

1309 NORTH BAILEY ROAD
AN HISTORICAL OVERVIEW

PREPARED BY EDWARD G. LENDRAT

1309 NORTH BAILEY ROAD

The property on which the dwelling now known as 1309 North Bailey was later constructed was patented to Joseph Pike in August of 1703. The land patented to Joseph, 10,116 acres, now embraces East and West Pikeland and 1400 acres in Caln Township.

One of the commissioners of William Penn, James Logan, was thought by Joseph to have obstructed the issuance of a patent for this 10,000 acre portion of land which had initially been patented to Sir Mathias Vincent. Pike became incensed at Logan because of what was a misconception on Pike's part. Joseph was described by Logan at this time as a "haughty and angry man". After being apprised of the actual facts, Pike realized his mistake.

Joseph (1658-1729) was a wealthy merchant and zealous Quaker of Cork, Ireland. In his youth he had traveled and worked with William Penn on Quaker business. His father, Richard Pike died in prison after being arrested with William Penn. The Pike family prospered in a number of business ventures in Cork City. Among these were the Cork Steamship Company and Pike's Bank. Joseph Pike came to Cork as a young man from the town of Kilrea, also in Ireland.

In 1714 Ebenezer Pike obtained ownership of the patented land from his brother Joseph. Coincidentally Ebenezer and Joseph were married to sisters, Joseph to Elizabeth Rogers and Ebenezer to Mary Rogers. Ebenezer died in 1724. Prior to his death Ebenezer had willed the property to his son Richard.

After his acquisition of the property Richard Pike appointed Charles Norris of Philadelphia to be his designated representative in the Philadelphia Colony.

It would appear that none of the Pikes ever came to the New world to view their property.

It was through Norris that Jane Parke, a widow, purchased "a certain tract of land" with the area of 246 acres 156 perches.

Jane was the daughter of Jacob and Sarah Jones Edge. Jane married Thomas Parke (1704 - 1758) and she and Thomas were the parents of seven children. Thomas was proprietor of the tavern "The Sign of the Ship". After his death Jane Parke took over operation of the tavern. She continued as proprietor until 1764. In that year she married James Webb. Operation of the tavern was in the hands of either family members or renters until it stopped operating as a tavern in about 1795. At that time it was known as "The Ship".

Jane died in 1784. In her will she left "one half of her land in Caln Township" to her son Jacob.

Jacob being an iron merchant in Philadelphia decided to sell the property to Isaac Speakman in November of 1785. In the deed Isaac is identified as a yeoman (farmer) living in East Caln Township.

Isaac was the son of Thomas and Jane Wollerton Spackman and was listed in the 1767 tax records of East Bradford as a Freeman. In April of 1768 he married Susanna Clayton of West Bradford. The couple then moved to East Caln. This marriage resulted in 9 children. Isaac died in 1818.

Prior to his death Isaac had willed to his son Thomas "all the residue of my real and personal estate not before willed lying and being in the said township of East Caln".

Thomas was born in 1782. He was a farmer, a Quaker by faith and an early school director. He married a Hannah Maxtor and the couple were the parents of six children, five of them girls. Information indicates that Thomas married a Lydia Patterson in November of 1843. If that be the case, Hannah had most likely died. Thomas died in March of 1846.

The will of Thomas, dated 1/20/1846 stipulated that "all my real estate situated in the Townships of East Caln and East Brandywine and elsewhere" was to become the property of his son Isaac.

Isaac was born in about 1830. In January of 1854 he married Anna E. Branson with six children the result of this union. In his early life he was a Quaker later becoming a Presbyterian. While living in East Caln Isaac served as secretary of the Borough of Coatesville, a term as assessor, three years as a supervisor, 16 years as School Director and eight years as county auditor. In politics he was a Republican.

It was his position as School Director that initially gave him an exemption from military service during the Civil War. However, in 1862 he served in an emergency regiment called out to repel the invasion of Pennsylvania. In September of 1863 his name was called for the draft. No information is available regarding any military service which might have resulted from his name being called.

In 1880 Isaac held the position of Secretary of the Chester County Mutual Fire Insurance Company. It was at about this time that he and his family moved to West Chester. The home in Caln was then rented out. Isaac died in January of 1895.

In his will dated 1/15/1895 he authorizes his executors Thomas Spackman, Horace H. Spackman and George H. Spackman to sell any or all of his real estate. It wasn't until October of 1923 that the surviving executors, Thomas Spackman and Horace H. Spackman sold "all that certain messuage and tract of land" with the area of 0.755 acres to James F. MacMullan for \$800.

MacMullen in July of 1927 sold the 0.775 acre of land to Wilmer C. Johnson.

Wilmer was born in December of 1885. He was a 1910 graduate of Bucknell College with a degree in General Science and was married to an Ola Philips. A paving contractor by trade he also held a number of positions in other organizations. Among these were Secretary of the Brandywine Savings and Loan for four years, Treasurer of the same organization for two years, a Director of the Downingtown National Bank and Secretary of the Downingtown Rotary Club. He was recognized by the Patriotic Order of the Sons of America for 50 years of service in the Washington Camp.

Wilmer and Ola held the property for only five months, selling it to Florence Callahan in December of 1927.

William James Gicker obtained the property in March of 1975 from the executors of the will of Florence Callahan.

Richard and Anthony Civitello were owners of the property from November 1983 to February 1989 while Richard Civitello and Steven W. Jenson were in possession from February 1989 to January 1996.

Present owners of the property are Douglas M. and Joyce Stevenson Wimer having purchased it in June of 1996 from the Wiltshire Credit Corporation.

Doug, is a graduate of Philadelphia College of the Bible (now, Cairn University) with a Bachelor of Science in Bible and a Bachelor of Music in Piano Performance and Vocal Performance. He later acquired

a Master of Music degree in Organ Performance from Westminster Choir College. Doug is President of Buch Church Organ Company having joined this company in 2008. He is also Organist/Choirmaster at St. Stephens Reformed Church in New Holland Pennsylvania.

Property Address - 1309 N. Bailey Road,
Caln Township, Thorndale, PA

Tax ID# 39-1-13.0

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount paid
Patent Book A, Vol 2, P576	8/30/1703	Patented to Joseph Pike		
Book F, Vol 6 Page 105	3/9/1714	Ebenezer Pike	Joseph Pike	
No Will Available	8/19/1714	Willed to Richard Pike	By his father, Ebenezer Pike	
No Deed Available	6/12/1762	Jane Parke, widow	Richard Pike through his attorney, Charles Norris	"a certain tract or parcel of land" 246 acres 156 perches
No Will Available		Willed to her son, Jacob Parke	by his mother, Jane Parke Webb	"one half of her land in Caln Township"
Deed Book A-2 Page 381	11/4/1785	Isaac Spackman	Jacob Parke and others	145 acres and 22 perches, 550 pounds
Will Book 14, Page 232, File 7269	Will dated 1/14/1818	Willed to his son, Thomas Spackman	by his father, Isaac Spackman	"all the residue of my real and personal estate not before willed lying and being in the said Township of East Caln.
Will Book 19, Page 44, File 10935	Will dated 1/20/1846	willed to his son, Isaac Spackman	by his father, Thomas Spackman	"all my real estate situated in the Township of East Caln and East Brandywine and elsewhere"
Will Book 30, Page 213, File 24712	Will dated 1/15/1895		Isaac Spackman	Authorized his executors, Thomas Spackman, Horace H. Spackman, and George H. Spackman to sell any or all of his real estate"
Deed Book K-16, Page 397	10/6/1923	James F. MacMullan	Thomas Spackman and Horace H. Spackman, surviving executors	"all that messuage and tract of land" 0.755 acres, part of A-2, Page 381 - \$800
Deed Book L-17, Page 439	7/29/1927	Wilmer C. Johnson	James F. MacMullan and Mary, his wife	"all that certain messuage and tract of land" 0.755 acres, \$1.00 and other valuable considerations
Deed Book Q-17, Page 460	12/3/1927	Florence E. Callahan	Wilmer C. Johnson and Ola, his wife	"all that certain messuage and tract of land" 0.755 acres, \$1.00 and other valuable considerations

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 Caln Township, Thorndale, PA

