		Smoke Hse	12 X 16	Stone	1 Story			
		Family Stable	33 X 30	Stone	1 Story			

December 23, 2014
Jane E. Dorchester

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT RECORDS
ABSTRACTS, Continued
Robert Valentine II House

Tax Parcel #39-1-113
Page 2

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT - EAST CALN

SCHEDULE B - DESCRIPTION OF LANDS, LOTS, BUILDINGS, AND WHARVES

OCCUPANT/OWNER	DESCRIPTION	HSES	DIMENSIONS	# HSES	# & DESCRIPT OTHER BLDGS	NEIGHBORS
Jacob High/ Robert Valentine					1 Frame Barn Out of Repair 30 X 20 1 Sawmill forcible [?] Middling Repair	John Hoopes & Thomas Pimm

OCCUPANT/OWNER	DESCRIPTION	HSES	DIMENSIONS	# HSES	# & DESCRIPT OTHER BLDGS	NEIGHBORS
Robert Valentine/ Robert Valentine					1 3-Story Stone Mill 3/5s of Stones 1 Round Log Barn 60 X 26 Thatched 1 Stone Waggon Shed	John Hoopes & Thomas Pimm

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT - EAST CALN

SCHEDULE D - GENERAL LIST OF ALL DWELLING HOUSES & OUTHOUSES [OUTBUILDINGS]

OCCUPANT/OWNER	# HSES	# OUTHSES	ACRES	PERCHES	SQ.FT.
John Bing/ Robert Valentine	1		1/2 Acre		

OCCUPANT/OWNER	# HSES	# OUTHSES	ACRES	PERCHES	SQ.FT.
Jacob High/ Robert Valentine	1	2	1/2 Acre		

OCCUPANT/OWNER	# HSES	# OUTHSES	ACRES	PERCHES	SQ.FT.
Mathew Philips/ Robert Valentine	1		1/4 Acre		

OCCUPANT/OWNER	# HSES	# OUTHSES	ACRES	PERCHES	SQ.FT.
Robert Valentine	1	5	1/2 Acre		

1798 FEDERAL DIRECT [GLASS] TAX ASSESSMENT - EAST CALN

SCHEDULE E - GENERAL LIST OF LANDS, LOTS, BUILDINGS, AND WHARVES

OCCUPANT/OWNER	# HSES	ACRES	PERCHES	SQ.FT.
Jacob High/ Robert Valentine	1	100 Acres		

Robert Valentine	1	263 acres		
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1814
Municipal
Tax
Assessment
Book

Owner's Name	Occupier's Name	Value	Value	Doors	No.	Tax
X by 4. Joseph Downing		2	2	26	26	
200 Acres & land	19	3800				
100 do hill do	10	1000				
4 Horses	40	160				
12 Cattle	10	120				
1 Dog						
Buildings	1000	1000				
		6080	24320	25	1945	
X James Downing						
150 Acres & land	18	2700				
70 do do do	18	1260				
4 Horses	35	140				
9 Cattle	10	90				
2 dogs						
3 Buildings	450	450				
		4640	13560	25	1454	
J Josephell Downing						
54 Acres land	120	648				
5 do hill do	3	45				
Building	460	460				
Cristall Hill	1250	1250				
3 Horses	40	200				
5 Cattle	10	50				
1 dog						
		2653	10612	25	840	
Joseph R. Downing						
74 Acres land	1750	1295				
Buildings	550	850				
Factory	350	300				
4 Horses	30	120				
4 Cattle	9	36				
1 Dog						
		2601	10404	25	88	
John Dowlin						
35 Acres land	9	315	1160			

15974

Owner's Name	Occupier's Name	Total Assets	Value	Value	Doors	No.	Tax
Hurd Downing		2	2	26	26		
83 Acres & land	19	1577					
15 do hill land	10	150					
Buildings	1050	1050					
Inkeeper	250	250					
3 Horses	45	225					
10 Cattle	10	100					
1 Dog							
		3352	13408				

J John Downing							
35 Acres land	10	350					
2 do lot	10	20					
150 do 2 ^d	17.50	370	148				
Buildings		3150					
2 Horses		500					
2 Cows		60					
15 Acres land	10	3750					
		150	14920				
J Samuel Downing							
90 Acres & land	18	1620					
100 do hill do	9	900					
Buildings	1100	1100					
millinery	50	50					
2 Horses	45	90					
4 Cattle	10	40					
1 Dog							
		3700	14800				

V Nathan Thompson							
150 Acres & land	10	3420					
60 do hill do	10	600					
Buildings	750	750					
4 Horses	35	140					
5 Cattle	10	50					
		4960	19340				

12382

1817
 Personal
 Tax
 Assessment
 East
 Caln

Assessment Contents & Value Total Amount Value Value to Land

Joseph R. Downing

74 Land	70	57 80	
Buildings		1700	
Factory		600	
8 Horses	10	120	
6 Cattle	15	90	
1 Bays		8690	8758 575 1

Joseph R. Downing

54 Valley Land	70	37 80	
26 Hill Land	35	9 10	
Buildings		1500	
grist mill		250	
6 Horses	75	450	
6 Cattle	15	90	
1 Bays		9200	11545 10 54

John Downing

180 Valley Land	70	126 00	
15 Hill Land	40	6 00	
Buildings		1000	
8 Horses	60	180	
6 Cattle	15	90	
1 Bays		14670	16537 16 53 1

Jamieson Downing

100 Hill Land	35	35 00	
Land Bally	30	60 00	
Buildings		2200	
Millhouse		200	
3 Horses	50	150	
4 Cattle	15	60	
1 Bays		12200	13944 13 94 1

John Bowler

Old Land Area	35	1225	1400 1 40
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Satin Page Jr

83 Valley Land	70	57 40	
20 Hill Land	30	8 00	
Buildings		1600	
2 Horses	50	100	
2 Cattle	15	30	
1 Bays		8250	9457 9 45 1

James Downing
 Buildings 400
 230 Valley Land a 14 9910
 3 Horses a 40 200
 6 Cattle a 10 60
 2 Hogs 11 1/2
 1954 25 9.89

Joseph Downing & Miles
 Buildings - 400
 Mill - 1200
 50 Land a 10 500
 8 Horses a 40 200
 2 Cattle 9 10
 1 Hog 26 1/2
 2590 2587 - 25 5 17.

George Robbidge
 Buildings 900
 90 Land a 10 1620
 2 Horses 80
 1 Cattle 2000 2808 - - 5.61
 Hogs

John Edge
 Buildings - 1246
 103 Land a 14 1451
 25 Mill a 8 200
 3 Horses - 80 90
 4 Cattle - 10 40
 2 Hogs 3307 3651 125 7 30

Thomas Edge
 Buildings 480
 90 Valley Land a 14 1360
 20 Mill a 10 160
 2 Horses a 35 40
 4 Cattle a 10 10
 1 Hog 2890 2581 - 25 5.16

George Edge
 Buildings - 550
 90 Valley Land a 14 1360
 20 Mill a 10 220
 2 Horses a 35 40
 5 Cattle a 10 50
 1 Hog 2550 2494 - 25 4.86

1811
 Truncated
 Tax
 Assessment
 East
 Caln

1870
 Thinned
 Tax
 Assessment
 Blast
 can

Owner's Name	Occupation	Value	Rate	Total
Joseph S Downing				
200 Acres Ballyluna	@ \$50	10,000		
100 do, Hill do,	@ 25	2,500		
Buildings		1,000		
1 Horse	@ \$40	160		
4 Cattle	@ 12	96		
		<u>13,756</u>	11004	22 00
James Downing				
230 Acres ballyluna	@ 50	11,500		
1 Horse	@ 50	200		
6 Cattle	@ 12	72		
		<u>11,772</u>	9417	18 80
Joseph A Downing				
74 Acres ballyluna	@ 50	3,700		
4 Horses	@ 20	80		
6 Cattle	@ 12	72		
Houses building & occupation		1,900		
		<u>5,752</u>	4601	9 20
Joseph A Downing Owner				
35 25 35 Acres ballyluna	@ 50	1,250		
40 10 Hill do,	@ 25	1,000		
Buildings		1,000		
1 Mill mill		1,200		
Ashley Peeler				
2 Horses	@ 10	80		
6 Cattle	@ 15	90		
		<u>5,120</u>	4096	8 19
Simon Downing Esq				
160 Acres ballyluna	@ \$45	7,200		
3 do Hill do	@ 45	1,350		
Buildings		700		
3 Horses	@ 50	150		
7 Cattle	@ 12	84		
		<u>10,204</u>	8160	16 32
Administrators of J. A. Downing				
90 Acres ballyluna	@ \$45	4,050		
100 do Hill do	@ 20	2,000		
Buildings		1,500		

John F. Clarke

1835
Trenton
Tax
Assessment
Expt
Cdn

Richard Milleron

4 1/2 A at 50 2350
Buildings at 750
3100

Taxes Paid Amount of

3335 11 67

Thomas Steel

25 A at 335 875
20 9 A at 20 180
1/2 A lot 50
Buildings & mill 2100
Ventilation 200
2 Horses also 100
1 Cow 12
1 Dog 114
3517

3627 12 69

Willie
Thim
Hame
Catherine
Anna
James
Charles
John
Richard
James
Joseph
Elisabeth
Porter
Alice
George
John
Cannie
Schraes
Thomas
Thomas
John
John
Joseph
Robert
John
Jacob
Benjamin
Thomas
James
Isaac
William
Joseph
James
Thomas

A
P2

Number	Name of the Occupant	Name of the Owner	Quantity	Dimensions or Area	Material of which built						
56	William Beale	William Beale	1	115	22	stone	2	4	12		
								3	12		
								4	12		
								1	12		
								1	12		
								2	12		
								1	12		
70	William Bailey	William Bailey	1	25	22	stone	2	4	15		
								4	12		
								2	4		
								1	17		
								1	15		
105	John Bowen Sr.	John Bowen Sr.	1	50	37	stone	2	19	24		
								3	18		
								3	12		
								4	6		
								1/2			
								2			
106	John Bowen Jr.	John Bowen Sr.	1	36	20	stone	2	8	12		
								2	8		
								2	11		
								1/2			
								2			
136	Caleb Baldwin	Caleb Baldwin	1	36	21	stone	2	6	15		
								1/2			
								2			
111	Nicholas Boyers	Nicholas Boyers	1	30	22	stone	2	4	12		
								1	6		
								3	14		
								1	16		
								1	16		
126	Adley Brown	Adley Brown	1	30	20	old round logs	1/2	3	6		
116	Wm Perry Jr.	Joseph Downings	1	30	18	old round logs	1	1	9		
								1	4		
								1			
94	Joseph Bell	Est. of Geo Thomas ac.	1	25	25	stone	1/2	5	12		
								1	6		
88	Isaac Bruce	Richard Thomas Esq.	1	27	18	hewn logs, stone, and stone chunking	1/2	4	12		
								2	8		
→ 25	John Benz	Ratier Valentine	1	22	18	round logs	1	2	6		
6	John Baldwin	Joseph Downings (fuller)	1	20	20	old round logs	1/2	2	6		
								4	4		
7	Mary Baldwin	do do	1	30	20	old round logs	1	11	11		
30	Sam Cunningham	Cunningham	1	53	30	stone	2	11	18		
								6	15		
								3	12		
								3	11		
								1			
72	Samuel Coates	Sam Coates	1	18	28	stone	2	6	12		
								3	8		
								2	4		
76	Moss Coates	Moss Coates	1	33	22	stone & logs	2	6	15		
								1			

Morris & Joseph Downings 1

Thomas Vickers & William Dinn 1/2

Sam Lewis Jr. & Abram Took 1

Sam Lewis & Abram Took 1/2

Joseph Downings Sr. & Jesse Kersey 1

Estate of Geo Thomas ac. & Thomas Morris 1/2

Geo Varnon & John Kimard 1/2

Nathan Sharples & Caleb Baldwin 1/2

Richard Thomas & Dennis Whelan 1/2

Est. of Geo Thomas ac. & Geo Mayes 1

John Hoopes & Thomas Dinn 1/2

Rich. Downings & Arch. Parker & others 1/2

Abel Lewis & Joshua Romans 1

Isaac Coates & Robert Miller 1/2

Joseph Fleming & John Fleming 1/2

86 Adam Donaker John Roberts 1 16 78 round logs 1 1/2 2 6 Estate of Geo Thomas and J. Downing & Co. 1

144 John Edge John Edge 1 16 34 stone 2 20 18 } Samuel Hunt & Obad Lewis 1
 Kitchen 22 16 stone 1 1/2
 Spring House 16 16 stone 2

10 Israel Fisher S. Hunt 1 16 22 hewn logs 2 4 9 } Samuel Hains Thomas Parker 1/2
 5 6

58 Benjamin Tew Ben^m Tew 1 30 16 stone not fin^d 2 3 12 } William Keale & Hannah White 1/2
 5 9
 1 8
 4 4

80 John Fleming John Fleming 1 Dwelling house & Springhouse 16 78 stone 2 2 8 Joseph Fleming & Francis Gardner 1/2

81 Joseph Fleming Joseph Fleming 1 30 27 stone 2 1 20 } John Fleming & Moses Coates 1/2
 2 16
 1 15
 4 8
 2 12
 Wash House 12 12 stone 1 2 4

82 Francis Gardner Francis Gardner 1 13 21 stone 2 4 24 } John Fleming & Isaac Coates 1
 6 20
 1 78
 1 12
 Kitchen 25 24 old hewn logs 2
 Spring House 12 12 " 2
 Smoke House 8 8 old hewn logs "

2 Thomas Gheen Samuel Hains 1 26 23 frame 1 2 12 } J. Downing & James Webb 1/2
 2 6
 2 4

59 George Givvin Geo. Givvin 1 26 26 hewn logs stone 2 3 12 } Hannah White & Hoopmans 1/2
 Chinking not fin^d 3 9
 6 4

99 John Gregory (shown to) Geo. Valentine 1 24 17 stone 2 8 6 } Thomas Downing & Samuel Downing 1/2
 1 4

107 John Gregory John Bowen 1 25 25 stone 1 5 12 } John Jones & Joseph Kormayze 1/2
 1 8
 1 4
 Out Kitchen 20 78 old hewn logs
 P. up.

17 Samuel Hunt Samuel Hunt 1 18 23 Brick 2 9 15 } John Edge Thomas Parker 1/2
 2 4
 1 9
 Kitchen 78 16 stone 1
 Wash House 10 20 stone 1
 Spring house 10 12 stone 1

23 Jacob Hight Robert Valentine 1 22 20 stone 2 6 8 } Thomas Dennis & John Mendenall 1/2
 Kitchen 16 20 stone 2
 Springhouse 10 12 stone 1

29 William Hauby William Hauby 1 32 31 stone not finished 2 5 12 lay glass } Obad Lewis and Samuel Cunningham 1/2
 1 24 common size
 7 78
 2 6
 2 4

A
B3

Number	Name of the Owner	Name of the Owner	Quantity	Material	Material of which built	Number of the	Value	Name of the Contractor	Value
95	Robert Miller	Robert Miller	1	111 30 stone	2	3 24 4 18 8 15 4 4		Thomas Walker & Isaac Coates	1/2
				Kitchen 20 17 stone	1				
91	Gideon Malin	Richard Thomas	1	24 15 stone	1/2	6 12		Estate of Geo Thomas and Geo Mafsey	1/2
107	Benj Morgan	William Trimble	1	24 20 plank etc	1/2	2 12		Jacob Souder & Benj Jacobs	1/4
102	George Mafsey	Geo Mafsey	1	30 20 hewn logs etc 21 21 stone Chair House 18 12 Frame	1/2	5 12 2 8 5 4		Jacob Cook & Rich Thomas	1/2
111	Moses Mendenal	John Hoopes	1	35 30 Brick	2	7 15 9 12 4 6		Thomas Parke & Robert Valentine	1/2
113	Isaac M Portland	J M Portland	1	10 20 old round logs	1/2	1 9 3 6 2 4		Samuel Hunt & Joseph Downing full	1/2
134	Danl Meredith	John Jacobs	1	30 30 stone	2	3 18 8 12		Benjamin Jacobs & Joseph Kormayer	1/2
				Milk house 16 16 stone					
135	Reuben Miller	Robert Miller	1	50 20 stone	2	2 20 6 12 2 9 2 4 1 15 2 4		Thos Walker & S Coates	1
				an addition 30 18 stone	1				
				stove room adj 20 11 stone	1				
				smoke house 12 14	"				
120	John Newlin	John Newlin	1	35 17 round logs	2	2 9 4 6 2 4		Geo Hoopman & James Woolerton	1/2
10	Abiah Parke	Abiah Parke	1	32 28 stone	2	1 16 8 12 4 6 4 4		Geo Valentine & John Downing	1/2
				Kitchen 18 18 stone	1				
				Spring house 12 12 stone	2				
101	Jonathan Phipps	Richard Downing	1	24 20 old round logs	1/2	2 6		Abiah Parke & J Downing full	1/2
7 21	Mathew Philips	Robert Valentine	1	16 20 hewn logs stone chunking	1/2	1 12 2 8 1 4		John Mendenal & Thomas Pimm	1/4
33	Thomas Pimm	Thomas Pimm	1	36 28 stone	2	5 15 6 12 3 6		Thomas Walker & John Pimm	1
				Spring house 20 11 stone	2				
50	Thomas Parke	Thomas Parke	1	42 32 stone	2	12 18 3 15 4 6		John Hoopes & S Hunt	1/2
				Milk house 12 12 stone	1				
35	John Pimm	John Pimm	1	46 26 stone	2	8 15 4 12 3 4		Thomas Pimm & Samuel Cunningham	1
				Stove room 26 18 stone	1				
				Milk house 12 15 stone	2				

ARTICULAR LIST or Description of all Lands, Lots, Buildings and Wharves, owned, possessed or occupied on the 1st Dec in the Township of East Caln & West Hill in Chester County being within the 10th 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.

Number	Name of the Occupant or Possessor	Name of the Owner	Number of Dwellinghouses and Outhouses of a Value not exceeding 100 Dollars.	Dimensions of Dwellinghouses and Outhouses	Dwelling-Houses and Out-Houses of a value not exceeding 100 Dollars.	Value.	Number and Description of all other Buildings and Wharves.	Tenants and adjoining Proprietors.	QUANTITIES OF				
									Land and Lots claimed to be exempted from Valuation.		Land and Lots subject to Valuation.		
				Acres	Perches	Acres	Perches	Acres	Perches	Acres	Perches		
153	George Gray	Daniel Meredith	old log house	20 18	1	30	1. round log Barn b ^d repair almost down	John Jones Samuel Jeffries	"	"	90	"	"
13	Sam ^l Hunt	Samuel Hunt					1. New stone Barn 50. 26. 2 story 1. stone and Frame Barn 50. 22. old 1. stone wagon shed 1. wheelmakers shop 18. 20 round logs 1. stable 18. 16 logs	John Gay Isaac M. Parsons	"	"	150	"	"
17	Jacob High	Robert Valentine					1. Frame Barn out of repair 30. 20 1. sawmill for sale midling repair	John Hoopes Thomas Pimm	"	"	100	"	"
22	William Hawley	William Hawley					1. New stone shop 30. 22.	Obed Lewis Sam ^l Cunningham	"	"	1/2	"	"
57	Thomas Heimes	John Sockhart					1. round log Barn 115. 18. 1 story 1. stone shed 80. 12 b ^d repair	John Jones James Dumwoody	"	"	115	"	"
60	Lawrence Kipple	John Jones					1. Stone Barn 60. 35. 2 story high 1. stone shed 50. 26 1. Brick stone house	John Jacobs John Bowen	"	"	188	"	"
111	John Hoopes	John Hoopes					1. Barn stone 3 story 62. 37 1. stone wagon shed 1. stone sheep stable 25. 18 good up 1. sawmill moderate	Thomas Parke Rob ^t Valentine	"	"	260	"	"
115	Edward Lewis	do do	old round logs	20 18	1	70	Force 1. Bark Mill small fore 1 story stone and logs 1. Currying shop 15. 15 stone 1 story 1. Frame smith shop 1. stone saddle shop 15. 18. 2 story high						
113	Geo Hoofman	Geo Hoofman					1. round log Barn b ^d repair 1. Wheelright shop	Daniel Fitzpatrick J ⁿ Newlin	"	"	100	"	"
1111	Benny Hoofman	John Hoofman					1. round log Barn 110. 20. thatch	John Newlin John Jones	"	"	150	"	"
115	John Dollard	do do	scarcely tenable		1	5							
116	John Houlder	John Houlder					1. round log Barn 30. 18 thatch 1. stable round log 16. 18	S. Jeffries Geo Vernon	"	"	95	"	"
58	John Jones	John Jones					1. Stone Barn 60. 35 with up	Geo Hoofman Dan Meredith	"	"	150	"	"
89	John Jones (sadle)	J ⁿ Jones (sadle)					1. round log Barn 36. 18. 1 story 1. saddle shop 12. 16 round log 1 story	J. Coates and Francis Gardner	"	"	246	"	"
81	Richard Jones	Richard Jones					1. round log stable 18. 18 thatch	John Young Francis Gardner	"	"	46	"	"

B
P1

PARTICULAR LIST or Description of all Lands, Lots, Buildings and Wharves, owned, possessed or occupied on the First Day of October, 1798, in the Townships of East Calm & West Whitland Chester County being within the 11th District of the 2d Division in the State of Pennsylvania, excepting only such Dwelling Houses as with the Outhouses appurtenant thereto and the Lots on which they are erected, not exceeding two Acres in any Case, are above the Value of 100 Dollars.

Number.	Name of the Occupant or Possessor	Name of the Owner.	3		4	5	6			7			8	9
			Number of Dwellinghouses and Outhouses	Dimensions of Dwellinghouses and Outhouses			Number and Description of all other Buildings and Wharves.	QUANTITIES OF			Land and Lots admitted to be subject to Valuation.			
Dwelling-Houses and Outhouses of a value not exceeding 100 Dollars.		Situation and adjoining Proprietors.			Land and Lots claimed to be exempted from Valuation.			Land and Lots admitted to be subject to Valuation.			Dollars, Cents.	Dollars, Cents.		
Value.			Acres	Perches	Square feet	Acres	Perches	Square feet	Dollars	Cents			Dollars	Cents
16	Robert Valentine	Robert Valentine									"	"		
75	John Valentine	John Foreman	"	"	1. log stable out of up 1. shoemakers shop	William Bailey Joel Davis	"	"	"	20	"	"	160	"
100	George Valentine	Geo Valentine	"	"	1. Stone Barn 60 28 stone 2 story	Abiah Parke Nathan Sharples	"	"	"	98	"	"	3004	"
128	Thomas Vickers	Thomas Vickers	"	"	1. round log Barn 30. 18 1. stable 20. 17 1. Pottery shop 10. 17 1. Cell house 35. 16	William Bailey and others	"	"	"	60	"	"	840	"
151	Geo. Vernon	Geo Vernon	"	"	1. Barn 110. 20	Noley Brown John Howden	"	"	"	90	"	"	710	"
12	Samuel Wilson	Rich. Downing & others in Comp.	"	"	1. sawmill lately repaired - forcible 1. frame shop 27. 20	Abiah Parke & others	"	"	"	1/2	"	"	800	"
20	James Webb	James Webb	"	"	1. log Barn 110. 18	Thomas Parke S. Harris	"	"	"	185	"	"	5280	"
25	John Gregory	do do	Old round logs	13. 11. 6 up	1 30	"	"	"	"	"	"	"	"	"
28	Thomas Woodward	Thomas Pimm	"	"	1. Old Frame Barn 110. 22 out of up 1. old round log hay house 50. 21. 1/2 story 1. saddlers shop 15. 18 midling up	Joshua Romans John Pimm	"	"	"	199	"	"	5124	"
76	William Wells	William Wells	"	"	1. Stone & log barn 111. 21. 2 story high 1. 15	Moses Coates Jo. Fleming	"	"	"	51	"	"	1220	"

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

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 Townships of East Caln & West White Land in the County of Chester Comprising the 1st District of the Township 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.		Rate per Centum of prescribed by the Commissioners.	Valuations as revised and equalized by the Commissioners.	
				Dwelling Houses.	Out Houses.	Quantities of Land in Lots.			Dwelling Houses.	Out Houses.	Quantities of Land in the Lots valued therewith.			Dollars.	Cents.		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	"	Confirmed		
2.	Bailey William		do	"	"	"	"	"	1	2	1/2	"	"	150	"			
3.	Bowen John		do	"	"	"	"	"	1	2	1	"	"	2400	"			
4.	Bowen John & John Bowens	et al	do	"	"	"	"	"	1	2	1/2	"	"	1000	"			
5.	Baldwin Caleb		do	"	"	"	"	"	1	2	1	"	"	1300	"			
6.	Boyers Nicholas		do	"	"	"	"	"	1	1	1/2	"	"	450	"			
7.	Brown Adley		do	"	"	"	"	"	1	"	1/2	"	"	101	"			
8.	Bovoy William & Joseph Downoff	et al	do	"	"	"	"	"	1	1	1/4	"	"	120	"			
9.	Bell Joseph & et of George Thomas	et al	do	"	"	"	"	"	1	"	1/2	"	"	200	"			
10.	Bruce Isaac & Rich ^d Hornsby	et al	do	"	"	"	"	"	1	"	1	"	"	120	"			
11.	Bing John & Rob ^t Valentine	et al	do	"	"	"	"	"	1	"	1/2	"	"	101	"			
12.	Baldwin John & Joseph Downoff	et al	do	"	"	"	"	"	1	"	1/4	"	"	150	"			
13.	Baldwin Mary	et al	do	"	"	"	"	"	1	"	1/8	"	"	120	"			
14.	Bailey Thomas & George Valentine	et al	do	"	"	"	"	"	1	"	1/8	"	"	140	"			
C																		
15.	Cunningham Sam ^l	et al	do	"	"	"	"	"	1	1	1	"	"	1400	"			
16.	Coates Sam ^l	et al	do	"	"	"	"	"	1	"	1/2	"	"	800	"			
17.	Coates Moses	et al	do	"	"	"	"	"	1	1	1/2	"	"	600	"			
18.	Cummins Tho ^s & David Williams	et al	do	"	"	"	"	"	1	1	1/2	"	"	500	"			
19.	Cannon Patrick	et al	do	"	"	"	"	"	1	"	1/2	"	"	300	"			
20.	Coates Isaac	et al	do	"	"	"	"	"	1	3	1	"	"	1350	"			
21.	Corfield Adam & Sam ^l Hains	et al	do	"	"	"	"	"	1	"	1/2	"	"	120	"			
D																		
22.	Downing Jo ^h & Julia	et al	do	"	"	"	"	"	1	"	1/2	"	"	1300	"			

D

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

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 Townships of East Calm & West White Land in the County of Chester Comprise of the 11th District of the 2d Avenue 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, is 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.		Rate per Centum of prescribed by the Commissioners.	Valuations as revised and equalized by the Commissioners.					
				Dwelling Houses.	Out Houses.	Quantities of Land in Lots.			Dwelling Houses.	Out Houses.	Quantities of Land in the Lots valued therewith.			Dollars.	Cents.	Dollars.	Cents.	
						Acres.	Perches.	square feet.			Acres.		Perches.					square feet.
H																		
45.	Hunt Sam ^r		D ^o	"	"	"	"	"	"	1	3	1/2	"	"	1000	"	1200	
46.	Hugh Jacob	Rob ^r Valentine	D ^o	"	"	"	"	"	"	1	2	1/2	"	"	450	"	540	
47.	Hawley Wm		D ^o	"	"	"	"	"	"	1	1	1/2	"	"	1100	"	1320	
48.	Hall Andrew	To ^r Downings	D ^o	"	"	"	"	"	"	1	"	1/4	"	"	200	"	240	
49.	Himes Thomas	John Lockart	D ^o	"	"	"	"	"	"	1	1	1/2	"	"	500	"	600	
50.	Hipple Lawrence	John Jones	D ^o	"	"	"	"	"	"	1	2	1	"	"	1100	"	1320	
51.	Hance James	Rick ^r Thomas	D ^o	"	"	"	"	"	"	1	3	1	"	"	960	"	1152	
52.	Hoopes John		D ^o	"	"	"	"	"	"	1	3	1	"	"	1100	"	1320	
53.	Hoofman Geo.		D ^o	"	"	"	"	"	"	1	2	1/2	"	"	250	"	295	
54.	Hoofman Henry		D ^o	"	"	"	"	"	"	1	"	1/2	"	"	105	"	126	
55.	Howder John		D ^o	"	"	"	"	"	"	1	1	1/2	"	"	120	"	144	
I																		
56.	Jones John		D ^o	"	"	"	"	"	"	1	1	1	"	"	120	"	144	
57.	Jones John Sadler		D ^o	"	"	"	"	"	"	1	1	1/2	"	"	450	"	540	
58.	Jones Rick ^r	Francis Gorman	D ^o	"	"	"	"	"	"	1	"	1/2	"	"	120	"	144	
59.	Jacob Benj.		D ^o	"	"	"	"	"	"	1	3	2	"	"	1200	"	1440	
60.	Ingram Wm		D ^o	"	"	"	"	"	"	1	2	1/4	"	"	350	"	420	
61.	Jacobs Eliz ^a	Jno Jacobs	D ^o	"	"	"	"	"	"	1	"	1/2	"	"	650	"	780	
62.	Jacobs John		D ^o	"	"	"	"	"	"	1	"	1	"	"	2000	"	2400	

D

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

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 Townships of East Calm & West White Land in the County of Chester Comprising the 11th 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.		Rate per Centum of prescribed by the Commissioners.	Valuations as revised and equalized by the Commissioners.					
				Dwelling Houses.	Out Houses.	Quantities of Land in Lots.			Dwelling Houses.	Out Houses.	Quantities of Land in the Lots valued therewith.			Dollars.	Cents.	Dollars.	Cents.	
						Acres.	Perches.	square feet.			Acres.		Perches.					square feet.
119	White Hannah	do.					1	1	1				105		156			
120	Whelen Dennis	do.					1	1	1				600		700			
	U																	
121	Unoccupied	Jacob Downing	do.				1	1	1				1100		1600			
	L																	
122	Look Abraham	do.					1		1				1400		1650			
123	Look Jacob	do.					1	2	1				1100		1300			
	J																	
	Thomas Richard	do.					1	3	1				1600		1900			
	Thomas Sarah Est Geo Thomas	do.					1	2	1				1900		2200			
	Trumble William	do.					1	2	1				1000		1200			
	Thompson Daniel	do.					1	1	1/2				400		400			
	W																	
	Valentine Jon	Turnpike Comp	do.				1		1/6				180		210			
	Valentine Robt	do.					1	5	1/2				1160		1392			
	Valentine John Tereman	John	do.				1		1/4				101		121 20			
	Valentine Geo	do.					1	4	1				1360		1632			
	Vickers Thomas	do.					1	1	1				500		600			
	Vernon George	do.					1	1	1/2				180		210			
							15	24	11	130			12986		15580 20			

1st 414 45 27 30 26472

General List of Lands, Lots, Buildings, and Wharves, owned, possessed, or occupied on the first day of October, 1798; within *The Townships of East Caln & West Whiteland in the County of Chester, the Borough of West Chester* in the STATE of PENNSYLVANIA, excepting only such Dwelling-houses 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									Valuation, as determined by the Principal Assessors including Dwelling-Houses &c. not exceeding One Hundred Dollars in Value.		Rate per Centum of prescribed by the Commissioners.	Valuation as revised and equalized by the Commissioners.		Whole Valuation of Lands belonging to or possessed by one Person.	
					VALUE.		Lands, Lots, &c. exempted from valuation.			Lands, Lots, &c. subject to, and included in, the valuation.			Dollars.	Cents.	Dollars.		Cents.	Dollars.	Cents.	
					Number of Dwelling Houses.	Dollars.	Cents.	Acres.	Perches.	square feet.	Acres.	Perches.	square feet.	Dollars.	Cents.		Dollars.	Cents.	Dollars.	Cents.
1	Anderson Peter	Geo. Mapey	Townships of East Caln & West Whiteland	1	100						35 1/2			302						
2	Beale William		do	"	"						250			6600						
3	Bailey William		do	"	"						123			1267						
4	Brown John Senr		do	"	"						230			6780						
5	Bayers Nicholas		do	"	"						150			1250						
6	Brown Adley		do	"	"						105			660						
7	Baldwin Caleb		do	"	"						300			7550						
8	Buzzard Henry John Jacobs		do	1	20						45			1110						
9	Cuningham Saml		do	"	"						125			3900						
10	Carmen Patrick		do	"	"						40			210						
11	Coates Saml		do	"	"						244			6584						
12	Coates Moses		do	1	20						21 1/2			6276						
13	Cummins Thomas David Williams		do	"	"						20			770						
14	Coates Isaac		do	"	"						225			7100						
15	Downing Joseph Senr		do	1	30						70			3160						
16	Downing Hunt John Downing		do	"	"						83			3656						
17	Downing Richard		do	"	"						80			18240						
18	Davidson James John Edge		do	1	40						65			1590						
19	Downing Joseph Sr		do	1	40						600			17600						
20	Downing Thomas Senr		do	1	30						200			6200						
21	Dunwoody James		do	"	"						150			1150						
22	Davis Joel		do	"	"						40 1/2			718						

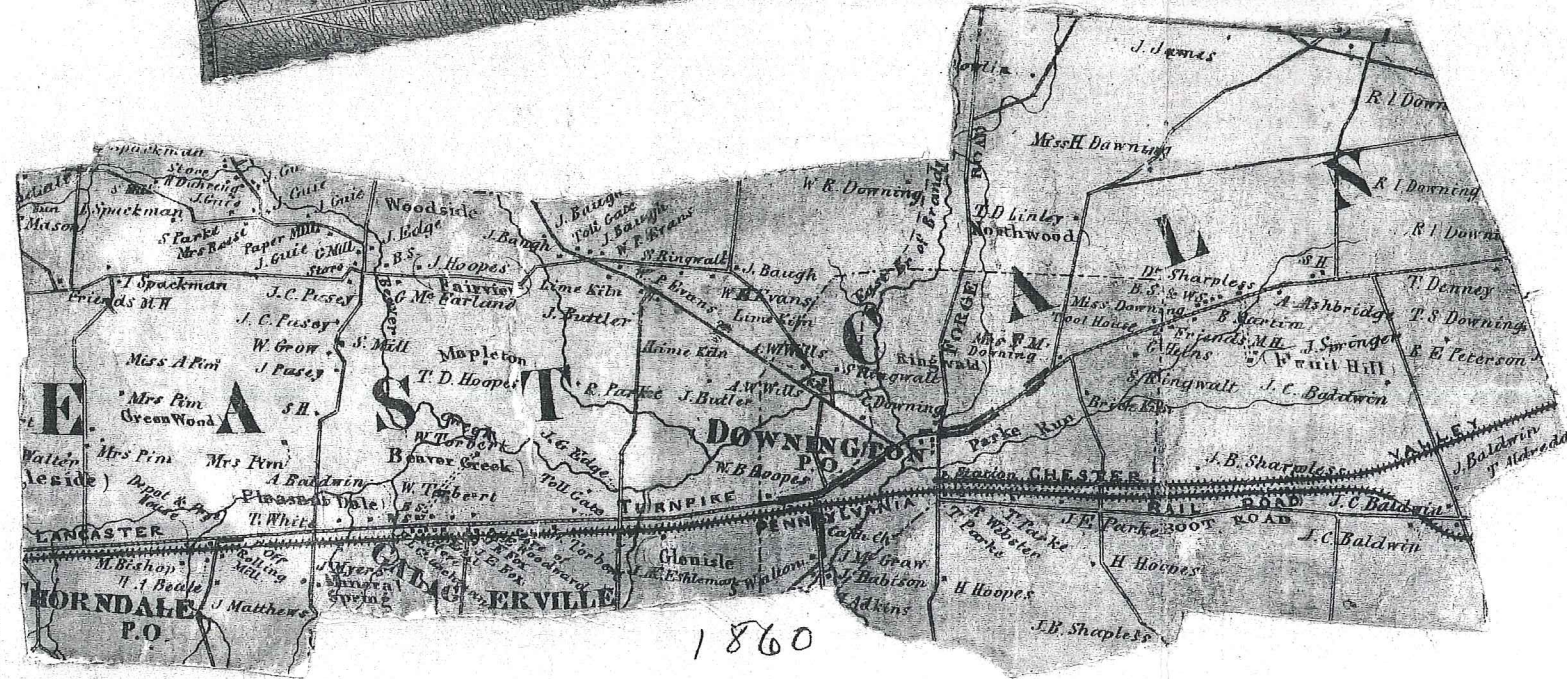
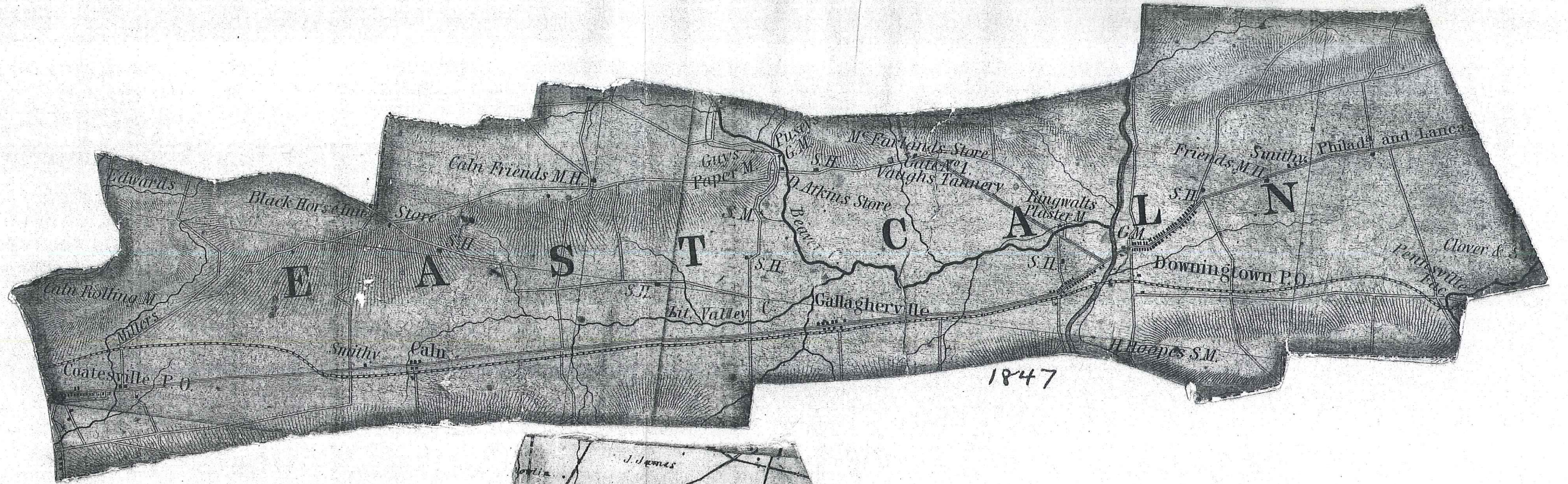
16

19	Downing Joseph	do	1	40	30	600	17600
20	Downing Thomas	do	1	80	30	200	6200
21	Dunwoody James	do				150	1150
22	Dewis Joel	do				40 1/2	748
23	Downing Samuel	do	1			90	4300
24	Edge John	do				230	6600

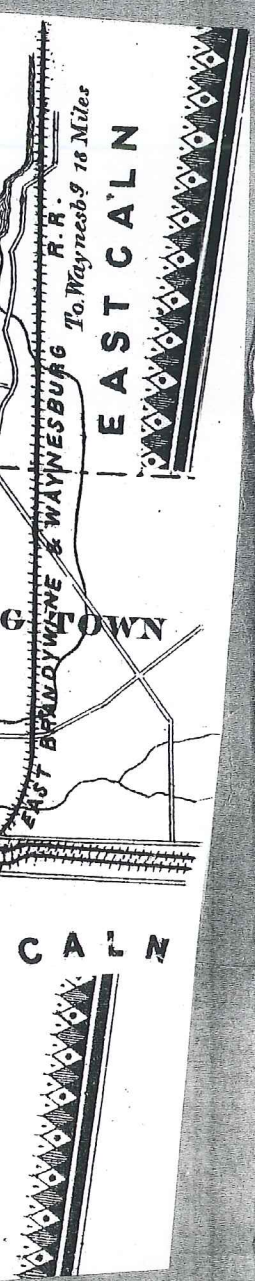
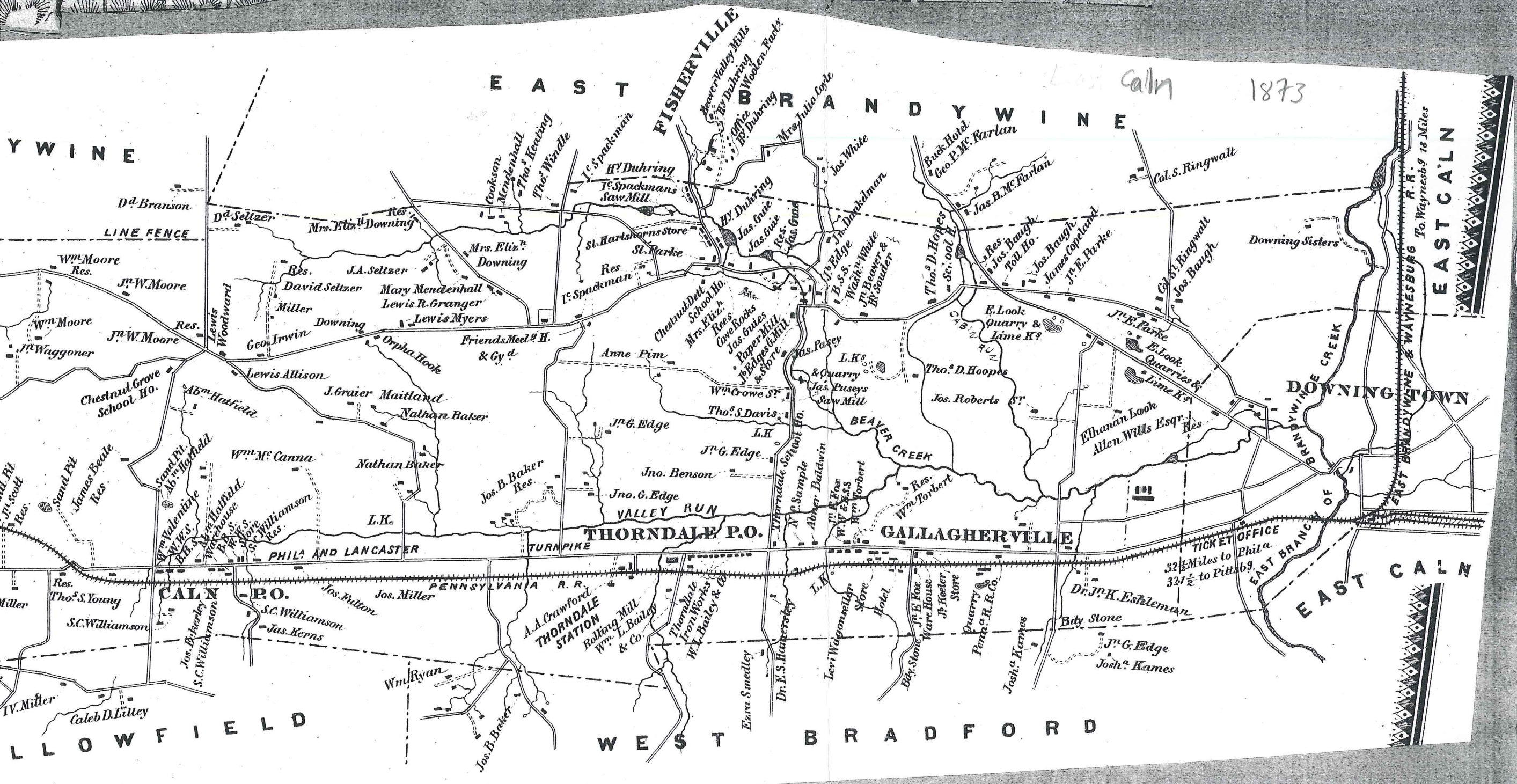
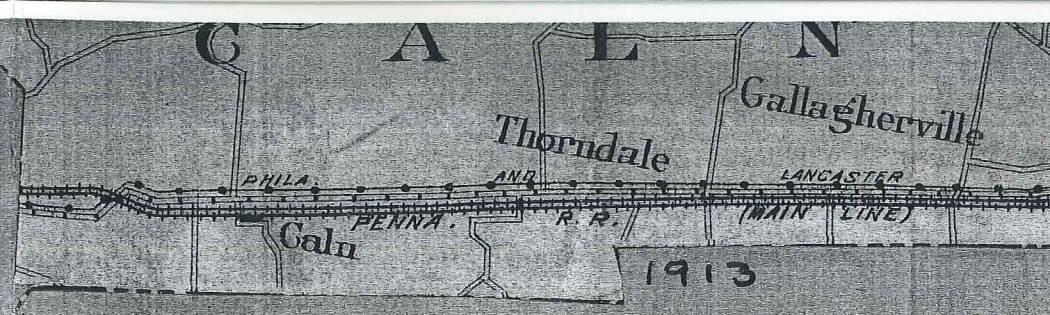
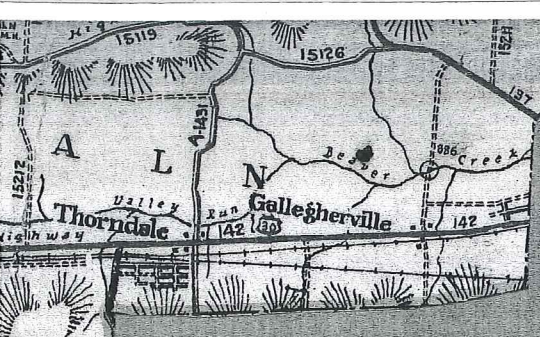
25	Fultz Frederick	do				20 1/2	225
26	Few Benjamin	do				36	257
27	Fleming John	do				99 1/2	2200
28	Fleming Joseph	do	1	10		130	2640
29	Green Thomas	Sam. Hains	do			43	4004
30	Givvin George	do				31	268
31	Gardner Francis	do	1	40		494	10530
32	Gregory John	Geo. Valentine	do	1	20	50	400
33	Gregory John	John Brown	do	1	80	150	3550
34	Gray George	Don. Meredith	do	1	10	90	660
35	Hunt Samuel	do				150	4700
36	High Jacob	Robt Valentine	do			100	3400
37	Hawley Will	do				72	169
38	Himes Thomas	John Lockart	do			45	465
39	Hipple Lawrence	John Jones	do			188	5212
40	Hopps John	do	1	70		260	8700
41	Hopps Geo	do				100	760