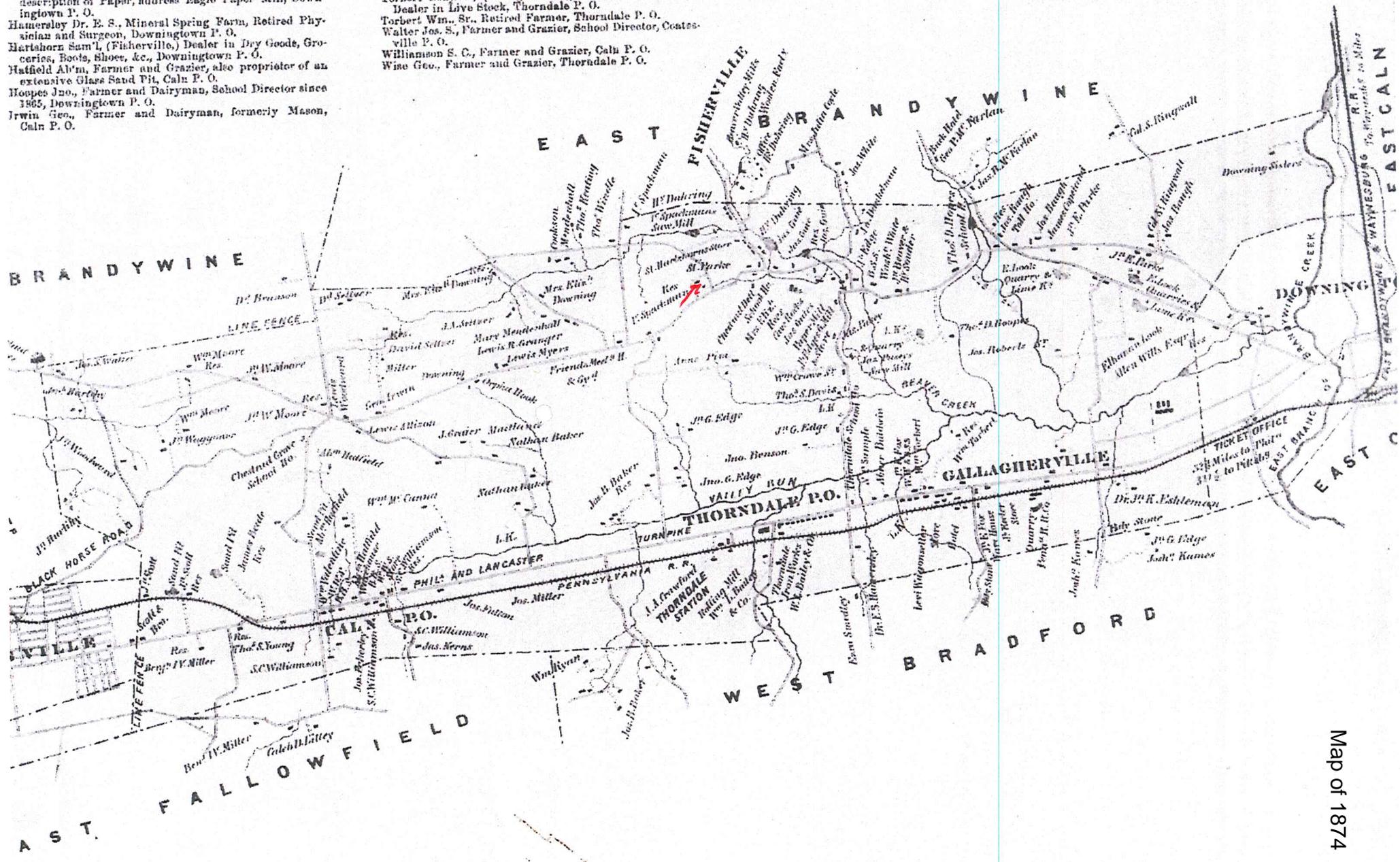
Tax ID# **39-1-13.0**

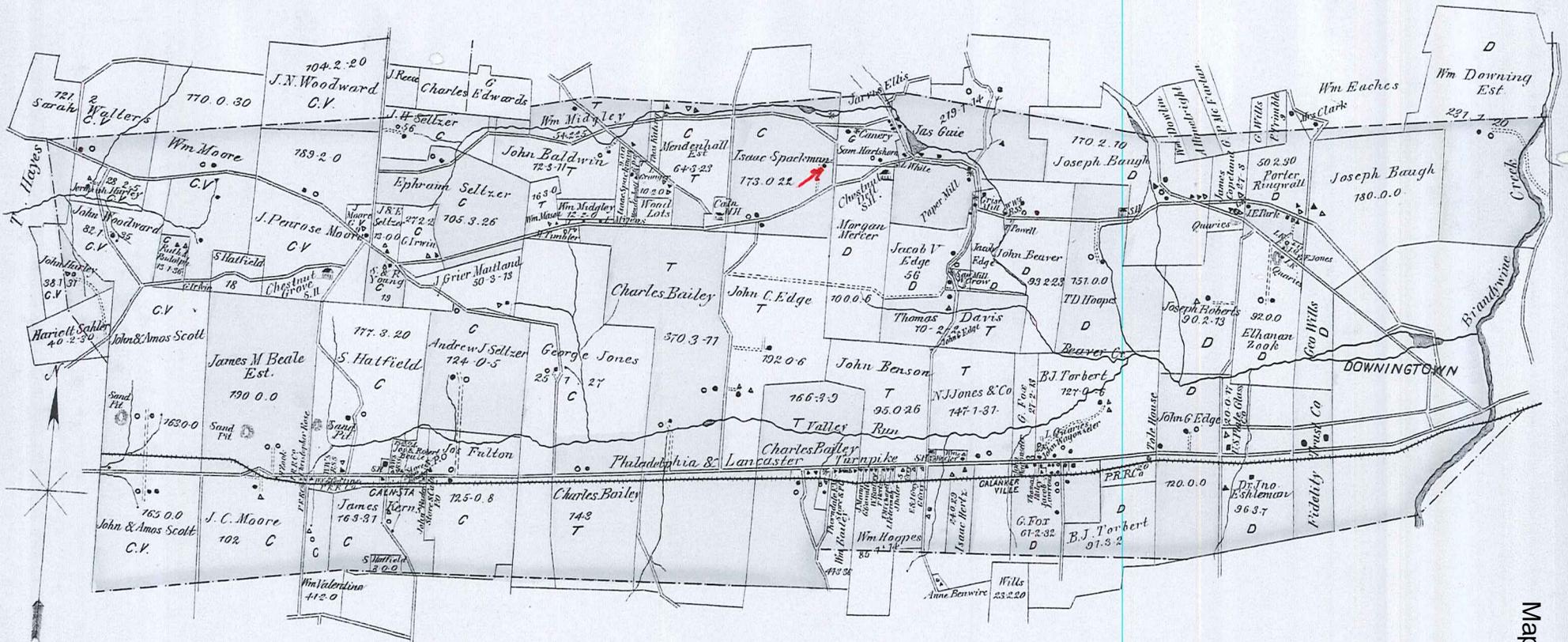
Will Book 133, Page 906	Will dated 3/13/1975	William James Gicker appointed executor	By Florence Callahan Long	
Deed Book T-60, Page 180	11/16/1982	William James Gicker and Grace L. Gicker	William James Gicker	"all that certain messuage and tract of land" .0755 acres \$1.00
Deed Book U-62, Page 383	11/30/1983	Richard A. Civitelo and Anthony J. Civitelo	William James Gicker and Grace L. Gicker	"all that certain messuage and tract of land" .0755 acres \$52,000
Record Book 1428, Page 034	2/1/1989	Richard A. Civitello and Steven W. Jenson	Richard A. Civitello and Anthony J. Civitello	"all that certain messuage and tract of land" .0755 acres \$1.00
Record Book 3995, Page 1178	1/19/1996	Wiltshire Credit Corporation	Robert A. Erling, Sheriff of Chester County	"all that certain messuage and tract of land" .0755 acres \$1.00
Record Book 4065, Page 43	6/26/1996	Douglas M. Wimer and Joyce Stevenson	Wiltshire Credit Corporation	"all that certain messuage and tract of land" 0.755 acres \$67,000
Record Book 4968, Page 1897	5/23/2006	Douglas M. Wimer and Joyce Wimer	Douglas M. Wimer and Joyce Stevenson	"all that certain messuage and tract of land" 0.755 acres \$1.00

Crowe Wm., Sr., House Carpenter, Cabinet Maker, Sawyer and Chair Bow Manufacturer, Thorndale P. O.
 Davis Aaron, Farmer and Dairyman, Thorndale P. O.
 Edge Jb. V., Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downingtown P. O.
 Guio Jas., Manufacturer and Wholesale Dealer in every description of Paper, address Eagle Paper Mill, Downingtown P. O.
 Hamersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.
 Hartshorn Sam'l, (Fisherville,) Dealer in Dry Goods, Groceries, Boots, Shoes, &c., Downingtown P. O.
 Hatfield Al'm, Farmer and Grazier, also proprietor of an extensive Glass Sand Pit, Caln P. O.
 Hoopes Jno., Farmer and Dairyman, School Director since 1865, Downingtown P. O.
 Irwin Geo., Farmer and Dairyman, formerly Mason, Caln P. O.

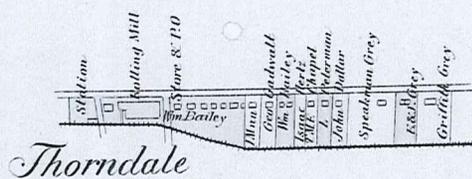
Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.
 Seltzer J. And'w, Farmer, Dairyman and Grazier, Thorndale P. O.
 Spackman Amanda, Teacher, Downingtown P. O.
 Spackman Ie., Farmer and Grazier, Secretary of the School Board, Downingtown P. O.
 Torbert Benj. J., (Gallagherville,) Farmer, Grazier and Dealer in Live Stock, Thorndale P. O.
 Torbert Wm., Sr., Retired Farmer, Thorndale P. O.
 Walter Jos. S., Farmer and Grazier, School Director, Coatesville P. O.
 Williamson S. C., Farmer and Grazier, Caln P. O.
 Wine Geo., Farmer and Grazier, Thorndale P. O.

Scale 2 Inches to One Mile.