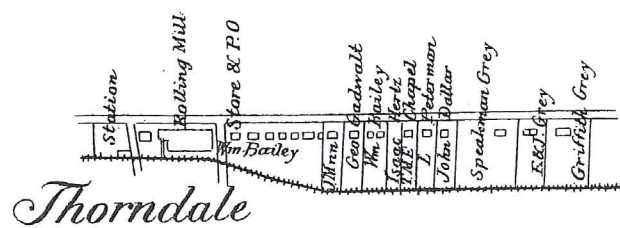
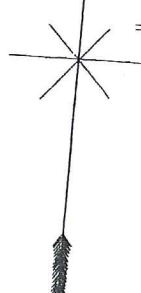
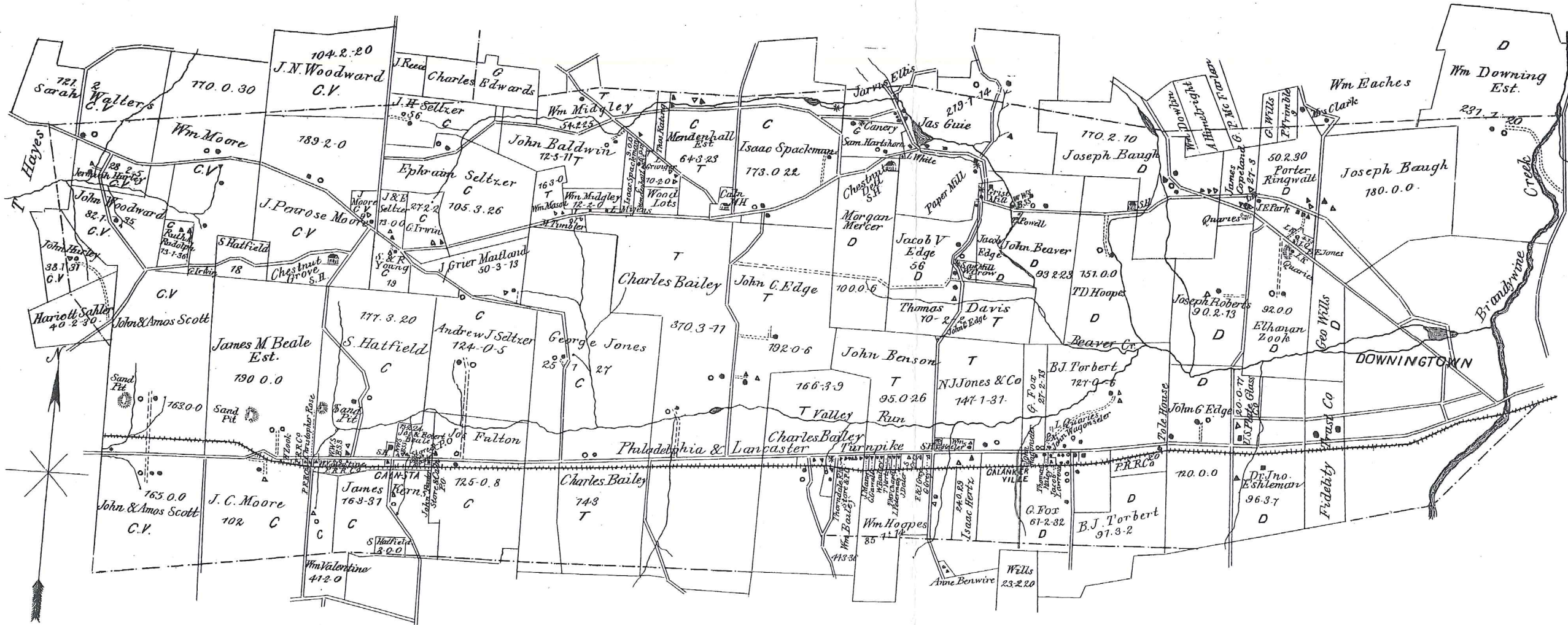
General List of Lands, Lots, Buildings, and Wharves, owned, possessed, or occupied on the first day of October, 1798, within *The Townships of East Caln & West Whiteland in the County of Chester, the District of the 2^d division* in the STATE OF PENNSYLVANIA, excepting only such Dwelling-houses as, with 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.	QUANTITIES OF									Valuations, as determined by the Principal Assessors including Dwelling-Houses &c. not exceeding One Hundred Dollars in Value.	Rate per Centum of Dwelling-Houses &c. prescribed by the Commissioners.	Valuation as revised and equalized by the Commissioners.		Whole Valuation of Lands belonging to or possessed by one Person.				
				Dwelling-houses & Out-houses of a value not exceeding one hundred Dollars.			Lands, Lots, &c. exempted from valuation.			Lands, Lots, &c. subject to, and included in, the valuation.					Dollars.	Cents.	Dollars.	Cents.			
				Number of Dwelling Houses.	VALUE.		Acres.	Perches.	square feet.	Acres.	Perches.	square feet.									
79	Spachman Isaac	" do	"	1	20	"	"	"	"	143	"	"	1787								
80	Louden Jacob	" do	"	"	"	"	"	"	"	181	"	"	3408								
81	Shaspley Nathan	" do	"	1	40	"	"	"	"	165	"	"	5000								
<i>S</i>																					
82	Thomas Rich ^d	" do	"	1	30	"	"	"	"	450	"	"	15300								
83	Thomas Sarah Estate of Geo Thomas dec ^d	" do	"	1	20	"	"	"	"	470	"	"	12720								
84	Trumble Wilson	" do	"	"	"	"	"	"	"	137	"	"	5103								
85	Thompson Daniel	" do	"	"	"	"	"	"	"	73	"	"	571								
<i>D F</i>																					
86	Valentine Robt	" do	"	"	"	"	"	"	"	263	"	"	6708								
87	Valentine Jr. John Foreman	do	"	"	"	"	"	"	"	20	"	"	160								
88	Valentine Geo.	" do	"	"	"	"	"	"	"	98	"	"	3004								
89	Bickers Thomas	" do	"	"	"	"	"	"	"	60	"	"	340								
90	Bernon Geo.	" do	"	"	"	"	"	"	"	90	"	"	710								
<i>W</i>																					
91	Wilson Sam ^l Rich Downing & others in Comp ^y	" do	"	"	"	"	"	"	"	12	"	"	800								
92	Webb James	" do	"	1	30	"	"	"	"	185	"	"	5280								
93	Woodward Tho ^s Thomas Simm	do	"	"	"	"	"	"	"	199	"	"	5424								
94	Mells Wm ^r	" do	"	1	30	"	"	"	"	51	"	"	1220								
95	Walton Wm John Hoopes	do	"	1	60	"	"	"	"	375	"	"	8550								
				1	30																
				1	60																
				1	60																
				1	5																
				1	20																
96	Woolston Charles	" do	"	"	"	"	"	"	"	3	"	"	104								
97	White Hannah	" do	"	"	"	"	"	"	"	"	"	"	"								



East Calm





Thorndale

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

John Reynolds
M. C. James
W. H. ...

County Commissioners

CALN

Scale 100 Perches to the Inch.

- C.V. Coatesville P.O.
- C. Caln P.O.
- T. Thorndale P.O.
- G. Guthrieville P.O.
- D. Downingtown P.O.
- Stone House
- Stone Barn & Outbuildings
- ▲ Frame House
- △ Frame Barn or Outbuilding
- Spring House

23
 parcel thereof, and every appurtenance, and all Deeds Evidence and writings concerning
 the said premises now in the hands or custody of the said William Steel. To have and to
 hold, the said Mesuage, land and Hereditaments, and all and singular the premises
 hereby granted, and conveyed, or mentioned to intended to be granted and conveyed,
 unto the said John Steel his Heirs and assigns, to the only proper use and behoof of the
 said John Steel his Heirs and Assigns forever. And the said William Steel, for him-
 self his Heirs, Executors and administrators doth Covenant, promise and grant, to and
 with the said John Steel his Heirs and assigns by these presents, That he the said John
 Steel his Heirs and Assigns shall and lawfully may from henceforth for ever hereafter
 peaceably and quietly have hold, occupy possess and enjoy, the said land and premises
 abovementioned to be hereby granted with their and every of their appurtenances, free clear
 discharged and sufficiently saved, and kept harmless, of and from all former grants, bar-
 gains Sales Gifts Vouchers Troppments Leases Dower judgments Executions, and of and
 from all other Troubles, charges and incumbrances, whatsoever had made committed done
 or suffered by him the said William Steel, his Heirs Executors, or administrators, or any other
 person or persons lawfully claiming or to claim by form or unless him them or any or
 either of them. In Witness whereof the said William Steel hath hereunto set his
 hand and seal the day and year first above written. Will: Steel
 Signed Sealed and delivered in presence of - Samuel Floyd Evan Evans
 It is remembered, that the above William Steel, came before me, one of the Justices
 for Chester County, and cheerfully Acknowledged the above to be his Act and Deed,
 and desired the same might be recorded. Given under my hand and seal y^e 2^d day
 of November Anno Domini 1779. Evan Evans
 Recorded the 5th day of December 1782 (L)

Deed Robert Valentine, son } This indenture made
 to Robert Valentine Jun^r } the fiftenth day of the ninth month in the year of
 our Lord One Thousand Seven hundred and eighty One BETWEEN Robert Valentine
 of East Caln Township in Chester County in Pennsylvania yeoman of the one part and
 Robert Valentine eldest son and Heir of the said Robert Valentine of the other part.
 Whereas James Mendenhall and Hannah his wife by their indentures of lease and release
 bearing date respectively the twentieth and twenty fifth days of the fifth month 1762
 for the consideration therein mentioned did grant bargain sell and confirm unto the
 said Robert Valentine, the father (also yeoman) Two Tracts or parcels of land, situate lying
 and being in East Caln Township aforesaid. The one Beginning at a white Oak being
 a corner of Joseph Pikes land thence East by William Pims and Romans lands One hundred
 and forty two perches and an half to a post, thence South by Aaron Mendenhalls land seventy
 nine perches to a Black Oak Tree, thence North sixty degrees West Fifty nine perches to a post,
 thence North six perches to a Hickory sapling thence North twenty seven degrees East Thirty three
 perches to a post, by the East side of the creek thence West One hundred and six perches to a
 post near a white oak sapling marked for a corner in the line of Joseph Pikes land,
 thence South by the same land One hundred and forty six perches to the place of Beginning
 containing One hundred and thirteen Acres and One hundred and Seven teen perches
 The other Beginning at a post in Joseph Pikes line near to the said White oak sapling mar-
 ked as a corner, thence South by Joseph Pikes land ninety perches to a corner Stone thence by
 the said Aaron Mendenhalls land six courses and distances (Viz.) East twenty nine perches
 and a half to a Hickory South seventy nine degrees East forty eight perches to a white oak, South
 South nineteen degrees East Eighteen perches to a Black Oak, South forty eight degrees East
 twelve perches to a Chornut South twenty eight degrees East Thirty six perches to a white
 oak, and South three degrees West Twenty six perches to a post near a white Oak at the
 East side of the creek marked as a corner, thence West by the first described Tract
 One hundred and six perches to the place of Beginning containing Fifty Acres and
 One hundred and Six perches Together with a Water Course or Creek with Cattle on the East

described Tract Do hold the said two Tracts or parcels of land and Mill with their appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns Forever, as by the said Indenture may appear. And Whereas Richard Pike of Cork in the Kingdom of Ireland by his Attorney Charles Davis by his Indenture bearing Date the thienty fifth day of January 1743 for the Consideration therein mentioned Did grant bargain sell and confirm unto the said Robert Valentine the Father a certain piece or parcel of land Situate in East Caln Township above said and adjoining to the two Tracts of land above described BEGINNING at a White oak in a line of land of William Pim and at a Corner of Aaron Herdenthalls land Thence by the said Herdenthalls land North two hundred and forty perches crossing a Branch of Cran-dewine to a Chesnut Tree thence East three perches to a White oak Thence North partly by the same land, and partly by Hugh Stalkers land sixty eight perches to a post, thence West by lot N^o 8 One hundred and Ten perches to a Black oak Thence South by Lot N^o 7 Three hundred & eight perches to a post, Thence East by the said land of William Pim One hundred and Seven perches to the place of Beginning containing One hundred and Ninety five Acres, and Eighty three perches and the usual Allowance for Roads and Highways, (This Tract is marked M^o 8 in a General Plan of a large Tract and is part thereof which was granted by Patent, dated the thirtieth day of August 1703 recorded at Philadelphia in Patent book A Vol. 2^d page 576 unto Joseph Pike in fee) Who by Indenture dated the ninth day of March 1711 recorded at Philadelphia in Book F Vol 6th page 1054th granted the same with other land unto Ebenezer Pike in fee who died seized thereof and having first made his last Will and Testament in writing bearing date on or about the nineteenth day of August 1724, devised the premises inter alia unto the above named Richard Pike in fee NOW THIS INDENTURE WITNESSETH That the said Robert Valentine the Father as well for and in consideration of the natural love and affection which he hath and beareth unto the said Robert Valentine the son, as also for the better maintenance support livelihood and preferment of his said Son and in consideration of the sum of Five hundred pounds lawful money of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert Valentine the son upon the sealing and delivery hereof the receipt whereof the said Robert Valentine the Father doth hereby acknowledge ALLW Given Granted Alien Enfeoffed and Confirmed, and by these presents DOth give grant Alien Enfeoff and Confirm unto the said Robert Valentine the son (in his actual quiet Possession and Lawful now being) and to his Heirs and assigns All and Singular those Three Tracts of land by metes and bounds herein before respectively and particularly set forth and described Together with the Water Corn or Grist Mill and also all and singular other their Appurages Tenements Houses buildings Barns Stables Gardens Orchards fields meadows Plantations Saw Mill Dams Ditches Ways Woods Waters Water Courses Fishings Snowings Stackings Huntings rights liberties priviledges improvements Hereditaments and appurtenances whatsoever to the said Three Tracts of land above described, Water Corn or Grist Mill Saw Mill and every of them respectively belonging or in any wise appertaining and the reversions and remainders rents Issues and profits thereof And also All the Estate right Title Interest use possession property claim and demand whatsoever both in law and Equity and otherwise whatsoever of him the said Robert Valentine the Father of and unto the said hereby granted Premises and every part & parcel thereof and all Debt & Writings in his hand & Custody which concerns the same only SO HAVE AND DO HOLD the said three Tracts of land Water Corn or Grist Mill and Saw Mill Hereditaments and premises, hereby given and granted or mentioned so to be with each and every of their appurtenances unto the said Robert Valentine the son and to his Heirs and assigns To the only proper use and behoof of the said Robert Valentine the son his Heirs and assigns for ever, UNLESS the yearly Quitrent or Quitrents accruing for the same to the Lords of the fee thereof AND the said Robert Valentine the Father for himself his Heirs Executors and administrators DOth Covenant grant and agree to and with the said Robert Valentine the son his Heirs and assigns by these presents, That he the said Robert Valentine the son his Heirs and assigns shall and lawfully

23 lawfully may from time to time and at all times hereafter forever peaceably and quietly have hold occupy possess and enjoy the said three Tracts or parcels of land Water Corn or Grist mill & saw mill hereditaments and premises, hereby given and granted or mentioned so to be with their and every their appurtenances, free Clear and fully discharged kept harmless and indemnified of from and against all former and other Gifts grants bargains sales Conveyances Assurances Powers Contracts suits appearances of Suits, and of from and against all former and other Titles whatsoever had done or suffered to be had made or done by the said Robert Valentine the Father his heirs or assigns, or any other person or persons lawfully claiming or to claim by from or under him or them or any of them. In Witness whereof the said parties to these presents have interchangeably set their hands and seals herewith, dated the day and year first above written.

Robt Valentine ~~the~~ Sealed and delivered in the presence of us Thoma Lightfoot Jonathan Valentine Richard Downing Jun: Received the day of the date of the above written Indenture from the above named Robert Valentine the younger the sum of Five hundred pounds, being the Consideration money above mentioned, by me his father Robt Valentine — Witness Present signing Thoma Lightfoot Jonathan Valentine Richard Downing Jun: The first day of June Anno Dom: 1782 before me William Evans Esq: one of the Justices of the Peace for the County of Chester personally appeared Jonathan Valentine and Richard Downing Jun: two of the subscribing Witnesses to the within Indenture and on their Solemn Affirmations according to law did Declare & say that they saw Robert Valentine the Grantor within named, sign, seal, and as his Act and Deed & deliver the within written Indenture for the use therein mentioned and that their names thereunto subscribed as Witnesses are of their own proper hand writing Witness my hand & Seal the day & year aforesaid. W^o Evans ~~the~~ Recorded of Decem: 1782 136 Lines

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

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

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

473 Township of East Calm in the County aforesaid which said tract of land is better and bounded as follows viz. Beginning at a corner in John Dickens line thence S 50 1/2° E. 37.50' to a white oak thence S 35° E 39' thence N 48° E 29.50' thence S 82 1/2° E. 47 perches to a white oak thence S 22 1/2° E. 18' thence S 51 1/2° E. 12' thence South 30° E. 36. 30' to a white oak thence S 1/2° E. 26' to a white oak stump thence S 21 1/4° W. 31.50' thence S 8 1/2° E. 6' thence S 63 1/2° E. 59' thence S 5° E. 11.50' to a stone thence S 45° W. 7' to a stone thence N 5 1/4° E. 103. 30' thence North 36° W. 11.60' to a stone thence North 22° E. to a Logwood thence N 35° W. 15.70' to a white oak thence N 60 1/4° W. 15.10' to a white oak thence S 84 1/2° W. 13.50' to a chestnut oak thence S 63 1/2° W. 3.80' to a hickory thence S 82 1/4° W. 20.40' to a red oak thence N 68 1/4° W. 10' to 4 perches to a white oak thence N 67 1/4° W. 14.50' to a pine thence N 13 1/2° W. 21' to a stone thence N 35 1/2° W. 32.70' to a post thence N 67 1/2° with perches to a peach N 19 1/2° E. 20' to the place of beginning containing fifty acres and fifteen perches more or less with the appurtenances which remained in my hands in sold for want of buyers so that I could not give the monies in the said writ mentioned at the day and place therein contained by the said writ I was commanded and that the residue of the execution of the said writ contained in a certain schedule thereto annexed by which schedule or Inquisition it appears on the oaths & affirmations of the Inquest therein named that the rents issues & profits of the said lands and premises were not of a clear yearly value sufficient beyond all repairs within the space of seven years to satisfy the Debt and damages in the said writ mentioned therefore by a certain other writ of vendition I was issued out of the said Court bearing date the twenty fifth day of February last past, I the said Sheriff was commanded that the said alleaguage lands and premises with the appurtenances so by me seized and taken in execution I should expose to sale and that I should have those monies before the said Judges at West Chester at the Court of Common Pleas there to be held the first Monday in April then next to render to the said Abraham Sharples for his Debt and Damages aforesaid In pursuance whereof the said Sheriff having given due and timely notice of the time and place of sale viz on Monday the twenty sixth day of March in the year of our Lord one thousand eight hundred and four expose the premises aforesaid to sale by public vendue what buy and sold the same to Thomas Downing & Hunt Downing of the township of East Calm in the County aforesaid for the sum of two thousand nine hundred Pounds lawful money of Pennsylvania they being the highest bidders and that the best price bidden for the same. Now know ye that I the said Sheriff for and in consideration of the aforesaid sum of two thousand and nine hundred Pounds lawful money of Pennsylvania to me in hand paid by the said Thomas Downing and Hunt Downing at and before the executing and delivery hereof the receipt whereof I do hereby acknowledge have granted bargained and sold and by these presents according to the directions of the said last recited writ by force and virtue thereof

Do Grant bargain and sell unto the aforesaid Thomas Downing and
 Hunt Downing their heirs and assigns as tenants in common all that said
 messuage and plantation or tract of land situate in the township aforesaid
 bounded and described as aforesaid containing fifty acres and fifty six
 perches more or less Together with all and singular the buildings and
 improvements Rights members and appurtenances whatsoever thereto
 belonging or in anywise appertaining and the Reversions and remain-
 -ers Herits issues and profits thereof and also all the Estate Right title
 Interest property claim and demand whatsoever of him the said
 Robert Valentine deceased or his representatives or in to or out of the
 same To have and to hold the said messuage and plantation or tract
 of land here before mentioned and described Hereditably and
 Premises hereby granted or mentioned or intended to be with the ap-
 -purtenances unto the said Thomas Downing and Hunt Downing
 their heirs and assigns equally to be divided between them as tenants in
 common to their only just heirs and behoof forever for such
 Estate and under such faults and conditions as the said Robert
 Valentine deceased or and immediately before his decease and the heirs
 and legal representatives of the said Robert Valentine at and im-
 -mediately before the taking thereof in execution had and held the
 same according to the form and effect of the laws and Statutes
 of this Commonwealth in such case made and provided In witness
 whereof I the said Sheriff have hereunto set my hand and Seal
 Dated the third day of April in the year of our Lord one thousand
 eight hundred and four Melton ~~Sherriff~~ Seated Delivered
 in the presence of His Justice Dardington Tho. Radick The
 within Deeps Poll was duly acknowledged in open Court by the with-
 -in named James Ketton Esquire high Sheriff of Chester County at a
 Court of Common pleas held the 1st at West Chester the third day of April
 1804. In Testimony whereof I have hereunto
 affixed the seal of said Court at West Chester the day
 and Year aforesaid Daniel Grester Sect.
 Recorded April 9th 1804.

C. C. C. Seal

* Deeds Coll
 James Ketton Esq } To all People to whom these presents shall
 Roger Kirk } come James Ketton Esquire high Sheriff of the
 County of Chester in the Commonwealth of Pennsylvania hereby certifying
 Whereas by a certain writ of Levari facias issued out of the Court of Com-
 -mon pleas of the County of Chester bearing date the twenty fifth day
 of February last past I was commanded that without any
 other writ of the lands and Tenements of Jacob Brown late of the
 County aforesaid deceased in my backward part with certain tract or
 tenement of land Situate in the township of West Nottingham
 called "CARPENTERS HALL" containing one hundred and twenty nine
 acres more or less should to be made and sold in well certified
 of ninety three pounds sixteen Shillings and two pence and the
 Interest thereon accrued which Roger Kirk assignee of Sarah
 Armstrong lately in our County Court of Common pleas before our
 Judges at West Chester recovered against Elizabeth Brown and
 William Brown Executors of the said Jacob Brown deceased as abo-
 -ve seventy two Shillings which to the said Roger Kirk assignee as aforesaid
 in our same Court were adjudged for his Damages which he sustained

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

John Roberts Seal

sealed & delivered in the presence of us Saml. Miller Mary Miller
 Received the day of the date of the above written Indenture of and from the a-
 bove named Hunt Downing one thousand dollars being the full consideration
 money above mentioned Received per John Roberts Witness us
 Saml. Miller Mary Miller Before me the subscriber one of the Justices of
 the Peace in & for the county of Chester personally came the above named John
 Roberts and acknowledged the above written Indenture to be his act & deed
 in due form of law and desired the same as such might be recorded I test
 my hand whereof I have hereunto set my hand and seal the Nineteenth day of
 May Anno Domini eighteen hundred and twenty one Saml. Miller J.P.

Recorded April 23rd 1822

Deed of Release
 Thomas Downing dead
 to
 Hunt Downing

To all People

In whom these presents shall come Thomas Downing farmer of the Township of East Caln in the county of Chester & State of Pennsylvania and Sarah his wife send greetings. Whereas James Miller Esq. High Sheriff of the County aforesaid by Deed Roll bearing date the third day of April in the year one thousand

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182 eight hundred and four duly executed under hand and seal for the consideration therein mentioned did by virtue of a writ of rendition Exponas therein recited Grant and confirm unto the said Thomas Downing and Hunt Downing and to their heirs and assigns. A certain Messuage plantation and tract of land with a Merchant Mill thereon erected bounded and described as follows by Beginning at a corner in Mr. Pickings line thence S 50 1/2 East 37.5 p to a white oak thence S 35 E 38 p thence ^{N 55 E 29 5/8 p} S 53 1/2 E 47 p to a white oak thence S 22 1/2 E 18 p thence S 51 E 13 p thence S 30 E 36 p to a white oak thence S 7 E 26 p to a white oak thence S 21 1/2 W 31.5 p thence S 37 E 6 p thence S 63 E 59 p thence S 5 E 11.5 p to a Stone thence S 83 W 79 p to a Stone thence N 5 1/2 W 103.8 p thence N 86 W 16 p to a Stone thence N 7 1/2 W 22 p to a Dogwood thence N 35 W 15 1/2 p to a white oak thence N 64 1/2 W 15 1/2 p to a white oak thence S 89 1/2 W 13.5 p to a Chesnut oak thence S 63 1/2 W 8.5 p to a Hickory thence S 82 1/2 W 20.5 p to a red oak thence N 88 1/2 W 10.8 p to a white oak thence N 67 1/2 W 14.5 p to a Gum tree thence N 13 1/2 W 21 p to a Stone thence N 35 1/2 W 32.7 p to a post thence N 67 1/2 W 14 p to a Buck thence N 19 1/2 E 20 p to the place of beginning containing fifty acres and fifteen perches more or less with the appurtenances bounded by lands of John Pickings John Hoopes & John Mendenhall situate in the Township of East Calver of the said To hold the same to the said Thomas and Hunt Downing their heirs and assigns forever according to the act of Assembly in such case made and provided as by the said said Poll duly acknowledged and remaining among the records of the Court of Common Pleas for the County aforesaid Now know ye that the said Thomas Downing and Sarah his wife for and in consideration of the sum of fourteen hundred and fifty pounds lawful money of the State aforesaid to them in hand paid by the said Hunt Downing before the sealing and delivery hereof the receipt whereof is hereby acknowledged and then of do acquit and forever discharge the said Hunt Downing his heirs and assigns by these presents Have granted bargained sold released and confirmed and by these presents Do grant bargain sell release and confirm unto the said Hunt Downing and to his heirs and assigns All the Estate Share dividend right title Interest property claim and demand whatsoever of them the said Thomas Downing and Sarah his wife both at law and equity or otherwise whatsoever of into or out of all the above described Messuage Mill and Plantation or tract of fifty acres and fifteen perches of land more or less with the appurtenances together also with all and singular the other improvements rights liberties privileges and appurtenances thereunto belonging or in anywise appertaining and the reversions and remainders rents issues and profits thereof To have and to hold all and singular the premises hereby revised and released or mentioned and intended so to be with the appurtenances unto the said Hunt Downing his heirs and assigns to the only proper use and behoof of the said Hunt Downing his heirs and assigns forever So that neither the said Thomas Downing and Sarah his wife nor their heirs nor any other person or persons who sever lawfully claiming or to claim by from or under them or any of them shall or may at any times or times hereafter have claim Challenge or demand any estate right title or Interest of into or out of the above described Messuage Mill and plantation or tract of fifty acres of land more or less hereditaments and premises hereby revised and released or mentioned or intended so to be with the appurtenances or any part or parcel thereof But none of any other person shall and will utterly be excluded and forever debarred by these presents In Witness whereof the said Thomas Downing and Sarah his wife have hereunto set their hands and seals the twenty fourth day of November in the year one thousand eight hundred and six Sealed and Delivered in the presence of us
 Robert Miller Isaac Downing
 Thomas Downing Seal
 Sarah Downing Seal
 Received the day of the date of the above written release of the above named Hunt Downing the sum of fourteen hundred and fifty pounds being the consideration

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

Joseph Richardson
To
Jacob Bussey

This Indenture

I Made this fifth day of April Anno Domini one
thousand eight hundred and twenty six Between
Joseph Richardson of Kennett Township, Chester County and State of Pennsy-
lvania & Susanna his wife of the one part and Jacob Bussey of Christiana Hun-
dred, Newcastle County, and State of Delaware of the other part Witnesseth
that the said Joseph Richardson and Susanna his wife for & in consideration
of the sum of six hundred dollars lawful money of the United States to them
well and lawfully paid by the s^d Jacob Bussey as or before the sealing & delivering thereof the
receipt whereof is hereby acknowledged have granted bargained sold release
and confirmed and by these presents do grant bargain sell release and confirm
unto the said Jacob Bussey his heirs and assigns all the following described tract
or lot of land situate in Kennett Township aforesaid and bounded as follows
Beginning at a post corner of s^d Joseph Richardson's land thence by a meadow
of marked trees South four degrees East forty five tenth perches to a post in a line
of Robert Sarnburn thence North Eighty three & three fourth degrees East twenty five
& four tenth perches to a post corner of s^d Richardson's land thence North forty
and half degrees West forty two & nine tenth perches and South seventy five and half de-
grees West twenty five & three tenth perches to the place of beginning containing
six acres & eighty perches of land to be the same more or less (being part of a tract of
land which the orphan's court for Chester County held at West Chester the 1st day
of May 1820 adjudged to the aforesaid Joseph Richardson and entered on Docket
No 13 page 126 for s^d orphan's court reference thereto being had will more fully
appear) together with all and singular the improvements rights privileges
hereditaments & appurtenances whatsoever thereunto belonging & the reversions &
remainders rents issues & profits thereof also all the Estate right title interest claim de-
mande whatsoever of in & to the same and likewise the privilege of a good cart
or waggon way from the said premises through the lands of s^d Joseph Richar-
dson to the public highway joining the west end of s^d Richardson's land with
liberty to pass and repass at any and at all times without molestation to & from
s^d tract of land. Be this s^d Jacob Bussey or any for him to pass in such manner
as to do the least possible injury to the s^d Richardson's premises at all times
closing the gate or putting up the bars (as the case may be) so have and hold
the above described tract of land and the appurtenances hereby granted unto
and for the only proper use & behoof of him the said Jacob Bussey his heirs and
assigns forever & the said Joseph Richardson & Susanna his wife do further
covenant and agree for themselves & their heirs to warrant & forever defend
the above bargained premises unto the s^d Jacob Bussey his heirs and assigns
against all persons whatsoever claiming the same or any part thereof In
Witness whereof the said Joseph Richardson & Susanna his wife have
hereunto set their hands & seals the day and Year first above written //

Deed Book
U-3 Volume 68 p 181

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

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

(This indenture was not recorded till after the one on page 617)

Deeds

Hunt Downing

To Joseph M. Downing

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

Whereas James Keelton Esquire High Sheriff of the County of Chester aforesaid by his deeds full duly executed and acknowledged in open court bearing date the third day of April Anno Dom 1808 and recorded in the office for Recording Deeds in and for the County of Chester in Deed Book B B 2, Vol 16 Page 472 did grant and convey a certain messuage plantation or tract of lands with a Merchant Mill erected thereon situate in the township of East Oak (Beginning at a corner in John Bickings line thence south fifty degrees and an half east thirty seven perches and an half to a white oak thence south thirty five degrees east thirty eight perches thence North eighty eight degrees east twenty nine perches and five tenths thence south eighty two degrees and an half east forty seven perches to a white oak thence south twenty two degrees and an half east eighteen perches thence south fifty one degrees and an half east twelve perches thence south thirty degrees east thirty six perches and eight tenths to a white oak thence south half a degree east twenty six perches to a white oak stump thence south twenty one degrees and a quarter west thirty one perches and five tenths thence south three degrees and an half east six perches thence south sixty three degrees

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and an half east fifty nine perches thence south five degrees east eleven perches and five tenths to a stone thence south eighty five degrees west seventy nine perches to a stone thence north five degrees and a quarter east one hundred and three perches and eight tenths thence north eighty six degrees west sixteen perches to a stone thence north twenty two perches to a dog wood thence north thirty five degrees west fifteen perches and seven tenths to a white oak thence north sixty nine degrees and a quarter west fifteen perches and four tenths to a white oak thence south eighty nine degrees and an half west thirteen perches and five tenths to a chestnut oak thence south sixty three degrees and an half west eight perches and eight tenths to a hickory thence south eighty two degrees and a quarter west twenty perches and four tenths to a red oak thence north sixty eight degrees and a quarter west ten perches and eight tenths to a white oak thence north sixty seven degrees and a quarter west fourteen perches and five tenths to a Gum thence north thirteen degrees and an half west twenty one perches to a stone thence north thirty five degrees and an half west thirty two perches and seven tenths to a post thence north sixty seven degrees and an half west fourteen perches to a beach thence north nineteen degrees and an half east twenty perches to the Beginning containing fifty acres and fifteen perches (more or less) to Thomas Downing & Hunt Downing their heirs and assigns in fee as tenants in common. And whereas the said Thomas Downing and Sarah his wife by their deeds of Release duly executed bearing date the fourth day of November Anno Dom 1806 and Recorded in the office for recording deeds in and for Chester County in Book N. 3. Vol 68. Page 184 for the consideration therein mentioned did grant and convey all the estate share dividend right title interest property claim and demand of them the said Thomas Downing and Sarah his wife of in to or out of the above message plantation and tract of land and Merchant Mill thereon erected above recited and described unto the said Hunt Downing his heirs and assigns in fee. And whereas Isaac Spackmans by deed duly executed and dated the twenty fourth day of May Anno Dom 1803 recorded in the office for recording of Deeds in and for the County of Chester in Book N. 3. Vol 68. Page 184 for the consideration therein mentioned did grant unto the said Hunt Downing his heirs and assigns in fee all that certain piece or parcel of land situate in the township of East Caln aforesaid bounded and described as follow. Beginning at a post on the south side of the road in the line of lands late of Robert Valentine and along the south side of said road leading to Caln Meeting house south eighty three degrees and an half west sixty nine perches to a post and by other part of said tract south four degrees east twenty one perches and six tenths to a post in the line of Thomas Sims land and by the same north eighty five degrees east sixty nine perches and three tenths to a white oak and by lands of said Valentine north four degrees and an half west twenty three perches to the Beginning containing nine acres and eighty seven perches more or less to hold to the said Hunt Downing his heirs and assigns forever. And whereas Thomas Vickers and Gemima his wife and John Vickers and Abigail his wife by deed duly executed bearing date the ~~twelfth~~ tenth day of the fourth month Anno Dom 1811 and recorded in the office for recording deeds in and for the County of Chester in Book N. 3. Vol 68 Page 295 did grant and confirm for the consideration therein mentioned all these two certain pieces or parcels of land situate partly in the township of Brandywine and partly in the township of East Caln unto the said Hunt Downing his heirs and assigns in fee. The one begins at a stone thence by lands of the said Hunt Downing north eighty seven degrees east thirty one perches and one tenth to a stone and south eighty two degrees east forty eight perches to a white oak and thence the same course continued by a line dividing this from the residue of Thomas and John Vickers lands four

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

contiguous and partly adjoining tracts of land above described or mentioned or intended to be with the appertenance unto the said Joseph etc. Downring his heirs and assigns against him the said Hunt Downring and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him or them shall and well warrant and forever defend by these presents.

In witness whereof the parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written. - Hunt Downring & Deborah Downring Sealed and delivered in the presence of us. E. Bradley Saml. Miller. - Received the day of the date of the above written indenture of and from the above named Joseph M. Downring one Dollar the monied consideration above mentioned in full. Hunt Downring Witness E. Bradley Saml. Miller Chester County Pa. Before me the subscriber one of the justices of the peace in and for Chester County personally appeared the above named Hunt Downring and Deborah his wife and acknowledged the above indenture to be their act and deed in due form of law to the intent the same may be recorded as such according to law. The said Deborah being of full age and separately and apart from her husband by me examined and the full contents of the above Deeds being by me first made known to her and upon such said separate examination she declared that she voluntarily and of her own free will and accord signed sealed and delivered the above deed without any compulsion or constraint from him her said husband. In testimony whereof I have hereunto set my hand and seal this twenty second day of December in the year of our Lord one thousand eight hundred and thirty one 1831. Saml. Miller

(Recorded May 14 1832)

x Deed

David Morrison et al. To George Kimblet Enoch P. Hoopes

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

Amo-Domine 1835. before me
 and for said County of the above named John Yeager and William Conroy and latter
 her wife and acknowledge the above written Indenture to be their act and deeds
 and desired that the same might be recorded as such according to law. The said father
 being of full age and by me duly examined, separate and apart from her said husband
 and the contents thereof being first made known to her said husband and declared that she did volun-
 tarily and of her own free will and accord seal and assent her act and deed therein. The said
 Indenture without any coercion or compulsion of her said husband. In testimony
 whereof I have hereunto set my hand and seal the day and year above written.
 (Recorded April 6th 1835) Sampson Davis (Notary)

Died
 Joseph M. Downing et ux
 to
 Thomas Steele Esq

This Indenture made the thirty first day of March in
 the year of our Lord One thousand eight hundred and
 thirty five Between Joseph M. Downing of the town-
 ship of West-Middleton in the County of Chester and
 State of Pennsylvania and Grace his wife of the one part And Thomas Steele of the
 town ship of East-Calen in the County of Delaware and State aforesaid of the other part
 Whereas Joseph M. Downing and Deborah his wife by deed dated the twenty second day
 of December A.D. 1831 and recorded in the Office for recording deeds of Chester Coun-
 ty in Book B. vol. 77 page 610 did grant and convey unto John and Emma D. First and Meta Mill with
 the appurtenances and sundry tract and parcels of lands with their appurtenances
 unto the said Joseph M. Downing, his heirs and assigns in fee And whereas Joshua
 Hunt executor of the last will and testament of Abraham Roman late of the town-
 ship of East-Calen by deed dated the twenty eighth day of March A.D. 1833
 and recorded in the Office for recording deeds in and for the County of Chester in
 Book vol. page did grant and convey unto Joseph M. Downing a tract
 or parcel of land situate in the township of East-Calen his heirs and assigns in fee
 Now this Indenture witnesseth that the said Joseph M. Downing and Grace his
 wife for and in consideration of the sum of eight thousand five hundred and sixty
 six dollars lawful money of the United States of America unto them in hand well and
 truly paid by the said Thomas Steele Esq. at and before the sealing and delivery
 hereof the receipt whereof they do hereby acknowledge and thereof do acquit and per-
 ever discharged the said Thomas Steele Esq. his heirs executors and administrators by
 these presents have granted bargained sold aliened or conveyed released and confir-
 med land by these presents do grant bargain sell alien or convey release and confirm
 unto the said Thomas Steele Esq. and unto his heirs and assigns All those three certain
 tracts and parcels of lands situate in the township of East-Calen bounded and described
 as follows This one on which the buildings and Palmetto stands Begins at a stone a cor-
 ner of land of the heirs of Robert Walton line thence South seven degrees West One hundred
 and three perches and eight tenths and North eighty seven degrees and three quarters East
 twenty five perches and two tenths to Davis Hoopes line and by the same North three degrees
 and a half West eleven perches and two tenths to a knot line and North twenty one degrees
 and a half West fifty nine perches and North one degree and a half West six perches and
 North twenty degrees and a quarter East thirty two perches and North twenty seven and a
 half degrees West twenty two perches to the middle of a road and along the same
 North eighty seven degrees West four perches and North thirty eight degrees East four
 ten perches and two tenths and North thirty two degrees West twenty nine perches and
 two tenths and North fifty seven degrees and a half West fifteen perches thence by
 other land of the said Joseph M. Downing South fifty nine degrees West twenty
 five perches and five tenths and South twenty seven degrees East four perches and
 three tenths and South two degrees West twenty two perches and South eighty five
 degrees and a half East twenty four perches to the Beginning containing twenty eight
 acres and twelve perches more or less The other tract Begins at a post on the south
 side of the Road in the township of East-Calen in the line of land late of Robert Walton
 and along the south side of said Road leading to Caln meeting house South
 eighty three degrees and a half West fifty nine perches to a post and by other

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part of said tract South four degrees East twenty one perches and six lenth to a post in Thomas
Pon's line and by the same also the eighty five degrees East eighty nine perches and three lenth to
a white oak and by land of said Bulontine North four degrees and a half West twenty three
perches to the place of Beginning containing nine acres and eighty seven perches of land more
or less The other lot situate in East town between the turnpike and Rail Road Begins
in the middle of the turnpike road thence one the line of John Pon's lands South three
degrees and a half East twenty perches to the middle of the Rail Road and along the
same North eighty four degrees East four perches and by other lands said Downing North three
degrees and a half West twenty perches to the middle of the turnpike aforesaid ends along the same
South eighty four degrees West four perches to the Beginning containing half an acre of land
more or less Also the right and privilege of the Head Race of said Mill as far as the
Dam and one perch in width on each side of said Race up to the dam to pass and pass
upon and down a pipe for the purpose of cleaning and repairing the said dam and the right and
privilege of the dam to be raised and to be raised and to be raised and to be raised and to be raised
two feet above the water in said Race so as to answer all the purposes of said Mill and to
draw upon the lands of the said Joseph M. Downing at all times for the purposes obtaining
sand gravel or stone for the purpose of building rebuilding or repairing said dam and Race
taking such material as not in use and doing as little damage as may be in getting the
same and it is further covenanted between said parties that the waste way of the paper
mill race is to be and remain where it is now used and not elsewhere together with
all and singular the houses and buildings thereon erected Brit Mill and all its fix-
tures and every other matter thereto belonging Head Race and Dam and
Waste way and other way, water courses, rights, liberties, privileges, her-
editaments and advantages whatsoever thereto belonging or in any wise appertaining
And the heirs, assigns and Remains and rents, issues and Profits thereof And also all the
estate right title interest claim and demand whatsoever of them the said Joseph M.
Downing and Grace his wife or their heirs or in to or out of the same to have and to
hold the said three above described tracts or parcels of land Brit Mill with all
its fixtures Head Race and one perch in width on each side thereof as far up as the
Dam and right of the dam and right to build and raise the dam two feet in height above
the water in said Race and rebuild and repair the said Dam and Head Race and getting
and taking materials therefor from the lands of the said Joseph M. Downing as above de-
scribed from time to time forever doing as little damage to the property of the said Joseph
M. Downing as the saving requires as well as the water waste way of the paper mill to be
and remain where it is now and not elsewhere to the said Thomas Steele Jr. his heirs and
assigns to the only proper use and behoof of the said Thomas Steele Jr. his heirs and assigns
forever and the said Joseph M. Downing for himself and his heirs, executors and administrators
doth covenant grant and agree to and with the said Thomas Steele his heirs and assigns
that he the said Joseph M. Downing the said three parcels of land above described and
buildings thereon erected Brit Mill and all its fixtures Head Race and one perch on each
side thereof to the dam and dam and to build rebuild and repair the same and to raise
said dam two feet above the water in the Race and to repair said Head Race and to
enter upon and pass and repair on the land of the said Joseph M. Downing and to get
materials for the same and the water waste way of the paper mill hereditaments and
privileges hereditaments and appurtenances so to be with the appurtenances unto the
said Thomas Steele Jr. his heirs and assigns against him the said Joseph M. Downing
and his heirs and against all and every other person or persons whomsoever lawfully
claiming or to claim by from or under them a them shall and will warrant and save
defends by these presents In witness whereof the parties hereunto have in the presence of their
hands and seals the day and year first above written Jos. M. Downing
Sealed and delivered in the presence of us
Geo. W. Callanan Sub. J. Downy
Received the day of the date of the above and before of and from the above named
Thomas Steele the consideration money above mentioned in full Jos. M. Downing
Witness Chester County ss
Be it remembered that on the thirty first day

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

(Recorded April 5 1835)

Deeds
 Isaac Stubbs Wife
 to
 Edward Wall

This Indentment made the sixteenth day of March in the year of our Lord and Kings eight hundred and thirty five Between Isaac Stubbs of the township of Upper West in the County of Chester and State of Pennsylvania yeoman and Sarah A. his wife of the one part and Edward Wall of the township of Upper West in the County and State of Pennsylvania of the other part. It sheweth that the said Isaac Stubbs and Sarah A. his wife for and in consideration of the sum of One hundred and ninety eight dollars and twenty five cents to them in hand paid by the said Edward Wall at and before the executing and delivering hereof the receipt whereof they do here by acknowledge and being acquit and forever discharged the said Edward Wall his heirs executors & administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Edward Wall and to his heirs and assigns All that lot or parcel of land situate in the township of Upper West of a certain bounded & described as follows Beginning at a stone on the corner hereinafter along the same and by Edward Wall's land North eighty seven degrees and one half East thirty seven perches & three tenths to a post thence bearing Manah line & by John Starns land North eight degrees and one half East thirty two perches and eight tenths to a post thence by Isaac Stubbs other lands of which this was a part North seventy five degrees and three quarters West forty six perches to a post in a line of Robert Smith's land thence by the same South three degrees East fifty five perches and three tenths to the place of Beginning containing more or less three quarters and thirty perches street measure to the same more or less. It being a part of the same land and premises which William Thatcher and Deborah his wife by deed dated 20th of March A.D. 1833 for the consideration therein mentioned did grant and confirm to the said Isaac Stubbs and to his heirs and assigns forever. Recorded in the Recorder's Office of Chester County in Deed Book G 4 Vol 79 Page 231 &c. To together with all and singular other the buildings improvements ways roads waters rights liberties privileges hereditaments and appurtenances whatsoever therunto belonging or in any wise appertaining and the revenues and Rents and profits thereof and also all the estate right title interest property claim and demands whatsoever of them the said Isaac Stubbs and Sarah A. his wife in law or equity or otherwise howsoever or in or out of the same. To have and to hold the said lot or parcel of more or less three quarters and thirty perches more or less of land hereditaments and premises here by granted or mentioned or intended so to the with the appurtenances unto the said Edward Wall his heirs and assigns to the only proper use and behoof of the said Edward Wall his heirs and assigns forever. And the said Isaac Stubbs and Sarah A. his wife and their heirs the above granted and described premises with the appurtenances against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof by from a under them or any or either of them the said Edward Wall his heirs and assigns shall and lawfully warrant and forever defend by these presents. In witness whereof the said Isaac Stubbs and Sarah A. his wife have hereunto set their hands and seals dated the day and year first above written sealed and delivered in the presence of Edward Wall Robert Wall & Isaac Stubbs (Seal)

Recorded on the day of the date of the above written Indentment (Sarah A. Stubbs Seal)
 of and from the above named Edward Wall the sum of One hundred and ninety eight dollars and seventy five cents
 the consideration expressed in full Witness present Andrew Wall & Isaac Stubbs
 Edw Wall

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premises hereby granted, mentioned, and intended, so to be with the
 appurtenances unto the said Samuel Morris Jr. his heirs and assigns to
 and for the only proper use, and behoof of the said Samuel Morris Jr.
 his heirs and assigns, forever. And the said Joel Thompson, for himself
 his heirs, executors and administrators doth by these presents, covenant,
 grant and agree to and with the said Samuel Morris Jr. his heirs
 and assigns that he the said Joel Thompson, and his heirs, all and
 singular the hereditaments, and premises herein above described,
 and granted or mentioned, and intended, so to be with the appurten-
 ances unto the said Samuel Morris Jr. his heirs and assigns against
 him, the said Joel Thompson and his heirs, and against all and every
 other person or persons whomsoever lawfully claiming, or to claim
 the same, or any part thereof, shall, and Writ, Warrant, and forever
 defend. In Witness whereof the said parties to these presents have
 hereunto interchangeably set their hands, and seals dated the
 day and year first above written.