Map of 1883



Thorndale

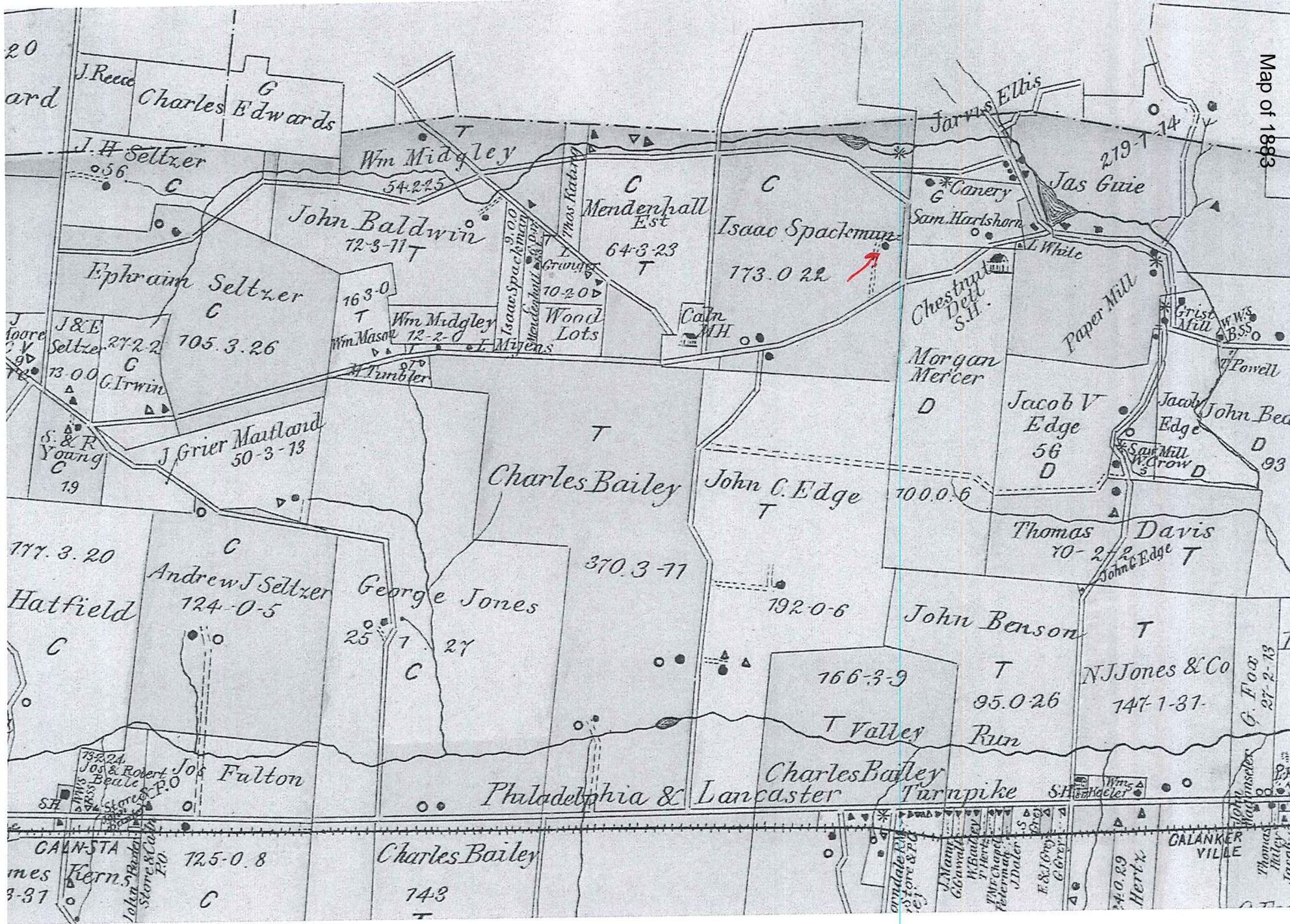
We believe this to be an accurate map and it gives us pleasure to affix our official endorsement

John Reynolds
H. C. James
W. MacFie } County Commissioners

CALN

Scale 100 Feet 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



20

ard

J. Reeco Charles Edwards

J. H. Seltzer 56

Wm Midgley 54-2-25

Mendenhall Est 64-3-23

Isaac Spackman 173.0 22

Canery Sam Hartshorn

Jas Guie 219-7-14

Ephraim Seltzer 705.3.26

Wm Midgley Wm Mason 12-2-0

Wood Lots

Chestnut Hill S.H.

Paper Mill

Grist Mill B.S.S. Powell

J. Moore J & E Seltzer 272.2 73.00 G. Irwin

J. Grier Maitland 50-3-13

Charles Bailey

John C. Edge 100.0.6

Morgan Mercer D Jacob V Edge 56 D

Jacob Edge John Beale D 93

777.3.20

Andrew J Seltzer 124-0-5

George Jones 25 7 27

370.3-77

192.0-6

John Benson T

N.J. Jones & Co 747-1-31

Hatfield C

166-3-9

T Valley Run

Jos & Robert Beale Jos Fulton

Philadelphia & Lancaster Turnpike

Charles Bailey

Wm A. Maclester

GAUNSTA James Kerns 3-31 125-0.8

Charles Bailey 743

Wm. A. Maclester J. Many G. G. Bailey W. H. Bailey J. M. Chapman J. D. Daler F. & J. Grey G. Grey W. A. Hertz GALANKER VILLE

To the Honourable the Justices at the General Court of Quarter
Sessions held at Chester for the County of Chester the 28th Day of August 1759

The Petition of Jane Parke of East Calke, in S. County humbly sheweth

That your Petitioner's late Husband Thomas Parke Deceased
was for several Years past favoured with your Recommendation to the
Governor for his Licence to keep a Publick House of Entertainments in S.
Township, and your Petitioner having carried on said business by Virtue
of said Licence (which is now near Expiring) During which time your
Petitioner hopes she hath given Generall Satisfaction, Therefore your Petitioner
Prays that you would Grant her a Recommendation to the Governor for his
Licence to sell Liquors the ensuing Year, and your Petitioner as in Duty
Bound shall thankfully Acknowledge the Same — Jane Parke

We the Subscribers being well Acquainted with the Above Petitioner
do hereby Recommend her as a Person Well Qualified to keep a Publick
House of Entertainments, and do Desire that you may Grant her Request

Tho: Purr
Thomas Downing
Richard Downing
Coyler Hewitt
Phineas Lewis
Richard Cinn

KNOW all Men by these Presents,
That *we Jane Parke and*

of *Chester* County, ~~are~~ held and firmly bound
unto the Honourable *William Denny* Esq;
Lieutenant-Governor and Commander in Chief of the
Province of *Pennsylvania*, and Counties of *New-Castle*,
Kent and *Sussex*, upon *Delaware*, in the Sum of *One*
Hundred Pounds, lawful Money of *Pennsylvania*, to
be paid to the said Lieutenant-Governor, his Successors
or Assigns: To which Payment, well and truly to be
made, *We* bind *ourselves out* Heirs, Executors
and Administrators, and every of them *Jointly & Severally*
firmly by these Presents. Sealed with *our* Seal & Dated
the *tenth* — Day of *September* Anno Domini *1759*

THE Condition of the above Obligation is
such, That whereas the Above-bounded *Jane*
Parke hath obtained a Recommendation
from the Justices of the said County of *Chester*, at their
Court of General Quarter-Sessions of the Peace, held at
Chester, the *twenty eighth* Day of *August* last, to his
Honour the said Lieutenant-Governor, for his Licence to
keep a Publick House of Entertainment at *Last Calm*
in the said County. If, therefore, the said *Jane Parke*
after having obtained the said Lieutenant-
Governor's Licence as aforesaid, shall, during the Continu-
ance thereof, be of good Behaviour, and shall observe all
the Laws and Ordinances which are or shall be made, re-
lating to Inn-keepers or Taverners within the said Province,
then the above Obligation to be void, otherwise to be and
remain in full Force and Virtue.

Sealed and Delivered in
the Presence of

W. P. Rindin

Jane Parke

Robert Carter

Volume 13/90,91

Parke, Jane - 1759

James Parke's Petition for a
Recommendation
August 28th 1759

Allowed by the court



Bibliography

The following sources were examined in my search to obtain information about the subject property.

1. Cope, Gilbert, Henry Graham Ashmead. *Historic Homes & Institutions and Genealogical and Personal Memoirs of Chester and Delaware Counties Volumes 1 & 2*. New York and Chicago: The Lewis Publishing Company, 1904.
2. Futhey, J. Smith, Gilbert Cope. *History of Chester County Pennsylvania*. Philadelphia: Louis H. Everts, 1881.
3. Harper, Douglas A.. *West Chester to 1765. That Elegant and Notorious Place*. West Chester, Pennsylvania: Chester County Historical Society, 1999.
4. Heathcote, C.W. Jr., Lucille Shenk. *A History of Chester County Pennsylvania*. Harrisburg, PA: National Historical Association, 1932.
5. Mowday, Melissa A. , Bruce E. Mowday. *Spanning the Centuries: The History of Caln Township in the American Landscape*. Uwchlan, Pennsylvania: Squire Cheyney Books, 2009.
6. Thompson, W.W.. *Chester County and Its People*. Chicago, New York: The Union History Company, 1898.
7. Wiley, Samuel T.. *Biographical and Portrait Cyclopedia of Chester County Pennsylvania*. Philadelphia, Richmond, Indiana, Chicago: Gresham Publishing Company, 1893.

Other sources checked were

Google

At the Chester County Historical Society

1. Township clippings
2. Family clippings
3. Family folders
4. Card file

COUNTY OF CHESTER
P E N N S Y L V A N I A



Find UH Information

PARD: 3901 001 30000
 UH: 39-1-13
 Owner: WIMMER DOUGLAS M
 Owner: JOYCE
 Mail Address 1: 1309 N BAILEY RD
 Mail Address 2: COATESVILLE PA
 Mail Address 3:

ZIP Code: 19320
 Deed Book: 4968
 Deed Page: 1897
 Deed Recorded Date: 5/30/2011
 Legal Desc 1: ES N BAILEY RD
 Legal Desc 2: LOT & DWG

Acres: 0.49
 LUC: R-10
 Lot Assessment: \$ 29,320
 Property Assessment: \$ 72,640
 Total Assessment: \$ 101,960
 Assessment Date: 12/18/2015
 Property Address: 1309 N BAILEY RD
 Municipality: CALN
 School District: Coatesville Area

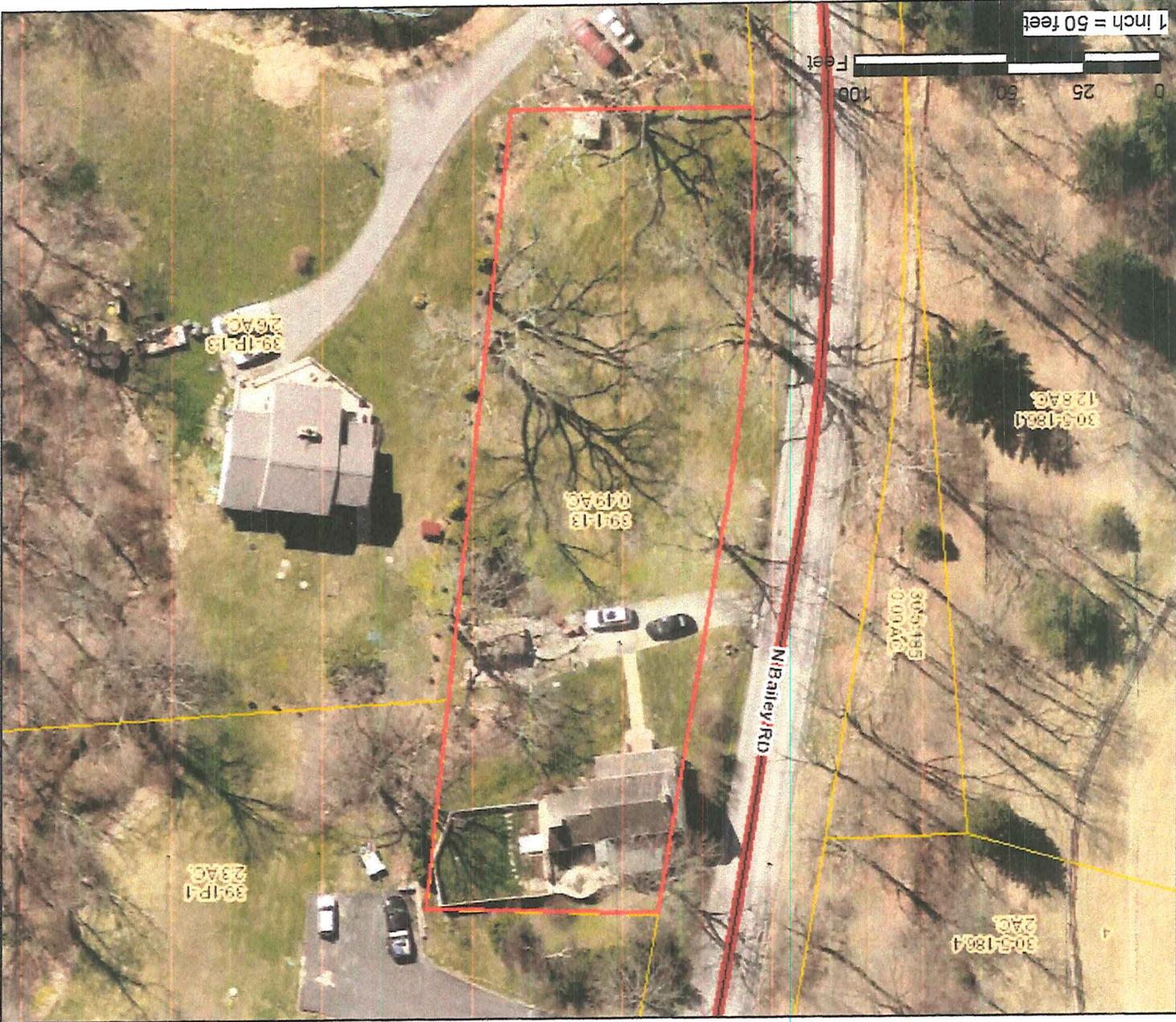
Map Created:
 Thursday, April 14, 2016

County of Chester



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 For information on data sources visit the GIS
 Services page listed at www.chesco.org/gis.

Map



1372 N Bailey Rd - Google Maps

Google Maps 1372 N Bailey Rd



Image capture: Nov 2015 © 2016 Google

Catesville, Pennsylvania

counting the being of age secretly and lawfully examined and the contents
thereof being first made known to her witness my hand and seal this 2nd day
of February Anno Domini 1786. William Strobel Seal Received the day of
the date of the within written capture of the within named John Daulton
& William Hays the sum of Eight Hundred and Twenty six pounds one Shilling
and five Pence Pennsylvania currency it being the full consideration to be
mentioned to be paid to me James Richmond W. Messer present at signing George
Hartan Esq. Sheriff. Recorded the 12th of May Anno Domini 1786
Jacob Parke & others.

This Indenture

made the seventh day of September in the Year of our Lord one Thousand
Seven hundred and Eighty six between Jacob Parke of the City of Phila-
delphia, one member of the first the said Jacob Parke and Benjamin Poul-
ney of the City of Philadelphia one member of the East will and Testament
of Jane Webb formerly Parke, Heiress of the said Jacob Parke deceased late
wife of James Webb of the Township of Lancaster County of Lancaster State of
Pennsylvania of the second part and James Speasman of East Caln Town-
ship Chester County of the third part **Whereas** in and by a
certain Indenture dated the Twelfth day of June in the Year of our Lord
1762 between Richard Pike of the City of York Merchant by Charles Young
of the City of Philadelphia in the Province of Pennsylvania Merchant the
lawful Attorney of him the said Richard Pike duly constituted as well
constituted of the one part and Jane Parke of the Township of East Caln County
of Chester Province aforesaid Widow of the other part for the considerations
therein mentioned the said Richard Pike by his said Attorney did
grant bargain sell alien Enjoy release and confirm unto her the said Jane
Parke her Heirs and assigns a certain piece or parcel of Land situate
lying and being in the said Township of East Caln by Meter and bounds
in the same Indenture set forth fully bounded and described contain-
ing two hundred and forty six Acres and One hundred and fifty six
perches and the usual way Roads and Highways with the appurtenances
to have and to hold to her the said Jane Parke heirs and assigns forever
as in and by the said Indenture Relation being had thereto more at
Large may appear **and Whereas** the said Jane Parke after Marri-
age with James Webb aforesaid did with consent of her said by her Last will
and Testament duly proved before the Register for the Probate of wills for the
County of Lancaster State aforesaid give and Devise unto her son the
aforesaid Jacob Parke one half of her said Land in said Township aforesaid
to him his heirs and assigns forever and in the same will did Order Direct
her Executors the said Jacob Parke and Benjamin Poulney to Dispose of
the other half of the said Land in the best manner as therein more fully
appears **Now this Indenture Witnesseth** that the aforesaid
Jacob Parke in his own right and the said Jacob Parke and Benjamin Poulney
for fulfilling their Trust as Executors as aforesaid for and in consideration
of the sum of five hundred and fifty pounds current money of Pennsylvania
to them in and by said Jane Parke the receipt whereof they do hereby acknowledge
and thereof acquit and give Discharge the said Jacob Parke and
his Executors and Administrators shall granted bargain sold alien
Enjoy and confirm and by their heirs do Grant bargain