Subscribed and delivered in the presence of us
 John W. Thomas Esq. Evan B. Carty
 Joel Thompson (seal)
 Rachel Thompson (seal)

Chester County Pa. Be it Remembered that on the Eighteenth day of
 November Anno Domini one thousand eight hundred and thirty
 seven before me the subscriber, one of the Justices of the Peace in and
 for the said County of Chester, said the above named Joel Thom-
 pson & Rachel his wife said, acknowledged the above Indenture to be
 their act and deed, and desired that the same might be Recorded, as usual
 according to law. The said Rachel being of full age, and by me duly
 examined, separately and apart from her said husband, and the contents
 thereof being first made known to her, declared that she did volun-
 tarily and of her own free will, and accord, seal and as her act and deed
 deliver the said, the said Indenture, without any coercion or compulsion
 of her said husband. In Testimony whereof I have hereunto set my
 hand, and seal the day and year aforesaid. John W. Thomas (seal)

(Recorded April 6, A.D. 1838)

Deed
 Daniel H. Beaver & wife
 To
 Davis Cooper

This Indenture made ^{the} twenty sixth day of
 March in the year of our Lord one thousand
 eight hundred and thirty eight, Between
 Daniel Chester Beaver of the Township of
 East Calm County of Chester and State of

Pennsylvania, and Hannah his wife, of the one part and Davis
 Cooper of the Township, County and State aforesaid, German of
 the other part. Witnesseth that the said Daniel Chester Beaver
 and Hannah his wife for and in consideration of the sum
 of seven hundred and twenty six dollars Dollars to them
 in hand paid by the said Davis Cooper, at and before the
 sealing and delivery hereof the receipt whereof they do hereby
 acknowledge, and thereof acquit and forever discharge the
 said Davis Cooper, his heirs, executors, and administrators
 by these presents, have granted, bargained, sold, aliened,
 conveyed, released and confirmed, and by these presents
 do grant, bargain, sell, alien, convey, release and confirm
 unto the said Davis Cooper, and to his heirs and assigns
 all that certain Messuage Blacksmith shop and lot of land, situated in the
 Township of East Calm and County of Chester aforesaid bounded and described as follows, to wit:

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and, as her act, and deed, deliver the said Indenture, with its copy, to her, in the presence of her said husband, and in testimony whereof I have hereunto set my hand, and seal, the day and year above written. Same, Miller (party)
(Recorded April 6, A.D. 1828)

Deed
Jacob Mc Afee wife
Joseph Snyder
Pamphillanna (Yeoman), and Hannah Lisa, wife of the one part,
and Joseph Snyder of the Township, County, and State aforesaid, Yeoman of the other part, Witnesseth that the said Jacob Mc Afee, and Hannah Lisa, wife, for and in consideration of the sum of thirty one hundred and eighty dollars, lawful money of the State aforesaid, to them in hand paid by the said Joseph Snyder, and and before the sealing and delivery hereof the receipt and payment whereof they do hereby acknowledge, and thereof acquit and forever discharge the said Joseph Snyder, his heirs, executors, and administrators by these presents have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said Joseph Snyder, and to his heirs and assigns all that certain Messuages or tenement, and tract of land situated in the township of Charlestown aforesaid bounded and described as follows: Beginning at a stone at a corner of John Snyders land thence north forty one degrees and three quarters East eighty three perches to a heap of stones at a water course thence by the same South thirty six degrees east thirty seven perches and six tenths to a black oak tree near a stream of water thence North North seventy six degrees east twenty perches and eight tenths to a spanish oak tree in the road thence by lands of George Snyder South fifty one degrees east one hundred and two perches and five tenths to a post thence by lands of Joseph H. Grinton south fifty five degrees and a half West sixty five perches and two tenths to a stake thence by the same South forty six degrees and a half east eleven perches and seven tenths to a post thence south sixty four degrees, and three quarters West four perches, and one tenth to a post thence South forty six degrees, and a half east forty six perches, and eight tenths to a post in John Dunkles line thence south sixty four degrees, and three quarters West ten perches and seven tenths to a post a corner of John Husbands lot thence by the same North forty two degrees West thirty perches and three tenths to a stump in the road thence along said road North twenty eight degrees West twenty six perches, and seven tenths thence North forty eight degrees and a half west sixty three perches, and three tenths to the place of beginning, containing eighty four acres and one hundred and ten perches be the same more or less. (Being part of the same premises which Elizabeth P. K. by indenture bearing date the thirty first day of March One Dominii 1825 for the consideration therein mentioned did grant and confirm unto the said Jacob Mc Afee (party hereto), and by the said in part recited indenture recorded in the office for recording of Deeds in Chester County in D. & C. Book 2, 4 Vol. 83. By relation being thence more fully at large appears Together with all and singular the powers and privileges therein expressed and therein contained)

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Deed

Sarah Hoopes and
Jacob Lodge Administrators
of
George P. McFarlan

This Indenture made the thirty first day of March in the year of our Lord one thousand eight hundred and fifty nine between Sarah Hoopes and Jacob Lodge administrators of all and singular the goods Chattels and Credits which were of Davis Hoopes late of the Township of East Calum

in the County of Chester and State of Pennsylvania of the one part and George P. McFarlan of the Township of East Brandywine in the County and State aforesaid of the other part whereas the aforesaid Davis Hoopes was in his lifetime Seized in his demise as of Fee of and in a certain messuage Blacksmith shop and lot of land situate in the Township of East Calum and County of Chester aforesaid bounded and described as follows Beginning at a stone on the East side of Beaver Creek thence by land of John Hoopes north twenty five degrees East twenty perches and six tenths to the middle of a Public Road thence along the same north Eighty seven degrees west four perches thence back of Smith shop north thirty six degrees west eleven perches and four tenths thence down the East side of the Creek South forty one degrees west three perches and one tenth thence South Eighty degrees and a half East twenty five perches and sixteen hundredths to the place of Beginning containing one acre and fifty two perches and seven tenths of land more or less Being the same premises which Daniel H. Beaver and Hannah his wife by their deed duly executed bearing date the 20th day of March AD 1838 and Recorded in the Records Office of Chester County in deed in Booke Pt. Vol. 87 page 334 April 6th AD 1838 Granted and conveyed to the said Davis Hoopes in fee and being so thereof Seized died intestate and whereas certain proceedings and partitions were had in the orphans Court held at West Chester in and for the County of Chester on the twenty sixth day of October in the year 1858 praying the Court to direct a sale to be made of the said premises described in said proceedings as lot No. 2. Whereupon it was considered and ordered by the said Court that the premises aforesaid should be sold at Public Sale on the twenty fifth day of November then next ensuing and that a report of the proceedings thereof be made to the next orphans Court to be held for said County after such Sale In pursuance of which said order said Sarah Hoopes and Jacob Lodge administrators as aforesaid after having given due public and timely notice of the time and place of Sale according to law did on the day and time therein mentioned expose the premises to Sale by public Vendue or out cry and sold the same to George P. McFarlan for the sum of five hundred and eighty seven dollars and fifty cents he being the highest and best bidder and that the highest and best price bid for the same which said order said Sarah Hoopes and Jacob Lodge administrators as aforesaid after having given due public and timely notice of the time and place of Sale according to law did on the day and time therein mentioned expose the premises to Sale by public Vendue or out cry and sold the same to George P. McFarlan for the sum of five hundred and eighty seven dollars and fifty cents he being the highest and best bidder and that a report thereof being made to the judges of said Court was on the thirty first day of January AD 1859 by them confirmed and it was considered and adjudged by the same Court that the same should be and remain firm and stable forever as in and by the records and proceedings of the said Court aforesaid being therein had will at large appear Now this Indenture witnesses that the said Sarah Hoopes and Jacob Lodge administrators as aforesaid for and in consideration of the sum of five hundred and eighty seven dollars and fifty cents to them in hand paid by the said George P. McFarlan at and before the Concluding and delivery hereof the

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Receipt whereof is hereby acknowledged have granted bargained sold aliened
 conveyed released and confirmed, and by these presents do grant bargain
 sell alien convey release and confirm unto the said George P. Mrs. Farlow
 and to his heirs and assigns all that messuage blacksmith shop and lot of
 land hereinbefore described together with all and singular the buildings
 improvements ways coves water courses rights liberties privileges hereditaments
 to and appurtenances therunto belonging or in any wise appertaining and
 the reversions and remainders unto issues and profits thereof and also all
 the Estate right title interest property claim and demand whatsoever
 of the said Davis Hoopes at and immediately before the time of his decea-
 se in law Equity or otherwise howsoever of in to or out of the same to have
 and to hold the said messuage Blacksmith Shop and lot of land heredit-
 aments and premises hereby granted or mentioned and intended as to
 be with the appurtenances unto the said George P. Mrs. Farlow his heirs
 and assigns forever and the said Sarah Hoopes and Jacob Colge for them-
 selves their heirs Executors and administrators do severally and not
 jointly nor the one for the other or for the act and deed of the other but
 each for his or her own part only covenant promise grant and agree
 to and with the said George P. Mrs. Farlow his heirs and assigns by these
 presents that they the said Sarah Hoopes and Jacob Colge have not her-
 tofore done committed or willingly or unwillingly suffered to be done or commit-
 ted or any part thereof is are or shall or may be impeached charged or in-
 vaded in title charge Estate or otherwise howsoever In witness whereof
 the said parties to these presents have hereunto interchangeably set their
 hands and seals dated the day and year first above written

Scaled and delivered
 In the presence of
 Benjamin T. Lewis
 John Hoopes

Sarah Hoopes
 Jacob Colge

Chester County ss. The thirty first day of March A.D. 1859 before me
 the Subscriber one of the justices of the peace in and for the County
 aforesaid came the above named Sarah Hoopes and Jacob Colge and acknow-
 ledged the above written Indenture to be their act and deed and desired
 that the same might be Recorded as such according to Law In Testimony
 whereof I have hereunto set my hand and seal the day and year aforesaid

Benjamin T. Lewis

Recorded April 1. 1859
 (Eddie Taylor
 Clerk.)

Deed
 Isaac Smith & wife
 John Keigler

This Indenture made the first day of
 April A.D. one thousand eight hundred
 and fifty nine between Isaac Smith and
 Sarah his wife of the Township of Charles-
 town County of Chester and State of Penn-
 sylvania of the one part and John Keigler of the Township County and
 State aforesaid of the other part Witnesseth that the said Isaac Smith and
 Sarah his wife for and in Consideration of the sum of twenty one hun-
 dred dollars lawful money of the United States unto them in hand paid

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Montgomery County L.S.

On the twenty first day of March Anno Domini. Before me one of the Justices of the Peace in and for the said County of Montgomery Penna came the above named Daniel Fisher and Susannah 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; The said Susannah his wife being of full age separate and apart from her said husband examined by me and declared that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband the contents thereof having first been by me fully made known unto her. Witness my hand and seal the day and year aforesaid

Wm Haywood Esq
J.P.

Recorded April 26th AD 1871.

D & C D

George P. M^cFarlan & Wife
George Washington White
& James White Jr

This Indenture made the seventeenth day of November AD one thousand eight hundred and sixty four Between George P. M^cFarlan of the Township of East Brandywine in the County of Chester and State of Pennsylvania and Elizabeth his wife of the first part and George Washington White and James White Jr of the Township of East Caln County and State aforesaid the second part. Witnesseth that the said party of

the first part for and in consideration of the sum of One thousand two hundred dollars to them in hand paid by the said party of the second part at and before the sealing and delivery hereof (the receipt and payment whereof is hereby acknowledged) hath granted bargained sold aliened enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and conform unto the said party of the second part and to their heirs and assigns all that certain Messuage Blacksmith shop and Lot of Land situate in the Township of East Caln and County of Chester aforesaid Bounded and described as follows Viz: Beginning at a Stone on the east side of Beaver Creek thence by land of John Hoopes North twenty five degrees East twenty perches and six tenths to the middle of a Public Road thence along the same North eighty seven degrees West four perches thence back of Smith Shop North thirty six degrees West Eleven perches and four tenths thence down the East side of the Creek South forty one degrees West three perches and one tenth thence South eight degrees and a half East twenty five perches and sixteen hundredths to the place of beginning Containing One hundred and fifty two perches and seven tenths of Land more or less Being the same premises which Sarah two perches and seven tenths of Land more or less Being the same premises which Sarah Hoopes and Jacob Edge Administrators of the Estate of David Hoopes deceased by their Deed party of the first part in fee and recorded in the Records Office of Chester County in Deed Book M. C. vol 134 page 43 April 14th 1859. Reference therunto being had will more fully appear Together with all and singular the rights liberties privileges hereditaments and appurtenances whatsoever therunto belonging or in any wise appertaining and the reversions remainders rents issues and profits thereof. Also all the estate right title interest property claim and demand whatsoever of the said party of the first part in law or equity or otherwise howsoever of in to or out of the same To have and to hold the same to the party of the second part their heirs and assigns forever. And the said George P. M^cFarlan for himself his heirs executors and administrators do covenant promise grant and agree to and with the said party of the second part their heirs and assigns by these presents that he the said George P. M^cFarlan and his heirs the above mentioned and described premises unto the party of the second part against him the party of the first part and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof shall and will warrant and forever defend by these presents. In witness whereof the said parties to these presents have

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Sealed and Delivered
in the presence of
Saml P Miller
James Humphrey



Geo. P. McFarlan
Elizabeth McFarlan



Received the day of the date of the above Indenture of the above named George Washington White and James White for the sum of Twelve hundred dollars the consideration money in full viz by cash One thousand and four dollars and seventeen cents and threes divided one hundred and ninety five dollars and eighty three cents.

Geo. P. McFarlan.

Chester County S.S.

Be it remembered that on the seventeenth day of November in the year of our Lord one thousand eight hundred and sixty four before the subscriber one of the Justices of the Peace for the county aforesaid personally appeared the above named George P. McFarlan and Elizabeth his wife and acknowledged the foregoing Indenture to be their act and deed and desired the same to be recorded according to law She the said Elizabeth being of full age and being first by me separately and apart from her said husband examined and the contents of said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband, Witness my hand and seal the day and year aforesaid

James Humphrey
Justice of the Peace

Recorded April 26th AD. 1871.

DEED

William S Isaac Drego
Administrators
To
John C. Walton

This Indenture made the third day of April in the year of our Lord one thousand eight hundred and seventy one. Between William Drego and Isaac Drego Administrators of all and singular the goods and chattels rights and credits which were of Annie Drego late of the Borough of Kennett Square Chester County State of Pennsylvanias deceased of the one part and John C. Walton of the said Borough of Kennett Square and state aforesaid

of the other part. Whereas Proceedings were had in the Orphans Court of Chester County in the real estate of Annie Drego late of the Borough of Kennett Square in said County deceased wherein the said real estate was valued by Commissioners appointed by said Court on the petition of all the parties interested and after refusal by all the heirs the said Court on the thirteenth day of September one thousand eight hundred and seventy granted an alias order of Sale to the Administrators of said deceased to sell the same to John C. Walton for the sum of One thousand four hundred and six dollars which sale on report thereof to the said Court was on the twelfth day of December one thousand eight hundred and seventy confirmed by said Court, as by reference to the records of said Court will more fully appear.

Now this Indenture witnesseth That the said William Drego and Isaac Drego for and in consideration of the sum of One thousand four hundred and six dollars lawful money of the United States to them in hand paid by the said John C. Walton at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened released and confirmed and by these presents in pursuance and by virtue of said order of the Orphans Court do grant bargain sell alien release and confirm unto the said John C. Walton and to his heirs and assigns all of that certain Brick dwelling Messuage or tenement and Lot of ground the aforesaid real estate of the late Annie Drego deceased bounded and described as follows Beginning at the North west corner of Susana Taylor's brick dwelling formerly Dutton's

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right, title, interest, use, trust, property, possession, claim and demand whatsoever, of the said Benjamin
 Pierce, Committee, as aforesaid, in law, equity, or otherwise howsoever, in, to or out of the same. To have
 and to hold, the said mesuage and tract of land, hereditaments and premises, hereby granted and re-
 leased, or continued and intended so to be, with the appurtenances, unto the said, John D. Taylor, his
 heirs and assigns, to and for the only, proper use and behoof, of the said John D. Taylor, his heirs and
 assigns forever. And the said Benjamin Pierce, Committee, as aforesaid, doth command, promise and agree, to
 and with the said John D. Taylor, his heirs and assigns, by their presents, that he, the said Benjamin
 Pierce, Committee, as aforesaid, hath not done, committed, or knowingly or willingly, suffered, to be done or
 committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are,
 shall or may be impeached, charged, or incumbered, in title, charge, estate, or otherwise howsoever. In wit-
 nesses whereof, the said parties to their presents, have hereunto interchangeably set their hands and seals
 the day and Year first above written.

Sealed and Delivered
 in the presence of us,
 C. F. Dally,
 Wm Whithead

Benjamin Pierce,
 Committee &c.

Chester County, D. C.

On the fourth day of April, Anno Domini, 1876. be-
 fore me, a Justice of the Peace, in and for said County personally appeared the within named
 Benjamin Pierce, and in due form of law acknowledged the within or foregoing Indenture, to be his
 act and deed, and closed the same might be recorded, as such. Witness my hand and seal, the day and
 Year aforesaid.

Wm Whithead

Recorded April 4th 1876

Deed
 Esther Ann White,
 executrix,
 to
 Thomas B Powell.

This Indenture, made the twenty-fifth day of March, in the Year of our
 Lord, one thousand eight hundred and seventy six, between Esther Ann
 White, executrix &c. of the last will and testament of George Washington White,
 late of the Township of East Caly, in the county of Chester and State of Penn-
 sylvania, of the one part, and Thomas B Powell, of said county of Chester and
 State of Pennsylvania, of the other part. Whereas, the said George Washington
 White, died on or about the twenty-fifth day of September, A. D. 1874, first having made his last will
 and testament in writing, which said will is recorded in the office of the Register of wills of said county
 in Hill Book G, volume 24, page 220, whereby Esther Ann White, a party hereto was appointed by the testator
 to be his sole executrix, and was at the time of his death, seized in his demise as of fee, of and in one
 undivided half interest, in and to a certain mesuage and tract of land, in said township, herinaf-
 ter particularly bounded and described. And whereas, Letters Testamentary on the estate of the said
 George Washington White, were on the first day of February, A. D. 1875, granted by the register of
 Wills of said county, to the said Esther Ann White, party hereto, and the said Esther Ann White, forthwith
 intima, upon the administration of said trust and whereas, at an Orphans Court, held and kept at
 West Chester, in and for the County of Chester, and State of Pennsylvania, on the thirtieth day of May,
 A. D. 1875, upon the petition of Esther Ann White, the executrix aforesaid, setting forth that the personal
 estate of the decedent was insufficient for the payment of his debts, and praying the court to direct
 a sale of the real estate, of the said decedent, herinafter described for that purpose, it was ordered and
 decreed, by the said court, that the premises herinafter described, should be sold for the purpose aforesaid,
 and report of the proceedings thereof be made to the next term thereof, after such sale. And whereas
 in pursuance of said order, the said Esther Ann White, executrix, as aforesaid, after having given due
 public notice of the time and place of sale, in accordance with the 34th section of the act approved the 27th
 day of March, A. D. 1832, did on the 24th day of July last (A. D. 1875), & prior the said real estate herinaf-

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after ascending to sale by public auction or outcry, and sold the same to the said Thomas B. Powell for the sum of four hundred and sixty five (\$465.) dollars, he being the best bidder, and that the highest price bid for the same, which sale on return thereof made to court was on the 14th day of August following, by them confirmed. And it was considered and adjudged, by the said court, that the same should be and remain firm and stable forever, as by the records and proceedings of the said court will appear. Now this Indenture witnesseth, that the said Esther Ann White, executrix &c. as aforesaid, for and in consideration of the sum of four hundred and sixty five (\$465.00) dollars, lawful money of the U. S. States, to her in hand paid by the said Thomas B. Powell, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released and conveyed, confirmed, and by these presents, doth grant, bargain, sell, alien, release and confirm unto the said Thomas B. Powell, his heirs and assigns, one undivided half interest in all that certain messuage blacksmith shop and lot of land, situate in the township of east Calm, and County of Chester aforesaid, bounded and described as follows. Beginning at a stone on the east side of Beaver creek, thence by land of John Cooper, north twenty five degrees east twenty piches and six tenths of a pich, to the middle of a public road, thence along the same, north ninety seven degrees, west five piches, thence back of smith shop, north thirty six degrees, west eleven piches and four tenths of a pich, thence down the east side of the creek, south forty one degrees, west three piches and one tenth of a pich, and south eight and one half degrees east twenty five and sixteens one hundredths of a pich, to the place of beginning. Containing one hundred and fifty two and seven tenths piches. Being the same premises, which Sarah Cooper and Jacob Oage, administrators &c. of Daniel Cooper deceased, by their deed duly executed and delivered, bearing date the thirty first day of March Anno Domini, one thousand eight hundred and fifty nine, and recorded in the records of five of Chester County, in Deed Book M. 6. volume 134. page 73, granted and conveyed to George P. M. Tallan in fee, and being also the same premises, which George P. M. Tallan, and Elizabeth his wife, by their deed duly executed and delivered, bearing date the twentieth day of November Anno Domini, one thousand eight hundred and sixty four, and recorded in the records of five of Chester County, in Deed Book A. 8. volume 173. page 25, granted and conveyed to the said George Washington White and James White Jr. in fee, together with all and singular the rights, ways, water, water courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever therrunto belonging or in any wise abutting, and the revenues and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the said George Washington White, in law, equity, or otherwise, of, in, to or out of the same, to have and to hold the said messuage blacksmith shop, together with all and singular the rights, liberties, privileges, hereditaments, and appurtenances, unto the said Thomas B. Powell, his heirs, and assigns, to and for the only proper use and behoof of the said Thomas B. Powell, his heirs or assigns for ever. And the said Esther Ann White, executrix as aforesaid, of the said George Washington White deceased, doth warrant, promise and agree, to and with the said Thomas B. Powell, his heirs and assigns, by these presents, that she, the said Esther Ann White, hath not given committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is or shall or may be impeached, charged or incumbered, in title, charge, estate or otherwise howsoever.