1792
1786
1786

and confirm unto the said Isaac Speakman his heirs and assigns forever about
 piece or parcel of land Part of the aforesaid Two hundred and thirty six acres
 of land) Beginning at a Corner Black Oak thence Running west One hund-
 red and thirty six perches to a stone thence South by a line of Marked
 trees and a post adjoining Friends Meeting house land One hundred and
 Eighty One perches to a Stone a perch to the South of a White Oak corner of
 the said Josephs land thence East by land sold to Thomas Pimm one
 hundred and thirty six perches to a White Oak thence North by a line of
 Trees One hundred and eighty one perches to the place of beginning Con-
 taining One hundred and thirty six acres and thirty six perches besides
 Allowance for Roads and High ways **Together** with all and singular
 the Roads Ways Passages Woods Waters Water courses Rights Liberties
 privileges Buildings Improvements and Hereditaments & Appurten-
 ances whatsoever therunto belonging or in any wise appertaining and the
 Reversions and Remainders Rent Issues and profits thereof and also all
 the Estate Right Title Interest Use Possession property claim and Demand
 of them the said Jacob Parke and Benjamin Paultney or either of them
 in to or out of the aforesaid described tract of land hereby granted with
 the appurtenances **To have and to hold** the aforesaid described
 piece or parcel of land Hereditaments and premises hereby granted
 bargained and sold or mentioned or intended so to be with the appurtenances
 unto the said Isaac Speakman his heirs and assigns to the only proper
 use and behoof of him the said Isaac Speakman his heirs and
 assigns forever **and** the said Jacob Parke for himself and the said
 Jacob Parke for himself and his heirs and the said Benjamin Paultney
 for himself and his heirs do covenant that they and their heirs the
 aforesaid described piece of land Hereditaments and premises hereby
 granted bargained and sold or mentioned or intended so to be with the
 appurtenances unto the said Isaac Speakman his heirs and assigns
 against them the said Jacob Parke and his heirs and the said Benjamin
 Paultney and his heirs and against all and every other person and
 Person whomsoever lawfully claiming or to claim by from or under
 them or any of them or by from or under Jane Webb aforesaid shall
 and will warrant and forever defend by these presents In Witness whereof
 the parties to these presents have interchangeably set their hands &
 seals hereunto Dated the day & Year first above Written
 Jacob Parke *[Signature]* Benj Paultney *[Signature]* Sealed & Delivered in the
 presence of us Rich^d Thomas John Biddle junior
Received the day of the date of the above Written Indenture the sum
 of five hundred and fifty pounds current Money of Pennsylvania the
 consideration above mentioned for Jacob Parke Benj Paultney Witnesses
 present John Biddle jun^r **On** the Thirtieth first day of March
 in the Year of our Lord one thousand seven hundred Eighty six Before me
 Edward M. Johnson Esq^r President of the Court of Common Pleas for Philad^a.
 phia County came the above named Jacob Parke and Benjamin Paultney
 & brought the above Written Indenture which they do acknowledge to be their Act
 and Deed and Desired the same may be Recorded as such Witnesses my
 hand & Seal the day & Year above Written — Edw^d M. Johnson Esq^r Not. P^u Philad^a.

Will of Isaac Spackman

I Isaac Spackman of the Township of East Cain County of Chester and State of Pennsylvania a Yeoman, being a sound and well disposing mind and memory also being far advanced in years do make and publish this my last will and Testament in manner and form following Viz.

First I direct that my body be decently buried and that all my just debts and funeral charges be paid by my Executors herein after named

I give and bequeath to my son Isaac Spackman two lots or pieces of Land one of them lying and being in the said Township of East Cain beginning at a corner of my land near to East Cain Meetinghouse and to run East by Thomas Dimland forty eight perches thence North seventy four perches thence West forty eight perches to the line of Thomas Stalkers land thence South seventy four perches parallel along the line of the said Stalkers land I partly along the line of the said meeting house lot to the place of beginning containing twenty two acres & thirty two perches Street measure the other being the lot or piece of Land situate in Brundewine Township in said County that I bought of the Executors of William Lockhart (decd) containing twenty eight acres or thereabouts together with all the buildings & improvements thereunto belonging to have and to hold by him or his son Isaac and his heirs and assigns forever, the whole of the above said tracts and use on the tract hereafter bequeathed to my son Thomas Spackman where said tracts joines is to run where it now runs for the use and benefit of both parties. I also give and bequeath to my said son Isaac all my wearing apparel my Gold sleeve buttons my large bible my silver shoe and three peckies my saddle horse carried trills and one hundred and fifty dollars in money to be paid by my son Thomas Spackman in one year after my decease; but if there should be any Grant in the year on the above mentioned premises at my decease the same there shall have free purchase but and to hold away and his heirs and assigns that my said son Isaac shall have the use of the same to saw any timber for his own use provided he does not diminish it further than the natural wear or to repair any damages or other things at my decease. I also give and bequeath the same to him my said son Isaac, that in his own account I then I give and bequeath to my son James Spackman my bed and bedding that he and myself now sleep on, I then I give and bequeath to my daughter Ann Keiland five hundred & twenty five dollars Exclusive of a heap of I have her some time since my second wife looking Glass which she has now in possession, two silver spoons marked M. S. the money to be paid to her in one year after my decease to my son Thomas. I then I give and bequeath to my daughter Mary Davis eight hundred and thirty dollars Exclusive of what I have her before the year 1814 my riding Chaise and harness my trap rattle that I bought at Richters Vendue she letting her brother & sister have the use of it when it can be shared the money to be paid to her or her heirs in one year after my decease by my said son Thomas. I then I give and bequeath to my daughter Edith White my largest looking Glass my

sether bed and bedding in the East end of my house and Six hundred
and fifty dollars to be paid by my said son Thomas to her or
her heirs in one year after my decease for which my said daughter
Edith shall bring no charge against my Estate for services done for
me heretofore Item I give and bequeath to my Grandson Isaac Davis
my Silver watch and to his sister Susannah Davis two Silver spoons
marked SS the andirons I bought at Habertons Vendue my small
Shovel and tongs Item I give and bequeath to my Grand Children
to wit Ann Joshua and Susannah Spackman Children of my son
Isaac, Susannah, Rachel, Ann, Isaac, Hannah, Mary, and Deborah
a h Davis Children of my Daughter Mary Thomas Hannah and
Susannah White Children of my Daughter Edith, to each and every
of them the sum of eight dollars to be paid to each and every of them
by my said son Thomas when they severally arrive at lawful age
together with lawful Interest from one year after my decease and if
any of them should die under said age their legacy shall be
equally divided amongst the surviving brothers or sisters Item
I give and devise to my three daughters Ann, Mary and Edith
in addition, all my linnen, flax, and wool, woollen bed Cloths
all my huler & Six Turkish bottomed Chairs, in the east end of
my house, that in all not herein before willed, to be equally divided
amongst them Item I give and bequeath to East Caln preparative
within the sum of eight dollars towards repairing the Grave
yard wall and keeping said yard Clean of Turkish provided the
members thereof will accept of It to be paid in one year after
my decease by my said son Thomas Item I give and bequeath
to my said son Thomas Spackman all the residue of my
Real and personal Estate not before willed lying and being
in the said Township of East Caln or Elsewhere together with
all the buildings and improvements thereunto belonging or in
anywise appertaining I have and to hold by my said son
Thomas his heirs and assigns forever under and subject nevertheless
the top of the Care Charge ~~and~~ support and maintainance
of my son James Spackman during his natural life ~~with~~
both as it relates to food Laiment Comfortable Lodging and
due attendance in all times of sickness or bodily weakness
and in such a manner as will be of good report in the
neighbourhood but more especially so as to be satisfactory to
my friends Thomas Edge and John Hooper Junr In witness
whereof I Conside and do hereby Request to accept of that trust
and in case of their death removal or resignation of said
trust that the Bradford monthly meeting is hereby author-
ized and Requested to appoint other Trustees in their
places andsted but if my said son James should be
disatisfied to live with his Brother Thomas he may be
removed to some other of his friends with the approbation
of his trustees and that my said son Thomas shall pay
from time to time all Reasonable expences for his Comfortable

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maintainance and funeral, and also Subject to the Pay-
ment of all my just debt funeral Expences and the several
Legacies herein before mentioned. It is my will and desire
that all my printed books except my bible willed to my
son Isaac be equally divided amongst all my Children
before named and, if my said son Thomas should
not be free from his apprenticeship at any decease I do hereby
strictly enjoin my said son Thomas to perform all and
every the Covenants and agreements enjoined on me in
said apprentices Indenture to perform and if said
apprentice should not be satisfied to live with my
son Thomas then shall have liberty to get another
Master he paying a reasonable Compensation for the Term
-inder of his apprenticeship and lastly I do hereby
nominate constitute and appoint my said son
Thomas Shuckman John Hooper Sr. and Robert
Miller all of the said Township of East Main
Successors of this my last will and testament
never to be disannulling and making void all and every
other will by me here to me made touching and
confirming this and no other to be my last will and
testament In Witness whereof I have hereunto set
my hand and Seal this fourteenth day of January in
the year of our Lord one thousand eight hundred &
Eighteen 1818

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

Place of execution

In Teste
Joseph Miller

Witnessed at my 5th 1818

Samuel Thomas Shuckman
and Robert Miller Esqs
John Hooper the att. Esq
having witnessed

Will of Thomas Spackman

10935

Thomas
Spackman

East Caln

1846

I Thomas Spackman of the Township of East
Calm in the County of Chester and Commonwealth of
Pennsylvania being weak in body, but sound disposing
mind and memory. Now for the purpose of disposing
of such worldly Estate as I have been blessed with
do make this Instrument of writing and ordain it
as my last last will and Testament in manner
following that is to say first It is my will and I
do hereby order and direct my Executors herein after
named that as soon as may be convenient after my
decease all my just debts and funeral Expenses be
paid out of my Estate Item I give and bequeath
to my beloved wife Hannah Spackman all my real
estate wherever situated with all the profits arising there
from until my youngest daughter arrives at the age
of Eighteen years together with all my farming utensils
and all the stock on hand except such as is herein
after otherwise disposed of and possess and use the
same until my said youngest daughter shall
attain to the above age of Eighteen years and further
I give and bequeath to my beloved wife my milk
horse my riding carriage and set of single harness
Item I give and bequeath to my son Isaac Spackman
all my real estate situated in the Township of East
Calm and East Branchville Township or elsewhere
to him his heirs and assigns forever to have possession
of the same when my said youngest daughter arrive
at the above age of Eighteen years and paying my
beloved wife out of the said real estate the sum
of one thousand dollars Item I further give and
bequeath to my son Isaac Spackman all my farming
utensils stock remaining on the farm of mine when
my said youngest daughter arrives at the above age
also my Desk formerly my fathers my Clock my water
one bed bedstead and sufficient bedding also my