Jas. Guis.
Jacob Oage.

Esther A. White
Executrix &c. of George Washington White, deceased

State of Pennsylvania

County of Chester, S. C. - B. it remembered that on this twenty fifth day of March, A. D. 1876, before me, a Justice of the Peace, in and for said State and County, personally appeared the above named Esther Ann White executrix &c. of George Washington White, deceased, and acknowledged her foregoing Indenture to be her act and deed, and avowed that the same might be recorded as such according to law. In testimony whereof, I have hereunto set my hand and seal, the day and year last aforesaid.

Recorded April 4th 1876.

Jas. Guis.
Justice of the Peace

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DEED

JAMES H. HURTT & WIFE

TO

THOMAS P. FLOWERS

1912-11

THIS Indenture

Made the Fourth day of November in the year of our Lord one thousand nine hundred and twenty one.

BETWEEN James H. Hurtt of the Borough of West Chester, Chester County Pennsylvania and Mary P. Hurtt, his wife, parties of the first part; AND Thomas P. Flowers of Caln Township, County and State aforesaid, party

of the second part. Witnesseth That the said parties of the first part, for and in consideration of the sum of One dollar and other value ble coin 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 enrolling 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, his Heirs and Assigns,

ALL THAT CERTAIN messuage, black-smith shop and lot of land, situate in the Township of Caln, County and State aforesaid, bounded and described as follows:-

BEGINNING at a stone on the east side of Beaver Creek; thence by land of the estate of John D. Beaver (formerly John Hoopes), north twenty five degrees east, twenty perches and six tenths to the middle of a public road; thence along the same north eighty-seven degrees west, four perches; thence back of Smith-shop north thirty six degrees west, eleven perches and four tenths; thence down the east side of the said Creek, south forty one degree west, three perches and one tenth and south eight and one half degrees east, twenty five perches and sixteen hundredths to the place of beginning. CONTAINING one hundred and fifty two and seven tenths square perches of land, be the same more or less.

BEING the same premises which Thomas B. Powell by his Indenture bearing date the twenty sixth day of March, A. D. 1888 and on record in the Recorder's Office of Chester County in Deed Book K-11, Vol. 252, Page 130, granted and conveyed unto James H. Hurtt, party hereto in fee.

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

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

And the said James H. Hurtt, for himself, his Heirs, Executors and Administrators, doth by these presents covenant, grant and agree, to and with the said party of the second part his Heirs and Assigns forever, that he the said James H. Hurtt, and his Heirs, all and singular the hereafterments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against him the said James H. Hurtt, 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

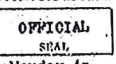
SHALL AND WILL, by these presents WARRANT AND FOREVER DEFEND IN WITNESS WHEREOF, The said part ies of the first part to these presents have hereunto set their hand and seals Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of		
W. C. Johnson	\$1.00	James H. Hurtt.	(SEAL)
Mabel Tyson	I. R.	Mary P. Hurtt.	(SEAL)
	STAMP		

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

State of Pennsylvania County of Chester ss: ON THE Fourth day of November Anno Domini 19 21, before me, the subscriber a Justice of the Peace in and for the County and State aforesaid personally appeared the above named James H. Hurtt and Mary P. Hurtt, 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. Witness my hand and Official seal the day and year aforesaid Recorded November 15, 1921.

W. C. Johnson, Justice of the Peace. My commission expires First Monday in January, 1924.



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DEED

This Indenture,

THOMAS P. FLOWERS & WF.
TO
THEODORE PATTERSON JR. & WF.

Made the seventh day of September in the year of our Lord, one thousand nine hundred and twenty nine, BETWEEN Thomas P. Flowers and Rebecca H. Flowers, his wife, of Caln Township, Chester County, Pennsylvania, parties of the first part; AND Theodore Patterson Jr. and Grace L. Patterson, his wife, of Philadelphia, Pa., parties

of the second part: Witnesseth, that the said part 1st of the first part, for and in consideration of the sum of One dollar and other valuable considerations, lawful money of the United States of America, well and truly paid by the said part 1st of the second part to the said part 1st of the first part at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enticed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, entice, release, convey and confirm unto the said part 1st of the second part, their Heirs and Assigns,

ALL THAT CERTAIN messuage, black-smith shop and lot or tract of land, situate in Caln Township, Chester County, Pennsylvania, bounded and described as follows:- BEGINNING at a stone on the east side of Beaver Creek; thence by land now or formerly of the Estate of John D. Beaver and formerly of John Hoopes, north twenty five degrees east, twenty perches and six tenths to the middle of a public road; thence along the same north eighty seven degrees west, four perches; thence back of smith-shop north thirty six degrees west eleven and four tenths perches; thence down the east side of the said creek, south forty one degrees west, three and one tenth perches, and south eight and one half degrees east, twenty five and sixteen hundredths perches to the place of beginning. CONTAINING one hundred fifty two and seven tenths square perches of land, be the same more or less. BEING the same premises which James H. Hurtt and Mary P. Hurtt, his wife, by their indenture bearing date the fourth day of November A. D. 1921, and on record in the Recorder's Office of Chester County, in Deed Book 7-5, Volume 371, Page 664, granted and conveyed unto Thomas P. Flowers, party hereto in fee.

FP 3768

I hereby certify that the address of the Grantee above named is #4629 Spruce St., Philadelphia, Pa. W. G. Johnson, Agent,

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part 1st of the first part, of, in and to the said premises, with the appurtenances: TO HAVE AND TO HOLD the said premises all and singular the appurtenances, unto the said part 1st of the second part their Heirs and Assigns, to the only proper use, benefit, and behoof of the said part 1st of the second part, their Heirs and Assigns forever. And the said Thomas P. Flowers, for himself, his Heirs, Executors and Administrators, doth by these presents covenant, grant and agree, to and with the said part 1st of the second part, their Heirs and Assigns forever, that he the said Thomas P. Flowers, and his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part 1st of the second part their Heirs and Assigns, against him the said Thomas P. Flowers, his heirs, and against all and every other person, or persons, whatsoever 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 part 1st of the first part to these presents have hereunto set their hand and seal s Dated the day and year first above written.

11/24

Signed, Sealed and Delivered in the presence of W. G. Johnson, Thomas P. Flowers (SEAL) Ola P. Johnson, Rebecca H. Flowers (SEAL)

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

State of Pennsylvania County of Chester ON THE seventh day of September Anno Domini 1929 before me, the subscriber a Justice of the Peace in and for the County and State aforesaid personally appeared the above named Thomas P. Flowers and Rebecca H. Flowers, 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 Official seal the day and year aforesaid Recorded November 20, 1929. W. G. Johnson, Justice of the Peace My commission expires First Monday in January, 1930

Transcribed by People's Compared by FINEGAN LONGORRH



27166-503-1

DEED

This Indenture, Made the 14th day of

MAY in the year of our Lord one thousand nine hundred and thirty seven
BETWEEN Theodore Patterson Jr., and Grace L. Patterson, his wife, of the Township
of Cain, County of Chester and State of Pennsylvania, parties of the first part
and Norman E. Donoghue, of the City of Coatesville, County of Chester and State of
Pennsylvania, party

of the second part Witnesseth, That the said part 100 of the first part, for and in consideration of the sum of twenty seven hundred
lawful money of the United States of America, well and truly paid by the said part y of the second part to the said part 100
of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained,
sold, aliened, released, conveyed and confirmed, will do grant, bargain, sell, alien, convey, release, convey and confirm
unto the said part y of the second part, his heirs and assigns,

ALL THAT CERTAIN single dwelling and lot or tract of land situate in the Township of Cain, County of
Chester and State of Pennsylvania, bounded and described as follows: BEGINNING at an iron pin in the center
of a public road on County Bridge which carries said road over Beaver Creek, said iron pin being corner of
property of Jacob Edge, Maria E. Martin and property herein conveyed and extending thence along said road
by land of said Maria E. Martin south seventy eight degrees and fifteen minutes east, one hundred forty six
and four tenths feet to an X mark on a stone wall on north side of said road, thence leaving said road, still
by land of said Maria E. Martin and by land of Elizabeth D. Pollock south eighty two degrees and fifteen
minutes east, sixty six feet to a stake, thence still by said land of Elizabeth D. Pollock, crossing said
road, south thirty degrees and twenty minutes west, three hundred sixty three feet to an iron pin by a stone,
a corner of land of Jacob Edge aforesaid, thence by said land along the east bank of said Beaver Creek north
four degrees and fifteen minutes west, passing over a crow foot out in the south parapet of said County
Bridge the distance of three hundred fifty three and seven tenths feet to the iron pin of beginning.

CONTAINING eight hundred twenty five one thousandths of an acre of land, be the same more or less.
BEING a part of the same premises which Thomas P. Flowers and wife by their Indenture bearing date the seventh
day of September A. D. 1929 and on record in the Recorder's Office of Chester County in Deed Book I-18 Vol.
431 Page 461 granted and conveyed unto Theodore Patterson, Jr., and Grace L. Patterson his wife, parties of
the first part hereto, in fee. The above description being according to a new survey made by Horace A. Beale
G. E. May 10, 1937.

xxx The address of the within named Grantee is 1028 E. Lincoln Highway, Coatesville, Penna.,
R. A. Pannebaker, Atty, on behalf of the Grantee.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same be-
longing, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and
parcel thereof: AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said
part 100 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 part y of the second part, his heirs and assigns, to the only proper use, benefit, and behoof of the said part y of
the second part, his heirs and assigns forever.
And the said Theodore Patterson, Jr., and Grace L. Patterson, their heirs, executors and administrators, do
by these presents, covenant, grant and agree, to and with the said part y of the second part, his heirs and assigns forever, that they
the said Theodore Patterson Jr., and Grace L. Patterson, their heirs, all and singular the hereditaments and premises herein
above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part y of the second part, his
heirs and assigns, against them the said Theodore Patterson Jr., and Grace L. Patterson, their heirs, and against all and every other person or
persons whomsoever lawfully claiming or to claim the same or any part thereof, by free or under him, her, them or any of them
SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part 100 of the first part to these presents have hereunto set their hand and seal & Dated the
day and year first above written Theodore Patterson Jr., (SEAL)

Signed, Sealed and Delivered in the presence of
R. A. Pannebaker : \$3.00 ; \$1.35 ; Grace L. Patterson (SEAL)
Chandler P. Roberts : I, R. ; PENNA ;
: STAMP ; STAMP ;

Received, the day of the date of this above Indenture, of the above named Norman E. Donoghue the within mentioned consideration
in full, Theodore Patterson Jr.,
Grace L. Patterson

State of Pennsylvania County of Chester ss.
ON THE 14th day of May Anno Domini 19 37 before me, a Notary Public duly commissioned in and for
the Commonwealth of Pennsylvania in commission and residing in Downingtown, Penna.
personally appeared the above named Theodore Patterson Jr., and Grace L. Patterson 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.

xxx Witness my hand and Notarial seal the day and year aforesaid
Transcribed by King
Compared by W. L. W. LOMBARD
Recorded May 15, 19 37

Chandler P. Roberts, Notary Public
My commission expires Nov. 13, 1937

NOTARIAL SEAL

DEED

This Indenture,

Made the Second day of

NORMAN E. DONOGHUE, ET UX
TO

June In the year of our Lord, one thousand nine hundred and forty-nine,
BETWEEN Norman E. Donoghue and Elizabeth B. Donoghue, his wife, of the
Township of Cain, County of Chester and State of Pennsylvania; parties
of the first part;

NORMAN E. DONOGHUE, ET UX

and
Norman E. Donoghue and Elizabeth B. Donoghue, husband and wife, of the
same place, parties

of the second part: Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of One Dollar
lawful money of the United States of America, well and truly paid by the said part 1st of the second part to the said parties
of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have
sold, aliened, intitled, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm
unto the said part 1st of the second part, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN single dwelling and lot or tract of land situate in the Township of Cain, County
of Chester and State of Pennsylvania, according to a new survey made by Horace A. Doale, C. E., May 10,
1937, bounded and described as follows:

BEGINNING at an iron pin in the center of a public road or County Bridge which carries said road
over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin and property
herein conveyed, and extending thence along said road by land of said Maria E. Martin south seventy-eight
degrees and fifteen minutes east, one hundred forty-six and four-tenths feet to a X mark on a stone wall
on north side of said road; thence leaving said road, still by land of said Maria E. Martin and by land
of Elizabeth D. Pollock south eighty-two degrees and fifteen minutes east, sixty-six feet to a stake;
thence still by said land of Elizabeth D. Pollock, crossing said road, south thirty degrees and twenty
minutes west, three hundred sixty-three feet to an iron pin by a stone, a corner of land of Jacob Edge
aforesaid; thence by said land along the east bank of said Beaver Creek north four degrees and fifteen
minutes west, passing over a one-foot out in the south parapet of said County Bridge the distance of three
hundred fifty-three and seven tenths feet to the iron pin of beginning.

CONTAINING eight hundred twenty-five one thousandths of an acre of land, be the same more or less
BEING the same premises which Theodore Patterson, Jr. and Grace H. Patterson, his wife, by their
deed dated May 14, 1937, and Recorded in the Office for Recording of Deeds in and for Chester County, Pa.,
in Deed Book T-10, Vol. 466, page 205, granted and conveyed unto Norman E. Donoghue, one of the parties
of the first part hereto, in fee.

xx The address of the within-named Grantee is R. D. 1, Downingtown, Pa.
Milton Appfalkau, on behalf of the Grantee.

TOGETHER with all and singular, the buildings, improvements, wants, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any
wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate,
right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part 1st 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 part 1st of the second part, their heirs and assigns, to the only proper use, benefit, and behoof of the said part 1st of
the second part, their heirs and assigns forever, as tenants by the entireties.
And the said parties of the first part, for themselves, their heirs, executors and administrators, do
by these presents, covenant, grant and agree, to and with the said part 1st of the second part, their heirs and assigns forever, that they
the said parties of the first part, their heirs, all and singular the hereditaments and premises herein
above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part 1st of the second part, their
heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or
persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, through any of them
SHALL AND WILL, by these presents WARRANT AND FOREVER DEFEND.
IN WITNESS WHEREOF, The said part 1st of the first part to these presents have hereunto set their hand and seal. Dated the
day and year first above written.

Signed, Sealed and Delivered in the presence of
Hanna Stringer
I hereby certify that the
actual consideration in the
within deed is not in excess
of one hundred dollars.
Milton Appfalkau
Norman E. Donoghue (SEAL)
Elizabeth B. Donoghue (SEAL)

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

State of Pennsylvania County of Chester ss:
ON THE Second day of June 19 49 before me, the subscriber, a Notary Public, duly commission-
ed in and for the Commonwealth of Pennsylvania and in commission residing at Coatesville, Pa.,
the undersigned officer, personally appeared Norman E. Donoghue and Elizabeth B. Donoghue, his wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they
executed the same for the purposes therein contained, and desired the same might be recorded as such.
IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

xx
Transcribed by Harrington
Compared by HAMSEY & ROSS
Hanna Stringer, Notary Public
My Commission Expires March 2,
NOTARIAL SEAL
Recorded June 20, 19 49 1053

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DEED

This Indenture,

NORMAN E. DONOGHUE, ET UX

Made the 8th day of April In the year of our Lord, one thousand nine hundred and fifty-one (1951).

TO

J. FREDERICK RICKING, ET UX

BETWEEN Norman E. Donoghue and Elizabeth B. Donoghue, his wife, of the Township of Cain, County of Chester and State of Pennsylvania, parties of the first part, AND J. Frederick Ricking and Mildred D. Ricking, his wife of the Borough of Downingtown, County of Chester and State of Pennsylvania, parties

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of the second part: Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN single dwelling and lot or tract of land situate in the Township of Cain, County of Chester and State of Pennsylvania, according to a new survey made by Horace A. Beals, C.E., May 10, 1937, bounded and described as follows:

BEGINNING at an iron pin in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Hige, Maria E. Martin and property herein conveyed, and extending thence along said road by land of said Maria E. Martin South seventy-eight (78°) degrees and fifteen (15) minutes East, one hundred forty-six and four tenths (146.4) feet to a X mark on a stone wall on north side of said road; thence leaving said road, still by land of said Maria E. Martin and by land of Elizabeth D. Pollak South eighty-two (82°) degrees and fifteen (15) minutes East, sixty-six (66) feet to a stake; thence still by said land of Elizabeth D. Pollak, crossing said road, South thirty (30°) degrees and twenty (20) minutes West, three hundred sixty-three (363) feet to an iron pin by a stone, a corner of land of Jacob Hige aforesaid; thence by said land along the east bank of said Beaver Creek North four (4°) degrees and fifteen (15) minutes West, passing over a one-foot out in the South parapet of said County Bridge the distance of three hundred fifty-three and seven tenths (353.7) feet to the iron pin of beginning.

CONTAINING eight hundred twenty-five one thousandths (.025) of an acre of land, be the same more or less.

BEING the same premises which Norman E. Donoghue and Elizabeth B. Donoghue, his wife, by their Indenture bearing date the 20th day of June, A.D. 1949, and of record in the office for the Recording of Deeds, in and for the County of Chester at West Chester, Pennsylvania, in Deed Book E-24, Volume 577, Page 235, granted and conveyed unto Norman E. Donoghue and Elizabeth B. Donoghue, his wife, parties of the first part hereto, in fee.

The undersigned Tax Collector for the School District of the Township of Cain, Chester County, Pa., hereby certifies that the value of the real estate conveyed by the within indenture, in conformity with the "Tax on Conveyances Act" of 1939 of said School District is \$-14,500.00 (fourteen thousand five hundred dollars) and that the tax on the same has been paid.

Thomas C. McPhintick Collector

BY-
Jesse E. Gr off
Deputy Collector

XX
CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence of the within named grantee is 231 East Lancaster Avenue, Downingtown, Pennsylvania. April 1951.

Everett G. Henderson, Attorney for
J. Frederick Bicking
Mildred B. Bicking

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances - and every part and parcel thereof,
TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to the only proper use, benefit, and behoof of the said parties of the second part, their heirs and assigns forever. As tenants by the entireties.
And the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said parties of the second part, their heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under, him, her, them or any 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 seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of
Everett G. Henderson } \$ 15.05
Mary E. Sheridan } I.R.
STAMPS
Norman E. Donoghue (SEAL)
Elizabeth B. Donoghue (SEAL)

Received, the day of the date of the above indenture, of the said parties of the second part, the sum of One dollar and other good and valuable considerations.
WITNESSETH, Everett G. Henderson, Notary Public, State of Pennsylvania, County of Chester, Norman E. Donoghue and Elizabeth B. Donoghue, his wife, on the 7th day of April 1951, before me,

The undersigned officer, personally appeared Norman E. Donoghue and Elizabeth B. Donoghue, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.
IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

Transcribed by Linnbaugh
Compared by RAMSEY
Recorded April 7, 1951
Everett G. Henderson, Notary Public
My Commission expires Feb. 21, 1953
XX
NOTARIAL SEAL

41

C-97-116-92

FILE-503-A

DEED

This Indenture, Made the 16th Day of

J. FREDERICK BICKING A. J. Fredrick Bicking of the Borough of West Chester, County of Chester and State of Pennsylvania; Mildred D. Crosbentini and Henry M. Crosbentini, her husband, of the Borough of West Chester, County and State aforesaid (hereinafter called the Grantors), of the one part, and WALLACE L. MacKINNON VX Wallace L. MacKinnon and Alice H. MacKinnon, his wife, (hereinafter called the grantee B),

of the other part: WITNESSETH, That the said grantors for and in consideration of the sum of Nineteen Thousand Four Hundred (\$19,400.00) Dollars lawful money of the United States of America, unto them, well and truly paid by the said grantee B, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said grantees, their heirs and assigns, as tenants by entireties

All that certain single dwelling and lot or tract of land situate in the Township of CAIN, County of Chester, and State of Pennsylvania, according to a new survey made by Horace A. Beale, Civil Engineer, May 10, 1937, bounded and described as follows, to wit:

BEGINNING at an iron pin set in the center of a Public Road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin, and property herein conveyed, and extending thence along said road by land of Maria E. Martin, south seventy eight degrees fifteen minutes east, one hundred forty six and four tenths (146.4) feet to a mark on a stone wall on the north side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollock south eighty two degrees and fifteen minutes east, sixty six (66) feet to a stake; thence still by said land of Elizabeth D. Pollock, crossing said road south thirty degrees and twenty minutes west, three hundred sixty three (363) feet to an iron pin by a stone, a corner of land of Jacob Edge, aforesaid; thence by said land along the east bank of said Beaver Creek north four degrees and fifteen minutes west passing over a crow-foot out in the south parapet of said country bridge the distance of three hundred fifty three and seven tenths (353.7) feet to an iron pin, point of beginning.

CONTAINING eight hundred twenty five one thousandths (.025) of an acre of land, be the same more or less.

BEING the same premises which Norman E. Donoghue and Elizabeth B. Donoghue, his wife, by Indenture, bearing date the sixth day of April, A.D. 1961, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book K-23, Vol. 667, page 279, granted and conveyed unto the said J. Frederick Bicking and Mildred D. Bicking, his wife.

AND THE SAID J. Frederick Bicking and Mildred D. Bicking have since been divorced by Decree of Court of Chester County, as of No. 14, September Term, 1961, and the said Mildred D. Bicking has since intermarried with Henry M. Crosbentini.

The undersigned Collector of CAIN TOWNSHIP SCHOOL DISTRICT, Chester County, Pennsylvania, hereby certifies that the value of the real estate conveyed by the within indenture is \$19,400.00 dollars and that the tax on same has been paid.

Jesse B. Groff, Deputy Collector

36-15-116-92

4-26-67

W. H. J. J.

FP3312

(xx)

On the 15th day of January, Anno Domini, 1953, before me, the subscriber, a Notary Public, for the Commonwealth of Pennsylvania, residing in the County of Chester, personally appeared the above named Mildred D. Crosoontini and Henry M. Crosoontini, her husband, and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such.

Witness my hand and Notarial Seal, the day and year aforesaid.
Arthur V. Grant, Notary Public, : Notarial :
My commission expires Feb. 1, 1953 : Seal :

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor as well as in equity, of, in, and to the same.
TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said grantee as, their heirs and assigns, to and for the only proper use and behoof of the said heirs and assigns forever.
as tenants by entireties.

AND the said grantors, for themselves, their heirs, executors and administrators, do covenant, promise and agree, to and with the said grantees, their heirs, and assigns, by these presents that they the said grantors, and their heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said grantee as, their heirs and assigns, against them, the said grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, or any of them, shall and will warrant and forever defend.
IN WITNESS WHEREOF, The parties of the first part have set their hand and seal. Dated the day and year first above written.

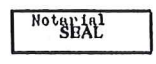
Sealed and delivered in the presence of us:
A. V. Grant : \$21.45 : \$194.00 :
I. R. : : Penna. :
Francis A. Hall : Stamps : : Stamps :
.....

J. Frederick Bicking (SEAL)
Mildred D. Crosoontini (SEAL)
Henry M. Crosoontini (SEAL)

Received, on the day of the date of the above Indenture, of the above named grantee-
State of- }
-County of- }

On the 15th day of January Anno Domini, 19 53 before me, the subscriber, a Notary Public, for the Commonwealth of Pennsylvania, residing in the County of Chester, personally appeared the above named Frederick J. Bicking

and in due form of law acknowledged the above Indenture to be his act and deed, and desired the same might be recorded as such. Witness my hand and Notarial Seal, the day and year aforesaid.
(xx) Arthur V. Grant, Notary Public
My commission expires Feb. 1, 1953



The address of the above named Grantee, is Downingtown, Pa.

Transcribed by: Aliman
Compared by: ANNE V. KRAUSER
Recorded: January 15th, 1953 at 1:13 P. M.

A. V. Grant
On behalf of the Grantee

This Deed, made this 19th day of March 1965

Between, WALLACE L. MACKINNON AND ALICE H. MACKINNON, his wife (hereinafter called the "Grantors"),

of the one part, and LESTER ROBERT WATKINS AND ELMA F. WATKINS, his wife (hereinafter called the "Grantee"); of the other part.

Witnesseth, That in consideration of TWENTY ONE THOUSAND (\$21,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantee, their heirs and assigns, as tenants by entirety

7912-11

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of Caln, County of Chester and State of Pennsylvania, according to a new survey made by Horace A. Beale, Civil Engineer, May 10, 1937 bounded and described as follows, to wit:-

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin and property herein conveyed, and extending thence along said road by land of Maria E. Martin, South Seventy-eight degrees, fifteen minutes East, One hundred forty-six and four-tenths feet to a mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollock South Eighty-two degrees and fifteen minutes East, Sixty-six feet to a stake; thence still by said land of Elizabeth D. Pollock, crossing said road South Thirty degrees and twenty minutes West, Three hundred sixty-three feet to an iron pin by a stone, a corner of land of Jacob Edge, aforesaid; thence by said land along the East bank of said Beaver Creek North Four degrees and fifteen minutes West, passing over a crow-foot cut in the South parapet of said country bridge the distance of Three hundred fifty-three and seven-tenths feet to an iron pin, point of beginning.

CONTAINING Eight hundred twenty-five one-thousandths of an acre of land be the same more or less.

BEING the same premises which J. Frederick Bicking and Mildred D. Crescentini and Henry M. her husband, by Indenture bearing date the 15th day of January, A.D. 1953, and duly recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book S 25 volume 615 page 41 &c., granted and conveyed unto Wallace L. MacKinnon and Alice H. his wife, in fee.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land Situate on the North side of a public road leading from Route #322 to Fisherville Road at Edge's Mill in Caln Township, Chester County, Pennsylvania, bounded and described as follows:-

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife, thence along the middle of said public road North Sixty-six degrees, nineteen minutes, thirty seconds West, Thirty-three and sixty-five one-hundredths feet to a corner of the remaining land of Wallace L. MacKinnon and wife; thence along said remaining land North Twenty-two degrees, fifty minutes, thirty seconds East, Twenty and five one-hundredths feet to an iron pin, a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along said other land the next two courses and distances South Eighty-six degrees, thirty-nine minutes, thirty seconds East, Thirty-seven and sixty one-hundredths feet to an iron pipe, and South Twenty-five degrees, fifty-five minutes, thirty seconds West, Thirty-three and fourteen one-hundredths feet to the place of beginning.

CONTAINING 912 square feet of land be the same more or less, the most of which is within the confines of said public road.

a. →
Follow this one

TA 138-988

1/10/65

36 6511 B M

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in Caln Township, Chester County, Pennsylvania, bounded and described as follows:-

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fisherville Road to the Horseshoe Pike, said point of beginning being in line of land presently owned by the Grantees herein adjoining this tract of the West; thence along the middle of said road in an Easterly direction, One hundred feet more or less to the remaining land of the grantors herein; thence along said remaining land South Thirty degrees and twenty minutes West, Four hundred and sixty feet more or less, to the East bank of Beaver Creek, said line being parallel with the Easterly line of the land presently owned by the Grantees herein adjoining this tract on the West and One hundred feet Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the Grantors, to an iron pin by a stone, a corner of land of the Grantees; thence along land of the Grantees North Thirty degrees and twenty minutes East, to the place of beginning.

CONTAINING 40,500.00 square feet of land be the same more or less.

BEING the same premises which J. Lawrence Webster and Myrtle E. his wife, by Indenture bearing date the 18th day of June, A.D. 1955, and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book S 27 volume 665 page 350 &c., granted and conveyed unto Wallace L. MacKinnon and Alice H. his wife, in fee.

And the said Grantor S do hereby covenant to and with the said Grantee S that they SHALL and WILL Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said GranteeS their heirs and assigns, against the said Grantor S 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 ha caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

210
        

Wallace L. MacKinnon
 Wallace L. MacKinnon
 Alice H. MacKinnon

2511

State of Pennsylvania 19th day of March 1965 before me, the undersigned officer, personally appeared WALLACE L. MacKINNON AND ALICE H. MacKINNON, his wife known to me (he who is not personally known to me) to be the person S whose names and addresses (as they have appeared) on the within instrument.

ALIA ESTATE TRANSFER TAX PAID ON \$ 21000.00

ROBERT J. GUFFE, Notary Public

Mar 22 11 43 AM '65
 THE COUNTY CLERK OF PA
 RECORDER OF DEEDS
 CHESTER CO. PA
 115610
 Deed
 11968

WALLACE L. MACKINNON AND ALICE H. MACKINNON, his wife

TO
 LESTER ROBERT WATKINS AND ELMA WATKINS, his wife

The address of the Grantee
 4020 Kays Hill Rd
 Downingtown Pa

RECORDED in Deed Book G36 page 61
 GIVEN under my hand and the seal of the office, the date above written.

RECORDED in Deed

This Deed, made this 30th day of July 1970.

Between, LESTER ROBERT WATKINS AND RIMA F. WATKINS, his wife
(hereinafter called the "Grantors"),

of the one part, and ARTHUR I. WEBB AND LUCIE O. WEBB, his wife
(hereinafter called the "Grantees"), of the other part.

Witnesseth, That in consideration of TWENTY NINE THOUSAND NINE HUNDRED Dollars,
(\$29,900.00)
in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by entireties

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of Caln, County of Chester and State of Pennsylvania, according to a new survey made by Horace A. Beale, Civil Engineer, May 10, 1937 bounded and described as follows, to wit:

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin and property herein conveyed, and extending thence along said road by land of Maria E. Martin, South Seventy-eight degrees, fifteen minutes East, One hundred forty-six and four-tenths feet to a mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollock South Eighty-two degrees and fifteen minutes East, Sixty-six feet to a stake; thence still by said land of Elizabeth D. Pollock crossing said road South Thirty degrees and twenty minutes West, Three hundred sixty-three feet to an iron pin by a stone, a corner of land of Jacob Edge, aforesaid; thence by said land along the East bank of said Beaver Creek North Four degrees and fifteen minutes West, passing over a crow-foot cut in the South parapet of said country bridge the distance of Three hundred fifty-three and seven-tenths feet to an iron pin, point of beginning.

CONTAINING 0.825 of an acre of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land with the hereditaments and appurtenances, thereon erected, Situate on the North side of a public road leading from Route #322 to Fisherville Road at Edge's Mill in Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife, thence along the middle of said public road North Sixty-six degrees, nineteen minutes, thirty seconds West, Thirty-three and sixty-five one-hundredths feet to a corner of the remaining land of Wallace L. MacKennon and wife; thence along said remaining land North Twenty-two degrees, fifty minutes, thirty seconds East, Twenty feet and five one-hundredths of a foot to an iron pin, a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along said other land the next two courses and distances South Eighty-six degrees, thirty-nine minutes, thirty seconds East, Thirty-seven and sixty one-hundredths feet to an iron pipe, and South Twenty-five degrees, fifty-five minutes, thirty seconds West, Thirty-three and fourteen one-hundredths feet to the place of beginning.

CONTAINING 912 square feet of land be the same more or less the most of which is within the confines of said public road.

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in Caln Township, Chester County, Pennsylvania, bounded and described as follows:

M 39 1026

2025-11-11
#2-16556
#3768

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fisherville Road to the Horseshoe Pike, said point of beginning being in line of land presently owned by the grantees herein adjoining this tract of the West; thence along the middle of said road in an Easterly direction, One hundred foot more or less to the remaining land of the grantors herein; thence along said remaining land South Thirty degrees and twenty minutes West, Four hundred and sixty feet more or less, to the East bank of Beaver Creek, said line being parallel with the Easterly line of the land presently owned by the grantees herein adjoining this tract on the West and One hundred foot Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the grantors, to an iron pin by a stone a corner of land of the grantees; thence along land of the grantees North Thirty degrees and twenty minutes East, to the place of beginning.

CONTAINING 40,500.00 square feet of land be the same more or less.

BEING the same premises which Wallace L. MacKinnon and Alice H. MacKinnon, his wife, by Indenture bearing date the 19th day of March A.D. 1965 and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book G-36, page 615 &c., granted and conveyed unto Lester Robert Watkins and Elma F., his wife, in fee.

REAL ESTATE TRANSFER TAX
PAID \$299.00

And the said Grantor B do hereby covenant *James B. Griffith* the said Grantee B that they ²⁹⁷⁷ the said Grantor(s); SHALL and WILL

Defend, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee B, their heirs and assigns, against the said Grantor B 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(s) have caused these presents to be duly executed, the day and year first above written.
SEALED AND DELIVERED In the Presence of:

Stephen L. Biehl
LESTER ROBERT WATKINS
ELMA F. WATKINS

State of Pennsylvania County of Chester
On this 30th day of July 1970, before me, the undersigned officer, personally appeared LESTER ROBERT WATKINS AND ELMA F. WATKINS, his wife, known to me (or satisfactorily proven) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Notary Public for the County of Chester, Pa.
My Commission Expires July 18, 1974
John J. [Signature]
Notary Public

TITLE ABSTRACT COMPANY OF PA.
1504880
AUG 13 10 53 AM '70
RECORDED IN DEEDS & RETURNED TO RECORDER OF DEEDS CHESTER CO. PA.
Deed 15-4488
LESTER ROBERT WATKINS AND ELMA F. WATKINS, his wife
to
ARTHUR I. WEBB AND LUCIE C. WEBB, his wife
N 39 1027
PREMISES: 1020 Edges Mill Rd. Caln Twp. Chester Co., Pa.
The address of the Grantee is
4020 Edges Mill Rd. Downingtown, PA 19305
RECORDED IN DEED BOOK M-39 page 1626. GIVEN under my hand and the seal of the said office, this date above written.
Recorder of Deeds

1912
This Deed, made this 29th day of October 1971.

Between ARTHUR I. WEBB AND LUCIE G. WEBB, his wife

(hereinafter called the "Grantor"),

of the one part, and RICHARD W. JACKSON AND DONIA B. JACKSON, his wife

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

Witnesseth, That in consideration of THIRTY-FOUR THOUSAND SEVEN HUNDRED

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

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, according to a new survey made by Horace A. Beale, Civil Engineer, May 10, 1937 bounded and described as follows, to wit:

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin and property herein conveyed and extending thence along said road by land of Maria E. Martin, South seventy eight degrees, fifteen minutes East one hundred forty six and four tenths feet to a mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollack South eighty two degrees, fifteen minutes East Sixty six feet to a stake; thence still by said land of Elizabeth D. Pollack crossing said road South thirty degrees, twenty minutes West Three hundred sixty three feet to an iron pin by a stone corner of land of Jacob Edge, aforesaid; thence by said land and along the East bank of said Beaver Creek North four degrees, fifteen minutes West passing over a crow-foot cut in the South parapet of said County Bridge the distance of Three hundred fifty three and seven tenths feet to an iron pin, point of beginning. CONTAINING Eight hundred twenty five one-thousandths of an acre of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land with the hereditaments and appurtenances thereon erected, situate on the North side of a public road leading from Route #322 to Fishersville Road at Edge's Mill in Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife; thence along the middle of said public road North sixty six degrees, nineteen minutes, thirty seconds West Thirty three and sixty five one-hundredths feet to a corner of the remaining land of Wallace L. MacKennon and wife; thence along said remaining land North twenty two degrees, fifty minutes, thirty seconds East Twenty and five one-hundredths feet to an iron pin a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along other land the next two courses and distances South eighty six degrees, thirty nine minutes, thirty seconds East Thirty seven and sixty one-hundredths feet to an iron pipe, and South twenty five degrees, fifty five minutes, thirty seconds West Thirty three and fourteen one-hundredths feet to the place of beginning. CONTAINING Nine hundred twelve square feet of land be the same more or less the most of which is within the confines of said public road.

ALSO ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fishersville Road to the Horseshoe Pike, said point of beginning being in line of presently owned by the grantees herein adjoining this tract of the West; thence along the middle of said road in an Easterly direction, one hundred twenty feet more or less to the remaining land of J. Lawrence Webster, et ux; thence along said remaining land South thirty degrees, twenty minutes West Four hundred and sixty feet more or less to the East bank of Beaver Creek, said line being parallel

TA # 30130 PR

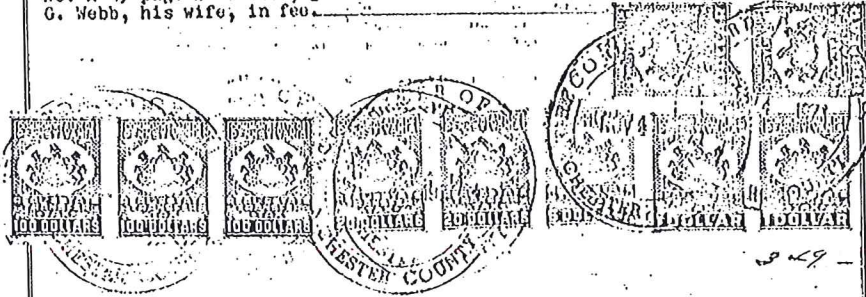
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1974-6590

FP 3768

with the Easterly line of the land presently owned by grantees herein adjoining this tract on the West and One hundred feet Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the grantors, to an iron pin by a stone a corner of land of the grantees; thence along the grantees North thirty degrees, twenty minutes East to the place of beginning. CONTAINING Forty thousand Five hundred square feet of land be the same more or less.

BEING the same premises which Lester Robert Watkins and Elma F. Watkins, his wife, by Indenture bearing date the 20th day of July A.D. 1970 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 13th day of August A.D. 1970 in Deed Book No. M-39 page 1026 etc., granted and conveyed unto Arthur I. Webb and Lucie G. Webb, his wife, in fee.



And the said Grantors do hereby covenant to and with the said Grantee S that they the said Grantors SHALL and WILL UNDER AND SUBJECT as aforesaid Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee S, their heirs and assigns, against the said Grantor S and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under her, him, them or any of them.

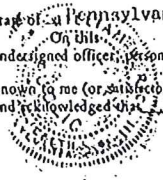
IN WITNESS WHEREOF, the said Grantor She caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

Arthur I. Webb (SEAL)
 (ARTHUR I. WEBB)
Lucie G. Webb (SEAL)
 (LUCIE G. WEBB)
Jan B. Rice III (SEAL)
 (JAN B. RICE III)
 Notary Public

State of Pennsylvania County of Delaware
 On this 29th day of October 1971, before me, the undersigned officer, personally appeared Arthur I. Webb and Lucie G. Webb, his wife

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



WILLIAM V. RICE III
 Notary Public, Lower Merion Twp., Montg. Co., Pa.
 My Commission Expires February 15, 1972
Jan B. Rice III
 Notary Public

GREAT VALLEY ABSTRACT CO., INC.
 67-1276
 168941
 RECORDER OF DEEDS
 CHESTER CO. PA.
 Nov 4 1 31 PM '71

37013
Deed
 ARTHUR I. WEBB AND LUCIE G. WEBB, his wife
 TO
 RICHARD M. JACKSON AND DONNA B. JACKSON, his wife
 PREMISES: 4020 Edges Mill Rd., Caln Township, Chester County, Pennsylvania

G
 The address of the Grantee S is
 4020 Edges Mill Rd.
 Downingtown, Pa.
Jan B. Rice III
 294

RECORDED in Deed Book GM Case 293
 GIVEN under my hand and the seal of the said office, the date above written.
 Recorder of Deeds

This Deed, made this 31st day of October

Between, RICHARD W. JACKSON and DONNA O. JACKSON, his wife

(hereinafter called the "Grantors")

of the one part, and JAMES R. BERNHEISEL and MARCIA A. BERNHEISEL, his wife (hereinafter called the "Grantees") of the other part

Witnesseth, That in consideration of Sixty nine thousand five hundred and no/100 (\$69,500) Dollars, to hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees B., their heirs and assigns, as tenants by the entireties

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Cain, County of Chester, Commonwealth of Pennsylvania, according to a new survey made by Horace A. Deale, Civil Engineer, May 10, 1927 bounded and described as follows, to wit:

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin and property herein conveyed and extending thence along said road by land of Maria E. Martin, south seventy eight degrees, fifteen minutes East One hundred forty six and four tenths foot to a mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollack South eighty two degrees, fifteen minutes East sixty six feet to a stake; thence still by said land of Elizabeth D. Pollack crossing said road South thirty degrees, twenty minutes West Three hundred sixty three feet to an iron pin by a stone a corner of land of Jacob Edge, aforesaid; thence by said land and along the East bank of said Beaver Creek North four degrees, fifteen minutes West passing over a crow-foot cut in the South parapet of said County Bridge the distance of Three hundred fifty three and seven tenths foot to an iron pin, point of beginning.

CONTAINING Eight hundred twenty five one-thousandths of an acre of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land with the hereditaments and appurtenances thereon erected, situate on the North side of a public road leading from Route #322 to Fisherville Road to Edge's Mill in Township of Cain, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife; thence along the middle of said public road North sixty six degrees, nineteen minutes, thirty seconds West Thirty three and sixty five one-hundredths feet to a corner of the remaining land of Wallace L. MacKennon and wife; thence along said remaining land North twenty two degrees, fifty minutes, thirty seconds East Twenty and five one-hundredths feet to an iron pin a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along other land the next two courses and distances south eighty six degrees, thirty nine minutes, thirty seconds East Thirty seven and sixty one-hundredths feet to an iron pipe, and south twenty five degrees, fifty five minutes, thirty seconds West Thirty three and fourteen one-hundredths feet to the place of beginning.

CONTAINING nine hundred twelve square feet of land be the same more or less the most of which is within the confines of said public road.

ALSO ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Cain, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fisherville Road to the Horseshoe Pike, said point of beginning being in line of, presently owned by the grantees herein adjoining this tract of the West; thence along the middle of said road

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A 266 6396

in an Easterly direction, One hundred Twenty foot more or less to the remaining land of J. Lawrence Webster, et ux; thence along said remaining land South thirty degrees, twenty minutes West Four hundred and sixty foot more or less to the East bank of Beaver Creek, said line being parallel with the Easterly line of the land presently owned by grantors herein adjoining this tract on the West and One hundred foot Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the grantors, to an iron pin by a stone a corner of land of the Grantors; thence along the grantors North Thirty degrees, twenty minutes East to the place of beginning.

CONTAINING Forty thousand Five hundred square foot of land be the same more or less.

BEING the same premises which Arthur I. Webb and Lucie O. Webb, his wife by Indenture bearing date the 29th day of October, A.D., 1971 and duly recorded the 4th day of November, A.D., 1971 at West Chester in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book G 40 Page 293 granted and conveyed unto Richard W. Jackson and Donna B. Jackson, his wife, in fee.

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$695.00

Richard W. Jackson
COLLY

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

RECEIVED
DECEMBER 22 1971
695.00

And the said Grantors do hereby covenant to and with the said Grantee, Richard W. Jackson and Donna B. Jackson, their heirs and assigns, that they

Warrant and forever defend the herein above described premises, with the appurtenances and appertinences, unto the said Grantee G, their heirs and assigns, against the said Grantors G and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by force or under claim of them or any of them.

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

Richard W. Jackson (SEAL)
Donna B. Jackson (SEAL)

M. M. [Signature]
Wm. [Signature]
SEAL
SEAL

State of Pennsylvania, County of Delaware, 10 27, before me, the undersigned officer, personally appeared RICHARD W. JACKSON and DONNA B. JACKSON, his wife known to me (or satisfactorily proved) to be the persons whose names subscribed to the within Instrument and acknowledged that they executed the same for the purposes therein contained.

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

Donna B. Jackson
Notary Public
DONNA J. DAVID, Notary Public
4454 Delaware Co., Pa.
My Commission Expires Oct. 19, 1981

MANTO ABSTRACT COMPANY, INC.
Chester and Walnut Streets
West Chester, Pa. 19380
1912 Nov 18 1 30 PM
RECORDED OF DEE
CHESTER CO. PA

RICHARD W. JACKSON et ux
TO
JAMES R. BERNHEISEL et ux

The address of the Grantee is
4020 Bayside Mill Rd.
Springtown, Pa.
19385
RECORDED TO DEED BOOK 552 PAGE 64
CHECK UNDER THE NAME AND THE END OF THE
OFFICE, THE DATE ABOVE WRITTEN.
[Signature]
RECORDED OF DEEDS
Recorder of Deeds

B 52 MAR 1975

This Deed, made this 10th day of May 1983.

Between, JAMES R. BERNHEISEL AND MARCIA A. BERNHEISEL, his wife

(hereinafter called the "Grantors")

of the one part, and STEPHAN L. AXELROD

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

Witnesseth, That in consideration of EIGHTY-SEVEN THOUSAND (\$87,000.00) DOLLARS

to hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, STEPHAN L. AXELROD, his heirs and assigns.

FP 3768
M.I. 524

150 8393

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, according to a new survey made by Horace A. Beale, Civil Engineer, May 10, 1937 bounded and described as follows, to wit:

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge, Maria E. Martin and property herein conveyed and extending thence along said road by land of Maria E. Martin, South 78 degrees, 15 minutes East, 146.4 feet to a mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollack South 82 degrees 15 minutes East, 60 feet to a stake; thence still by said land of Elizabeth D. Pollack crossing said road South 30 degrees 20 minutes West, 363 feet to an iron pin by a stone a corner of land of Jacob Edge, aforesaid; thence by said land and along the East bank of said Beaver Creek North 4 degrees 15 minutes West passing over a crow-foot cut in the South parapet of said County Bridge the distance of 353.7 feet to an iron pin, point of beginning.

CONTAINING Eight hundred twenty five one-thousandths of an acre of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land with the hereditaments and appurtenances thereon erected, situate on the North side of a public road leading from Route #322 to Fisherville Road to Edge's Mill in Township of Caln, County of Chester, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife; thence along the middle of said public road North 66 degrees 19 minutes 30 seconds West, 33.65 feet to a corner of the remaining land of Wallace L. MacKennon and wife; thence along said remaining land North 22 degrees 50 minutes 30 seconds East, 20.05 feet to an iron pin a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along other land the next two courses and distances South 86 degrees 39 minutes 30 seconds East, 37.61 feet to an iron pipe, and South 25 degrees, 55 minutes 30 seconds West, 33.14 feet to the place of beginning.

CONTAINING 912 square feet of land be the same more or less the most of which is within the confines of said public road.