My last will and wish to be delivered to him
one year after my decease I then give and
bequeath to my five daughters (to wit) Mary Elizabeth
Sarah Amanda Emaline and Edith Spackman
all my estate consisting in bonds notes and book accounts
(after paying so much as may be necessary for the payment
of my just debts and funeral expenses) to be equal
ly divided between them share and share alike
When the said youngest daughter arrives at the age of
Eighteen years The principal to be and remain in
my beloved wife's hands until the above time of payment
to be placed at interest by her and the interest apply
for the education and support of my above named
daughters I then give and bequeath to my beloved wife
and five daughters above named all my remaining
household goods to be divided on my youngest daugh-
-ters arriving at the above age of Eighteen years
share and share alike my beloved wife to have
and possess them until that time
I then further give to my beloved wife one third of the yearly
income of my real estate above bequeathed to my son
Isaac Spackman to be paid to her yearly after my
youngest daughters arriving at the above age of
Eighteen years I then give and bequeath to my beloved
wife and five daughters (to wit) Mary Elizabeth Sarah
Amanda Emaline and Edith Spackman the
use and occupation of the east end of the house
above bequeathed to my son Isaac with privilege
to cut sufficient fuel for the house use of the above
persons And lastly I nominate constitute and
appoint my beloved wife my son Isaac Spackman
and Mrs. Winkler Executors of this my last will and testame-
ent hereby revoking all other wills legacies and bequests by me
heretofore made and declaring this and no other to be
my last will and testament.

In witness whereof I have hereunto set my hand and
seal the Twentieth day of January one thousand eight
hundred and forty six

Thomas Spackman



1. the testator as his

I, Isaac Spackman, of the Borough of Coatesville, Chester County, Pennsylvania, being of sound mind, memory and understanding, do make and publish this my last will and testament, hereby revoking and making void all former wills by me at any time heretofore made.

I give, devise and bequeath unto my wife Anna E. Spackman all my property, real, personal and mixed, of what nature or kind soever and wheresoever the same shall be at the time of my death, to have and to hold the same for and during the term of her natural life. I hereby give my wife full and complete power and authority to use any part of my said estate above devised to her for life, that may be absolutely necessary for her maintenance and support, and at the death of my said wife all the property devised to her as aforesaid or so much thereof as may then remain unexpended, I give devise and bequeath to my sons, Thomas Spackman, Horace B. Spackman, George B. Spackman, William W. Spackman, J. Edge Spackman and Owen S. Spackman, share and share alike.

To carry out the above bequest to my wife or for the payment of my debts I hereby authorize and empower my executors hereinafter named to sell any or all of my real estate either at public or private sale, and to execute and deliver the deed or deeds therefor to the purchaser or purchasers in as firm and stable a manner as I could do, if living, free of all trusts

and without liability on the part of the purchaser or purchasers to see to the application of the purchase money.

I hereby nominate, constitute and appoint my three sons, Thomas Spackman, Horace B. Spackman and George H. Spackman Executors of this my last will and testament.

In witness whereof I, Isaac Spackman, the testator have to this my will set my hand and seal this
Fifteenth day of January A.D. 1875.

Isaac Spackman (Seal)

Signed, sealed, published and declared by the above named Isaac Spackman as and for his last will and testament in the presence of us, who have hereunto subscribed our names at his request as witnesses thereto in the presence of the said testator and of each other.

Moses Rambo

W. S. Hearlan

Chester County, ss:

Personally appeared before me, Moses Rambo and W. S. Hearlan, the subscribing witnesses to the foregoing Will, who, being duly qualified according to law, did depose and say that they were present, saw and heard the testa tor Isaac Spackman in said Will named, sign, seal, publish and declare the same to be his last Will and Testament, and at the time of so doing he was of a

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

DEED :
THOMAS SPACKMAN, ET.AL.EXRS
TO :
JAMES F. MACMULLAN :

THIS INDENTURE, made the Sixth day of October in the year of our Lord one thousand and nine hundred twenty three. BETWEEN Thomas Spackman and Horace B. Spackman of the City of Coatesville, Chester County, Pennsylvania, surviving Executors of Isaac Spackman, deceased, parties of the first part; AND James F. MacMullan, of Cain Township, County and State aforesaid, party of the second part.

WHEREAS, the said Isaac Spackman being seized of the hereinafter described real estate, died on or about the 25th day of January, 1895 having first made his last Will and Testament in writing dated January 15th, 1895 since his decease duly probated and remaining on record in the Office of the Register of Wills of Chester County, Pennsylvania, in Will Book Vol: 30, Page 213, of which said Will he named his three sons Thomas Spackman, Horace B. Spackman and George H. Spackman, Executors to whom Letters Testamentary were duly issued by the Register of Wills aforesaid; and wherein and whereby he authorized and empowered said Executors to sell any or all of his real estate either at public or private sale and to execute and deliver deed or deeds therefor to the purchaser or purchasers in as firm and stable a manner as he could do if living free of all trusts and without liability on the part of the purchaser or purchasers to see to the application of the purchase money: AND WHEREAS, George H. Spackman is now deceased leaving the said Thomas Spackman and Horace B. Spackman, parties hereto as surviving Executors of said Will. NOW THIS INDENTURE WITNESSETH, That the said Thomas Spackman and Horace B. Spackman Surviving Executors of Isaac Spackman, deceased for and in consideration of the sum of Eight Hundred Dollars lawful money of the United States to them well and truly paid by the said James F. MacMullan 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 by force and virtue of the authority vested in them by the above recited Will do grant, bargain, sell, alien, release and confirm unto the said James F. MacMullan, his heirs and assigns; ALL THAT CERTAIN message and tract of land situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:- BEGINNING at an iron pin in the public road leading northward from Cain Friends Meeting in a line of land belonging to Fred Pearson and Company and a corner of other land of the Spackman Estate, which is about to be conveyed to Roy W. Martin; thence by said last mentioned land north eighty four degrees five minutes east, ninety seven and six tenths (97.6) feet to an iron pin; thence by the same south five degrees forty seven minutes west, two hundred sixty six and fifteen hundredths (266.15) feet to an iron pin; thence by the same south eighty four degrees twenty four minutes west, one hundred four and sixty five hundredths (104.65) feet passing over an iron pin set on the east side of the first mentioned road to a point therein; thence partly along said road by land of Barclay Krauss, north four degrees fifty minutes west, two hundred forty five and eighty five hundredths (245.85) feet to an iron pin a corner of land belonging to Fred Pearson and Company; thence by the same north eighty three degrees fifty five minutes east, fifty one and fifteen hundredths (51.15) feet to an iron pin in the public road aforesaid; thence along the same, north fourteen degrees thirty minutes east, fifteen and one tenth (15.1) feet to the first mentioned point and place of beginning. CONTAINING seven hundred and fifty five thousandths (0.755) of an acre of land be the same more or less. BEING part of the same premises which Jacob Parke and others by deed dated Nov, 4th, 1785 and recorded in the Recorder's Office of Chester Co. Pa. in Deed Book A-2, Vol. 25, Page 381, granted and conveyed to Isaac Spackman (designated in said deed as Isaac Spackman) in fee; and the said Isaac Spackman being so thereof seized died having first made his last Will and Testament dated Jan: 14th, 1818 after his decease duly probated and remaining on record in the Office of the Register of Wills of Chester Co. Pa. in Will Book O- , Vol 14, Page 232, wherein and whereby he devised all the residue of his estate including the above described real estate, to his son Thomas Spackman; and the said Thomas Spackman being so thereof seized died having first made his last Will and Testament dated the 20th day of Jan: 1846 after his decease duly probated and remaining on record in the Office of the Register of Wills aforesaid in Will Book T-19, Page 44, wherein and whereby he devised all his real estate, including the above described message and tract of land unto his son Isaac Spackman in fee; and the said Isaac Spackman being so thereof seized died having first made his last Will and Testament after his decease duly probated and remaining on record in the Office of the Register of Wills aforesaid in Will Vol: 30, Page 213, wherein and whereby he authorized the sale of his real estate as hereinbefore recited. TOGETHER with all and singular the buildings, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the said Isaac Spackman at and immediately before (the time of his decease in law, equity or otherwise howsoever, of, in to or out of the same: TO HAVE AND TO HOLD the said message or tract of land hereditaments and premises hereby

granted and released, or mentioned and intended so to be with the appurtenances, unto the said James F. MacMullan, his heirs and assigns, to and for the only proper use and behoof of the said James F. MacMullan, his heirs and assigns forever. And the said Thomas Spackman and Horace B. Spackman, Surviving Executors as aforesaid do covenant, promise and agree to and with the said James F. MacMullan, his heirs and assigns, that they the said Thomas Spackman and Horace B. Spackman, Surviving Executors as aforesaid have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted or any part thereof, is, are, shall or may be impeached, charged or incumbered in title charge, estate or otherwise howsoever. IN WITNESS WHEREOF, the said Thomas Spackman and Horace B. Spackman Surviving Executors as aforesaid have hereunto set their hands and seals the day and year first above written Sealed and delivered in the presence of us;

Willard E. Stern
A. R. Yearsley

: \$1:00 :
: I. R. :
: STAMP :
:

Thos. Spackman (SEAL)
Horace B. Spackman (SEAL)

Received the day of the date of the above Indenture of the above named James F. MacMullan full payment of the within mentioned consideration.

Thos. Spackman
Horace B. Spackman

State of Pennsylvania, County of Chester, SS:-

On the Sixth day of October, Anno Domini, 1923, before me, a Notary Public duly commissioned and residing in the City of Coatesville, Chester County, Pennsylvania, personally appeared the above named Thomas Spackman and Horace B. Spackman, Surviving Executors of Isaac Spackman, deceased and in due form of law acknowledged the above Indenture to be their act and deed and desired the same might be recorded as such: WITNESS my hand and Notarial seal the day and year aforesaid.

A. R. Yearsley, Notary Public : NOTARIAL :
Commission expires Mar: 29th, 1925 : SEAL :
:

Recorded February 21, 1924.

DEED : THIS INDENTURE, made the Seventeenth day of September in the year of our Lord one
JAMES H. PORTER & WIFE : thousand eight hundred and eighty seven: BETWEEN James H. Porter and Louisa
TO : Porter, his wife, of Kennett Square, in the County of Chester and State of
ATLEY P. JACKSON : Pennsylvania, parties of the first part; AND Atley P. Jackson of the County
: and State aforesaid, party of the other part: WITNESSETH, That the said James H.
: Porter and Louisa J. Porter his wife, for and in consideration of the sum of two
hundred dollars lawful money of the United States of America, unto them well and truly paid by the said Atley
P. Jackson at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged
have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents do grant,
bargain, sell, alien, enfeoff, release and confirm unto the said Atley P. Jackson and to his heirs and assigns
ALL THOSE TWO CERTAIN lots of ground situate in the Village of Toughkenamon in the Township of New Garden,
County of Chester and State of Pennsylvania, bounded and described as follows, to wit:- NO. 1: BEGINNING at a
point in the middle of the track of the Philada: & Balt: Cent: Railroad at a corner of land now or formerly
of Benjamin Cox; thence by said land south twenty six degrees east, one hundred and twenty two feet; thence
along the middle of a public street by lands of Harvey Lang and George Williams, south sixty four degrees
west, one hundred and three feet; thence by lands now or formerly of the heirs of Samuel Strahorn dec'd; north
twenty six degrees west, one hundred and twenty two feet to the middle of the Railroad track aforesaid;
thence along the middle thereof, north sixty four degrees east, one hundred and three feet to the place of
beginning. CONTAINING twelve thousand five hundred and sixty six square feet of land be the same more or
less. NO. 2. BEGINNING in the middle of the track of the Railroad aforesaid and the middle of a public street
crossing it; thence along the middle of said Railroad track, north sixty four degrees east, one hundred and
fifty two feet; thence by land now or formerly of Samuel Lachlen, south twenty six degrees east, one hundred
and twenty two feet; thence along the middle of a public street, south sixty four degrees west, one hundred
and fifty two feet to the angle of said street, and north twenty six degrees west, one hundred and twenty
two feet to the place of beginning: CONTAINING eighteen thousand five hundred and sixty six
land more or less.

DEED

JAMES F. MACMULLAN & WIFE

WILMER G. JOHNSON

This Indenture, Made the Twenty ninth day of

July In the year of our Lord one thousand nine hundred and twenty seven. BETWEEN James F. MacMullen and Mary J. MacMullen, his wife, of Caln Township, Chester County, Penna., parties of the first part; AND Wilmer G. Johnson, of the Borough of Downingtown, Chester County, Penna., 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 valuable considerations with 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 executing 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 and tract of land, situate in Caln Township, Chester County, Penna., bound ed and described as follows:-

BEGINNING at an iron pin in the public road, leading northward from Caln Friends Meeting, in a line of land belonging to Fred Pearson and Company, and a corner of land now or formerly of the Spackman Estate thence by said last mentioned land, north eighty four degrees, five minutes east, ninety seven and six tenths feet to an iron pin; thence by the same, south five degrees, forty seven minutes west, two hundred sixty six and fifteen hundredths feet to an iron pin; thence by the same, south eighty four degrees, twenty four minutes west, one hundred four and sixty five hundredths feet, passing over an iron pin set on the east side of the first mentioned road to a point therein; thence partly along said road by land of Barclay Krauss, north four degrees, fifty minutes west, two hundred forty five and eighty five hundredths feet to an iron pin a corner of land belonging to Fred Pearson and Company; thence by the same, north eighty three degrees, fifty five minutes east, fifty one and fifteen hundredths feet to an iron pin in the public road aforesaid; thence along the same, north fourteen degrees, thirty minutes east, fifteen and one tenth feet to the first mentioned point and place of beginning. CONTAINING seven hundred and fifty five thousandths of an acre of land, be the same more or less.

BEING the same premises which Thomas Spackman and Horace B. Spackman, Executors, by their indenture bearing date the sixth day of October, A. D. 1923, and on record in the Recorder's Office of Chester County in Deed Book K-16, Vol. 302, Page 307, granted and conveyed unto James F. MacMullen, party hereto in fee.

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

TO HAVE AND TO HOLD the said premises all and singular the appurtenances, unto the said party of the second part, 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 F. MacMullen, 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, his heirs, all and singular the hereditaments and premises herein the said James F. MacMullen, and his heirs, all and singular the hereditaments and premises herein above described and mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, them or any of them SHALL AND WILL, by these presents WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, The said parties of the first part to these presents have hereunto set their hands and seals Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

Frank P. Hope
G. Mabel Tyson

James F. MacMullen (SEAL)
Mary J. MacMullen (SEAL)

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

State of Pennsylvania County of Chester ss: ON THE twenty ninth day of July Anno Domini 1927 before me, the subscriber a Notary Public duly commissioned and residing in the Borough of Downingtown, Pa., personally appeared the above named James F. MacMullen and Mary J. MacMullen, his wife

and in due form of law acknowledged the above INDENTURE to be their act and deed, and desired the same might be recorded as such. Witness my hand and Notarial seal the day and year aforesaid. Recorded July 30, 19 27. Sarah E. Miller, Notary Public My commission expires April 1, 1931. NOTARIAL SEAL

17

457, 923

DEED
WILMER C. JOHNSON & WIFE
TO
FLORENCE E. CALLAHAN

This Indenture, Made the Third day of December in the year of our Lord one thousand nine hundred and twenty seven,
BETWEEN Wilmer C. Johnson and Ola P. Johnson, his wife, of the Borough of Downingtown, Chester County, Penna., parties of the first part; AND Florence E. Callahan, of Caln Township, Chester County, Penna., party

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of One dollar and other valuable con-
sidrations lawful money of the United States of America, well and truly paid by the said part 2d of the second part to the said part 1st
of the first part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, do 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 part 2d of the second part his Heirs and Assigns,

All THAT CERTAIN messuago and tract of land, situate in East Brandywine Township, Chester County, Penna., bounded and described as follows:-

BEGINNING at an iron pin in the public road leading northward from Caln Friends Meeting in a line of land belonging to Fred Pearson and Company and a corner of land now or formerly of the Spaulman Estate; thence by said last mentioned land, north eighty four degrees and five minutes east, ninety seven and six tenths foot to an iron pin; thence by the same, south five degrees and forty seven minutes west, two hundred sixty six and fifteen hundredths foot to an iron pin; thence by the same, south eighty four degrees and twenty four minutes west, one hundred four and sixty five hundredths foot, passing over an iron pin set on the east side of the first mentioned road to a point therein; thence partly along said road by land of Barclay Krauss north four degrees and fifty minutes west, two hundred forty five and eighty five hundredths foot to an iron pin, a corner of land belonging to Fred Pearson and Company; thence by the same, north eighty three degrees and fifty five minutes east, fifty one and fifteen hundredths foot to an iron pin in the public road aforesaid; thence along the same, north fourteen degrees and thirty minutes east, fifteen and one tenth foot to the first mentioned point and place of beginning. CONTAINING seven hundred and fifty five thousandths of an acre of land, be the same more or less.

BEING the same premises which James P. MacMullan and Mary J. MacMullan, his wife by their indenture bearing date the twenty ninth day of July A. D. 1927, and recorded in the Recorder's Office of Chester County the thirtieth day of July A. D. 1927, in Deed Book L-17, Vol. 403, Page 439, granted and conveyed unto Wilmer C. Johnson, party hereto in fee. The said property being erroneously described in former conveyances as being located in Caln Township, Chester County, Pa.

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 2d of the second part, her Heirs and Assigns, to the only proper use, benefit, and behoof of the said part 2d of the second part, her Heirs and Assigns forever
And the said Wilmer C. Johnson, for himself, his Heirs, Executors and Administrators, doth
by these presents covenant, grant and agree, to and with the said part 2d of the second part, her Heirs and Assigns forever, that he
the said Wilmer C. Johnson 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 2d of the second part, her
Heirs and Assigns, against him the said Wilmer C. Johnson, his heirs, and against all and every other person, or
persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, them or any of them
SHALL AND WILL. WARRANT AND FOREVER DEPEND
IN WITNESS WHEREOF, The said part 1st 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
G. Nabel Tyson } Wilmer C. Johnson (SEAL)
Sara E. Miller } Ola P. Johnson (SEAL)

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

State of Pennsylvania County of Chester ss:
ON THE Third day of December Anno Domini 19 27 before me, the subscriber a Notary Public duly
commissioned and residing in the Borough of Downingtown aforesaid
personally appeared the above named Wilmer C. Johnson and Ola P. Johnson, 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 Notarial seal the day and year aforesaid
Recorded January 3, 19 28. Sarah E. Miller, Notary Public NOTARIAL SEAL
My commission expires April 1, 1931.