ALSO ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fisherville Road to the Horseshoe Pike, said point of beginning being in line of presently owned by the grantees herein adjoining this tract of the West; thence along

K BIRM J/S

the middle of said road in an Easterly direction, 120 feet more or less to the remaining land of J. Lawrence Webster, et ux; thence along said remaining land South 30 degrees 20 minutes West, 460 feet more or less to the East bank of Beaver Creek, said line being parallel with the Easterly line of the land presently owned by grantees herein adjoining this tract on the West and 100 feet Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the grantors, to an iron pin by a stone a corner of land of the grantees; thence along the grantees North 30 degrees 20 minutes East to the place of beginning.

CONTAINING 40,500 square feet of land be the same more or less.

BEING THE SAME PREMISES which Richard W. Jackson and Donna B. Jackson, his wife, by Deed dated October 31, 1977 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Deed Book B-52, page 124, granted and conveyed unto James R. Bernheisel and Marcia A. Bernheisel, his wife, their heirs and assigns, as tenants by the entireties, in fee.

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$870.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
SEALTY
1222416
17K MAY 23 1986
42-11511

870.00

ELVA M. McQUEEN

COLLY

And the said Grantor do hereby covenant to and with the said Grantee that the said Grantee SHALL and WILL Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee 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 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:

Marcia A. Bernheisel
Marcia A. Bernheisel
James R. Bernheisel
James R. Bernheisel

By: Daniel L. Carn, Attorney in Fact

Daniel L. Carn

State of Pennsylvania County of York
On this 10th day of May 1986
undersigned officer, personally appeared Ronald P. Carn, Attorney in Fact
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.

DANIEL L. CARN
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 19, 1986
YORK, YORK COUNTY, PENNSYLVANIA



ABC 6390

Beed

053956

RECORDED
CHESTER COUNTY
MAY 23 3 32 PM '86

The address of the Grantee is
4020 Eggs Mine Rd.
Darrington, Pa.
19335

RECORDED IN DEED BOOK K61 PAGE 376
CITIZEN under my hand and the seal of the said
office, this date above written.

Edward M. McQueen

K 61 376

13

This Indenture, Made the

5TH day of January in the year of our

Lord one thousand nine hundred and Eighty Seven (1987)

Between Stephan L Axelrod

and

Debbie L Axelrod and Stephan L Axelrod, husband and wife

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration

lawful money of the United States of America, to him well and truly paid by the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained and sold remise, released and quit-claimed, and by these presents, grant bargain and sell remise, release and quit-claim unto the said parties of the second part, and to their heirs

/ as tenants by the entireties
and assigns forever, ALL

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected. hereditaments and appurtenances situate in the Township of Caln County of Chester, Commonwealth of Pennsylvania. according to a new survey made by Horace A. Beale, Civil Engineer May 10, 1937 bounded and described as follows to wit:

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge Maria E. Martin and property herein conveyed and extending thence along said road by land of Maria E. Martin, South 78 degrees 15 minutes East, 146.4 feet to a mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollack South 82 degrees 15 minutes East, 60 feet to a stake; thence still by said land of Elizabeth D. Pollack crossing said road South 30 degrees 20 minutes West 363 feet to an iron pin by a stone a corner of land of Jacob Edge, afore-said; thence by said land and along the East bank of said Beaver Creek North 4 degrees 15 minutes West passing over a crow foot cut in the South parapet of said County Bridge the distance of 353.7 feet to an iron pin point of beginning.

BK4181 PG 1357

CONTAINING Eight hundred twenty five one-thousandths of an acre of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land with the hereditaments and appurtenances thereon erected, situate on the North side of a public road leading from Route #322 to Fisherville Road to Edge's Mill in Township of Caln. County of Chester, Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife; thence along the middle of said public road North 66 degrees 19 minutes 30 seconds West, 33.65 feet to a corner of the remaining land of Wallace L. MacKennon and wife; thence along said remaining land North 22 degrees 50 minutes 30 seconds East, 20 05 feet to an iron pin a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along other land the next two courses and distances South 86 degrees 39 minutes 30 seconds East, 37.61 feet to an iron pipe, and South 25 degrees 55 minutes 30 seconds West, 33.14 feet to the place of beginning

CONTAINING 912 square feet of land be the same more or less the most of which is within the confines of said public road.

ALSO ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fisherville Road to the Horseshoe Pike, said point of beginning being in line of presently owned by the grantees herein adjoining this tract of the West; thence along the middle of said road in an Easterly direction, 120 feet more or less to the remaining land of J. Lawrence Webster, et ux; thence along said remaining land South 30 degrees 20 minutes West, 460 feet more or less to the East bank of Beaver Creek, said line being parallel with the Esterly line of the land presently owned by grantees herein adjoining this tract on the West and 100 feet Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the grantors, to an iron pin by a stone a corner of land of the Grantees; thence along the grantees North 30 degrees 20 minutes East to the place of beginning.

CONTAINING 40,500 square feet of land be the same more or less.

BEING THE SAME PREMISES which James R. Bernheisel and Marcia A. Bernheisel, his wife, by Deed dated May 10th, 1983 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania on May 23, 1983 in Deed Book K61, page 375, granted and conveyed unto Stephan L. Axelrod, his heirs and assigns, in fee.

UNDER AND SUBJECT TO RESTRICTIONS AND MORTGAGES OF RECORD.

BK 4181
PC 1358

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof: And also, all the estate, right, title, interest,

property, claim and demand whatsoever, as well in law as in equity, of the said part of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all and singular the above-mentioned and described premises, together with the appurtenances, unto the said parties of the second part, their heirs

and assigns forever, as tenants by the entireties.

In Witness Whereof, the party of the first part hereunto set his hand and seal. Dated the day and year first above written. This is a transfer from husband to husband and wife and is therefore exempt from transfer tax.

Scaled and Delivered }
IN THE PRESENCE OF US:

[Handwritten signature]

[Handwritten signature] (Seal)
Stephan L. Axelrod

Commonwealth of Pennsylvania } SS.
County of PHILA

On this, the 5TH day of JANUARY, 1927, before me, the undersigned Officer, STEPHAN L. AXELROD, personally appeared

known to me (satisfactorily proven) to be the person whose name is (are) 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.

[Handwritten signature]

IRVING W. GRAFF, NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES AUG. 20, 1937
Pennsylvania Association of Notaries

BK4181 PC 1359

File No. 03-0594PA

Attorney's Choice Abstract Co.
526 Greystone Road
Merion, PA 19066
(610) 667-1287

Parcel ID No. 39-1-113

This Indenture, made the 5th day of December, 2003,

Between

DEBBIE L. AXELROD and STEPHAN L. AXELROD

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

LEAH JENNINGS and JOHN J. JENNINGS

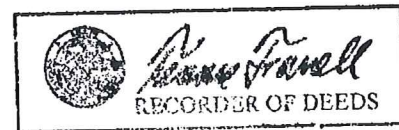
(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns,

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected hereditaments and appurtenances situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania according to a new survey made by Horace A. Beale, Civil Engineer May 10, 1937 bounded and described as follows to wit:

BEGINNING at an iron pin set in the center of a public road or County Bridge which carries said road over Beaver Creek, said iron pin being corner of property of Jacob Edge Maria E. Martin and property herein conveyed and extending thence along said road by land of Maria E. Martin South 78 degrees 15 minutes East, 146.4 feet to mark on a stone wall on the North side of said road; thence leaving said road still by land of Maria E. Martin and by land of Elizabeth D. Pollack South 82 degrees 15 minutes East, 60 feet to a stake; thence still by said land of Elizabeth D. Pollack crossing said road South 30 degrees 20 minutes West 363 feet to an iron pin by a stone a corner of land of Jacob Edge, aforesaid; thence by said land and along the East bank of said Beaver Creek North 4 degrees 15 minutes West passing over a crow foot cut in the South parapet of said County Bridge the distance of 353.7 feet to an iron pin point of beginning.

CONTAINING Eight hundred twenty-five one thousandths of an acre of land be the same more or less.



This Document Recorded
01/06/2004 State RTT: 1,800.00
02:58PM Local RTT: 1,800.00
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10362003
Receipt #: 149613
Rec Fee: 46.50



ATTORNEYS CHOICE ABSTRACT

01/06/2004 02:58P

10362003
Page 1 of 4
B-6031 P-1291

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN small lot or tract of land with the hereditaments and appurtenances thereon erected, situate on the North side of a public road leading from Route #322 to Fisherville Road to the Edge's Mill in Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a railroad spike in the middle of said public road at a corner of other land of J. Lawrence Webster and wife; thence along the middle of said public road North 66 degrees 19 minutes 30 seconds West, 33.65 feet to a corner of the remaining land of Wallace L. MacKennon and wife; thence along said remaining land North 22 degrees 50 minutes 30 seconds East, 20 05 feet to an iron pin a corner of land of Victor Sarkissian and a corner of other land of the said J. Lawrence Webster and wife; thence along other land the next two courses and distance South 86 degrees 39 minutes 30 seconds East 37.61 feet to an iron pipe, and South 25 degrees 55 minutes 30 seconds West, 33.14 feet to the place of beginning.

CONTAINING 912 square feet of land be the same more or less the most of which is within the confines of said public road.

ALSO ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale-Fisherville Road to the Horseshoe Pike, said point of beginning being in line of presently owned by the grantees herein adjoining this tract of the West; thence along the middle of said road in an Easterly direction, 120 feet more or less to the remaining land of J. Lawrence Webster, et ux; thence along said remaining land South 30 degrees 20 minutes West, 460 feet more or less to the East bank of Beaver Creek, said line being parallel with the Easterly line of the land presently owned by grantees herein adjoining this tract on the West and 100 feet Easterly therefrom on a line at right angles thereto; thence along the East bank of said Beaver Creek by remaining land of the grantors, to an iron pin by a stone a corner of land of the Grantees; thence along the grantees North 30 degrees 20 minutes East to the place of beginning.

CONTAINING 40,500 square feet of land be the same more or less.

UNDER AND SUBJECT TO RESTRICTIONS AND MORTGAGES OF RECORD.

BEING KNOWN AS 4020 Edgesmill Road in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania.

BEING PARCEL No.: 39-1-113



ATTORNEYS CHOICE ABSTRACT

01/08/2004 02:56P

10362003

Page: 2 of 4

B-6031 P-1291

TSS240-00184

BEING THE SAME PREMISES WHICH Debbie L. Axelrod and Stephan L. Axelrod, husband and wife, by Deed dated January 5, 1987 and recorded May 28, 1997 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 4181 page 1357, granted and conveyed unto Leah Jennings, in fee.

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


To have and to hold the said lot or piece of ground described above, 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.


And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their 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 Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

 {SEAL}
Debbie L. Axelrod

 {SEAL}
Stephan L. Axelrod

Commonwealth of Pennsylvania :
County of ~~Chester~~ *Montgomery* : ss

On this the 5th day of December, 2003, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Chester, the undersigned Officer, personally appeared Debbie L.

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

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

Rachael I. Levitan

Notary Public

My commission expires _____

The address of the above-named Grantees is:

*4020 Edgesmill Road
Downingtown, PA 19335*

[Signature]

On behalf of the Grantees



File No. 03-0594PA

Record and return to:
Attorney's Choice Abstract, Co.
526 Greystone Road
Merion, PA 19066



10362003
Page 4 of 4
B-6031 P-1291

4020 Edges Mill Rd.

A.K.A. Tri Corner Farm (Parcel ID # 39-1-113)
On Dec. 5, 2013

Between Debbie & Stephen Axelrod (grantors)
and Leah & John Jennings (grantees)

Between James & Marcia Bernheisel & Stephen
Axelrod May 10, 1983 / deed bk. K61, p. 375
sold: \$87,000.

Between Bernheisel & Richard & Donna Jackson
Oct. 31, 1977 B. 52, p. 124
sold: \$34,700.

Between Jacksons & Arthur & Lucy Webb
sold to Jacksons @ \$34,700.
Oct. 29, 1971

Between Webbs & Lester & Elma Watkins
m. 39 p. 1020 Aug. 13, 1970
sold to Watkins for \$29,900. by MacKennon
Mar. 19, 1965

Between Watkins & Wallace & Alice MacKennon
p. 615, 636. bought from Mildred &
Frederick Bickling (divorce) sold to
MacKennon 325 (Vol. 615, p. 41) 1953 @
\$19,400.

Between MacKennon & Norman Donoghue
& Elizabeth Donoghue sold to
MacKennon @ \$14,500. on Apr. 6, 1951
.825 acres

Danagane / @ \$1.00 See: E 24 Vol 577
p. 235

Theo. Patterson Jr. & wife for
\$1.00 & other valuable consider-
ations". Blacksmith shop & lot by the
stone on east side of Beaver Creek,
for menly estate of John Beaver &
John Hoopes.

Deed book	E-24	Vol. 577	p. 235
"	"	T-19	Vol. 466
"	"	I-18	431
"	"	Y-15	371
"	"	E-11	252
"	"	R-8	189
"	"	M-6	134
"	"	A-8	173
"	"	K-4	82
"	"	L-6	83

T-19 Vol 466 p. 205...

Sold by: Theodore Patterson Jr. & Wife Grace

May 14, 1937 to Donoghue

Sept. 17, 1929 (I 18, 431 pg. 461) Thos. Flowers & wife

to Patterson Jr. for \$1000

Sold by James H. Hurtt & Mary Hurtt

Nov. 4, 1981 to Patterson

1888 Thos. Powell to James Hurtt \$1725.00

Sold by Jacob Edge (R8-189-477)

(admit) Mar. 25, 1886 (deceased James White #465)

A 8 173, 205 p.

Sold by George P. McFarlan & Elizabeth

Nov. 17, 1864
7 tenths of land (M6, 134, p. 73)
\$1,200.

Sold to George Washington White & James White Jr.
#95.73 (Geo. W. White was blacksmith #1004.17 in 1864)

Sold by Sarah Davis Hoops & Jacob Edge (adm.)
To George McFarlan 1859, the land of John
Hoops, Public Sale: Geo. McFarlan bought
for \$587.50.

Sold by Daniel Beaver & Hannah 1838
= sold to Davis Hoops \$720.
by Thomas Steel & wife Abigail (P4, 87 p. 331)
sold to Daniel Beaver 1838 (K-4, 82 p. 380
(L4, 83 p. 139 ? 189) Sarah Hoops & Jacob
McFarlan, Mar. 31, 1859 (M6, vol. 134)

1838 Survey: Daniel Beaver & Hannah, property book P4 Vol.
L4, 83 p. 139 (or 189) 87, p. 331

Jos. Downing to Thomas Steel

1835 Thos. Steel & wife to Daniel Beaver

- James Ketton Sheriff

Sheriff Sale: Hunt Downing &

Sold to: M. Deborah Downing ~~to~~;

& Thomas Downing 1831 (50 acres) at
2900. & money

X 2 Vol. 46 p 472 Mar. 26, 1804

Sheriff sale to Tho. Downing

recorded Apr. 9, 1804.

See: Deed Book #1 p. 127-129 "Tho. Downing"

* Robert Valentine former owner deceased
(messuage house & plantation. (T2, 102)
see grantee deed vols. 1-4, roll #1

* Robert Valentine Deed X-21, 03, p. 363
W3, p. 265

(1767-1810?) 1768?

Law suit against Valentine by
Abraham Shingles Apr. 3, 1804

Grantee Index T-Z & Corps.
1688-1922

Red reference book in room 085

lists four (4) Robert Valentine(s)
as "Grantee"

* See hand written deed. / 4 pages

Names on deed mentioned:

- Mendenhall
- Downing
- Pim
- Pike
- Valentine

Deed Robert Valentine, son } This Indenture made
to Robert Valentine Jun^r }

The fifteenth day of the ninth month in the year of our Lord One Thousand Seven hundred and eighty One Between Robert Valentine of East Caln Township in Chester County in Pennsylvania yeoman of the one part and Robert Valentine Eldest son and Heir of the said Robert Valentine of the other part. Whereas James Mendenhall and Hannah his wife by their Indentures of lease and rebase bearing date respectively the twenty fourth and twenty fifth day of the fifth month 1760 for the consideration therein mentioned did grant bargain sell and convey unto the said Robert Valentine the father (alias yeoman) Two Tracts or parcels of land situate lying and being in East Caln Township aforesaid The one Beginning at a white Oak being a corner of Joseph Pikes land: Thence East by William Poms and Romans lands One hundred and forty two perches and an half to a post, thence North by Aaron Mendenhalls land seventy nine perches to a Black Ash Tree: Thence North sixty degrees West Fifty nine perches to a post, thence North six perches to a Hickry sapling Thence North twenty seven degrees East Thirty three perches to a post, by the East side of the Creek Thence West One hundred and six perches to a post near a white oak sapling marked for a corner in the line of Joseph Pikes land: thence South by the same land One hundred and forty six perches to the place of Beginning containing One hundred and thirteen Acres and One hundred and Seventeen perches The other Beginning at a post in Joseph Pikes line near to the said White oak sapling marked as a corner, thence South by Joseph Pikes land ninety perches to a corner Stone then by the said Aaron Mendenhalls land six courses and distance Viz. East twenty nine perches and a half to a Hickory South seventy nine degrees East, forty eight perches to a white oak, South South fifteen degrees East Eighteen perches to a Black Oak, South forty eight degrees East twelve perches to a Channel South twenty eight degrees East, Thirty six perches to a white oak, and thirty three degrees West Twenty six perches to a post near a white Oak on the East side of the Creek marked as a corner Thence West by the said Jacobus Chack One hundred and six perches to the place of Beginning containing Fifty Acres and One hundred and six perches Together with a White Oak sapling in the middle of the

Research for: Jennings home
4030 Edges Mill Rd.
Downingtown, Pa.

described Tract To hold the said two Tracts or parcels of land and Mill with the appurtenances unto the said Robert Valentine the Father, unto his Heirs and assigns forever, as by the said Indenture may appear. And Whereas Richard Pike of Corko in the Kingdom of Ireland by his Attorney Charles Norris by his Indenture bearing Date the twenty fifth day of January 1703 for the Consideration therein mentioned Did grant bargain, sell and Confirm unto the said Robert Valentine the Father a certain piece or parcel of land Situate in East Cabri Township aforesaid and adjoining to the two Tracts of land above described Beginning at a White oak in a line of land of William Pim and at a corner of Aston Mendenhalls land thence by the said Mendenhalls land North two hundred and forty perches crossing a Branch of Cran-dewine to a Chesnut Tree thence East three perches to a White oak thence North partly by the same land, and partly by Hugh Stalkers land sixty eight perches to a post thence West by lot N^o 1 One hundred and ten perches to a Black oak thence South by Lot N^o 1 Three hundred & eight perches to a post, thence East by the said land of William Pim One hundred and seven perches to the place of Beginning containing One hundred and ninety five Acres, and Eighty three perches, and the usual Allowance for Roads and Highways, (This Tract is marked N^o 8 in a General Plan of a large Tract and is part thereof which was granted by Patent, dated the thirtieth day of August 1703 recorded at Philadelphia in Patent book A Vol. 2^d page 576 unto Joseph Pike in fee. Who by Indenture dated the ninth day of March 1714 recorded at Philadelphia in Book E Vol 6th page 1054th granted the same with other land unto Ebenezer Pike in fee, who died seized thereof and having first made his last Will and Testament, in writing bearing date on or about, the nineteenth day of August 1724, devised the premises inter alia unto the above named Richard Pike in fee. NOW this Indenture Witnesseth, That the said Robert Valentine the Father as well for and in consideration of the natural love and affection which he hath and beareth unto the said Robert Valentine the son, as also for the better maintenance, support, livelihood and preferment

23 lawfully may from time to time and at all times hereafter, forever peaceably and quietly have
 hold Occupy, possess and enjoy the said three Tracts or parcels of Land Water Corn or Gust mill &
 Saw mill hereditaments and premises, hereby given and granted or mentioned so to be with
 their and every of their appurtenances, Free Clear and fully discharged kept harmless and indemnified
 and from and against all former and other Gifts, grants bargains, Sales, Surrenders, Condemns, Leases
 Entails, rents, appurtenances or Rents, and of from and against all former and other Titles whatsoe
 had done or suffered to be had made or done by the said Robert Valentine the Father his heirs or
 assigns, or any other person or persons lawfully claiming or to claim, by from or under him
 them or any of them, In Witness whereof the said parties to these presents have inter-
 changedly set their hands and Seals hereunto, dated the day and year first above written
 Robt. Valentine ^{State} Sealed and delivered in the presence of us Thoma Lightfoot
 Jonathan Valentine Richard Downing Jun: Received the day of the date of the
 written Indenture from the above named Robert Valentine the younger the sum of
 Five hundred pounds, being the consideration money above mentioned, by me his father
 Robt. Valentine — Witness Present at signing Thoma Lightfoot Jonathan Valentine
 Richard Downing Jun: The first day of June Anno Dom. 1782 before me William
 Evans Esq: one of the Justices of the Peace for the County of Chester personally appeared Jonathan
 Valentine, and Richard Downing Jun: two of the subscribing Witnesses to the within
 Indenture and on their solemn Affirmations according to law did Declare & say that the
 said Robert Valentine the Grantor within named, sign, seal, and as his Act and Deed
 Deliver the within written Indenture for the use therein mentioned and that their name
 thereunto subscribed as Witnesses are of their own proper hand writing Witness my hand
 & Seal the day & year aforesaid. W. Evans ^{State} Recorded 7th Decem. 1782 — 196

Held Robert Valentine } This Indenture Made the Fifteen
 to George Valentine } day of the ninth month in the year of our Lord One Thousand

of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert Valentine the son upon the sealing and delivery hereof. The receipt of the said Robert Valentine the Father doth hereby acknowledge. All this Given Granted Alien Enfeoffed and Confirmed, and by these presents I do give grant Alien Enfeoff and Confirm unto the said Robert Valentine the son (in his actual quiet Possession and Seisin now being) and to his Heirs and assigns. All and Singular those Three Tracts of land by meter and bounds herein before respectively and particularly set forth and described. Together with the Water Corn or Grist Mill and also all and Singular other the Mehuages Tenements, Houses buildings Barns Stables Gardens Orchard fields meadows, Plantations Saw Mill Dams, Ditches, Ways Woods Waters Water courses Fishings Showlings Flawkings Huntings rights liberties priviledges improvements, Hereditaments and appurtenances whatsoever to the said Three Tracts of land above described, Water Corn or Grist Mill Saw Mill and every of them respectively belonging or in any wise appertaining and the reversions and remainders rents Issues and profits thereof and also All the Estate right Title Interest use possession property claim and demand whatsoever both in law and Equity and otherwise howsoever of them the said Robert Valentine the Father of in and to the said hereby granted Premises and every part & parcel thereof and all Deeds & Writings in his hand & custody which concerns the same only. **TO HAVE AND TO HOLD** the said three Tracts of land Water Corn or Grist Mill and Saw Mill Hereditaments and premises, hereby given and granted or mentioned so to be with each and every of their appurtenances unto the said Robert Valentine the son and to his Heirs and assigns To the only proper use and behooff of the said Robert Valentine the son his Heirs and assigns for ever. **UNLESS** the yearly Quitrent or Quitrents remaining for the same to the Lords of the fee thereof. **With** the said Robert Valentine the Father for himself his Heirs Executors and administrators. He becometh and standeth name to and doth the said Robert Valentine the son his Heirs and assigns for ever.

Wm Pin (curator of the PM 1735-1757)