437 923

THIS DEED, made this 16th day of December 1982. AFFIDAVIT

BETWEEN WILLIAM JAMES GICKER, Executor of the Estate of FLORENCE E. CALLAHAN LONG, deceased (hereinafter called the Grantor), of the one part, and WILLIAM JAMES GICKER and GRACE L. GICKER, his wife, of West Cain Township, Chester County, Pennsylvania (hereinafter called the Grantees, of the other part.

WITNESSETH, That in consideration of ONE (\$1.00) DOLLAR in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns as tenants by the entireties:

ALL THAT CERTAIN message and tract of land situated partly in Cain Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

Tp# 320553

BEGINNING at an iron pin in the public road leading northward from Cain Friends Meeting in a line of land now or late of Fred Pearson and Company and a corner of land now or late of the Spackman Estate; thence by said last mentioned land, North eighty-four degrees five minutes East (N. 84° 5' E.) ninety-seven and six tenth (97.6) feet to an iron pin; thence by the same South five degrees forty-seven minutes West (S. 5° 47' W.) two hundred sixty-six and fifteen one-hundredths (266.15) feet to an iron pin; thence by the same, South eighty-four degrees twenty-four minutes West (S. 84° 24' W.) one hundred four and sixty-five one-hundredths (104.65) feet, passing over an iron pin set on the East side of the first mentioned road to a point therein; thence partly along said road by land now or late of Barclay Krauss, North four degrees fifty minutes West (N. 4° 50' W.) two hundred forty-five and eighty-five one-hundredths (245.85) feet to an iron pin, a corner of land now or late of Fred Pearson and Company; thence by the same, North eighty-three degrees fifty-five minutes East (N. 83° 55' E.) fifty-one and fifteen one-hundredths (51.15) feet to an iron pin in the public road aforesaid; thence along the same North fourteen degrees thirty minutes East (N. 14° 30' E.) fifteen and one tenth (15.1) feet to the first mentioned point and place of beginning.

CONTAINING seven hundred fifty-five one-thousandths (.755) of an acre of land, be the same more or less.

BEING the same premises which WILNER C. JOHNSON and OLA P. JOHNSON, his wife, by their deed dated December 3, 1927 and duly recorded in the Office of the Recorder of Deeds of Chester County in Deed Book Q-17 Volume 413 Page 460, granted and conveyed unto the said FLORENCE E. CALLAHAN, who intermarried with William T. Long.

AND the said FLORENCE E. CALLAHAN LONG being so thereof seized, died on February 14, 1982, having first made her Last Will and Testament dated March 13, 1975 and duly probated in the Office of the Register of Wills of Chester County, Pennsylvania in Will Book 133 Page 906 whereupon she appointed WILLIAM JAMES GICKER, Executor of her estate, and LETTERS TESTAMENTARY were duly issued to the said WILLIAM JAMES GICKER on February 19, 1982. And the said Will of FLORENCE E. CALLAHAN LONG contained no specific devise of the foregoing real estate nor any restriction against its sale.

AND the said WILLIAM JAMES GICKER, Executor of the Estate of FLORENCE E. CALLAHAN LONG, deceased, does covenant, promise and agree to and with the said WILLIAM JAMES GICKER and GRACE L. GICKER, his wife, their heirs and assigns, that he, the said WILLIAM JAMES GICKER, Executor

137 903

This Deed, made this 30th day of Nov 1983
Between,

WILLIAM JAMES and GRACE L. GICKER, h/w (hereinafter called the "Grantor S"),
of the one part, and RICHARD A. CIVITELLO and ANTHONY J. CIVITELLO
(hereinafter called the "Grantee S"), of the other part.

Witnesseth, That in consideration of FIFTY TWO THOUSAND (\$52,000.00) - - - - - Dollars,
In hand paid, the receipt whereof is hereby acknowledged, the said Grantor S do hereby grant and convey unto the said
Grantee S, their heirs and assigns, joint tenants with the
right of survivorship.

ALL THAT CERTAIN messuage and tract of land
with the buildings and improvements thereon erected,
hereditaments and appurtenances, Situate partly
in Cain Township and partly in East Brandywine
Township, Chester County, Pennsylvania, bounded
and described, as follows, to wit:

BEGINNING at an iron pin in the public road
leading Northward from Cain Friends Meeting in a
line of land now or late of Fred Pearson and
Company and a corner of land now or late of the
Spackman Estate; thence by said last mentioned
land, North 84 degrees 05 minutes East, 97.6 feet
to an iron pin; thence by the same South 05 degrees
47 minutes West, 266.15 feet to an iron pin;
thence by the same South 84 degrees 24 minutes
West, 104.65 feet, passing over an iron pin set
on the East side of the first mentioned road to a
point therein; thence partly along said road by
land now or late of Barclay Krauss, North 04
degrees 50 minutes West, 245.85 feet to an iron
pin, a corner of land now or late of Fred Pearson
and Company; thence by the same, North 83 degrees
55 minutes East, 51.15 feet to an iron pin in the
public road, aforesaid; thence along the same
North 14 degrees 30 minutes East, 15.1 feet to
the first mentioned point and place of beginning.

CONTAINING .755 of an acre of land, be the
same more or less.

BEING the same premises which William James
Gicker, Executor of the Estate of Florence E.
Callahan Long, deceased, by Indenture bearing
date the 16th day of December, A.D. 1982 and
recorded in the Office of the Recorder of Deeds,
in and for the County of Chester, in Deed Book T-
60 page 180 &c., granted and conveyed unto William
James Gicker and Grace L. Gicker, his wife, in
fee.

BEING Registry Parcel #39-1-13 and #30-5-185

For the reason of taxes, \$41,600.00 of the consideration
is for the portion of the premises in the Township of Cain,
and the remaining \$10,400.00 is for the portion in East
Brandywine.

U-62-353

bus

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 RECEIVED
 520.00

068714

RECORDED IN DEEDS
 OFFICE OF THE COUNTY CLERK
 Dec 2 11 44 AM '25

MUNICIPAL TRANSFER TAX
 PAID IN AMOUNT OF \$ 520.00

ELVA M. McQUEEN
 COLLY

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

Stephen E. Fisher

William James Olicker
 WILLIAM JAMES OLICKER
Grace L. Olicker
 GRACE L. OLICKER

SEAL
 SEAL
 SEAL
 SEAL

State of Penn County of Chilton
 On this 20th day of NOV 1925, before me, the undersigned officer, personally appeared William James Olicker and Grace L. Olicker known to me (or satisfactorily proven) to be the persons whose name is one 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, LEVIA BARRON, DEANALE CO.
 BY COMMISSION EXPIRES APR 21 1926

TO
 TITLE INSURANCE COMPANY

320, 353

Beid

William and Grace Olicker

TO:

Richard A. and Anthony J. Civitello

The address of the Grantee is
 1309 N. Bailey Rd.
 Dunstable, Pa 17015

RECORDED IN DEED BOOK 062, PAGE 364
 GIVEN under my hand and the seal of the office, the date above written.
Elva M. McQueen
 RECORDER OF DEEDS

U 62 364

Ohio Deed,

made this

1st

day of February

1989

Between,

RICHARD A. CIVITELLO AND ANTHONY J. CIVITELLO

(hereinafter called the "Grantor").

of the one part, and

RICHARD A. CIVITELLO AND STEVEN W. JENSEN

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

Witnesseth,

That in consideration of One Dollar----(\$1.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantee their heirs and assigns, as joint tenants with rights of survivorship

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate partly in Cain Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading Northward from Cain Friends Meeting in a line of land now or late of Fred Pearson and Company and a corner of land now or late of the Spackman Estate; thence by said last mentioned land, North eighty four degrees, five minutes East, Ninety seven and six-tenths feet to an iron pin; thence by the same South five degrees, forty seven minutes West, Two hundred sixty six and fifteen one-hundredths feet to an iron pin; thence by the same South eighty four degrees, twenty four minutes West, One hundred four and sixty five one-hundredths feet, passing over an iron pin set on the East side of the first mentioned road to a point therein; thence partly along said road by land now or late of Barclay Krauss, North four degrees, fifty minutes West, Two hundred forty five and eighty five one-hundredths feet to an iron pin, a corner of land now or late of Fred Pearson and Company; thence by the same, North eighty three degrees, fifty five minutes East, Fifty one and fifteen one-hundredths feet to an iron pin in the public road, aforesaid; thence along the same North fourteen degrees, thirty minutes East, Fifteen and one-tenths feet to the first mentioned point and place of beginning.

BEING Registry Parcel #39-1-11 and #30-5-185.

BEING the same premises which William Janres Cicker and Grace L. Cicker, his wife, by indenture bearing date the 30th day of November AD, 1983 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on 2nd day of December AD, 1981 in Deed Book No. O-62 page 163 etc., granted and conveyed unto Richard A. Civitello and Anthony J. Civitello, joint tenants with right of survivorship, in fee.

For the reason of transfer tax apportionment, \$179.99 of the tax is for the portion of the premises in the Township of Cain and the remaining \$45.00 is for the portion in East Brandywine.

BK 1428PG034

CHESTER COUNTY, PA
89 FEB -7 PM 3:26

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
MUNICIPAL TRANSFER TAX REC-789
224.99

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$ 224.99
James A. McKeon
CCU

077837



And the said Grantor s do hereby covenant to and with the said Grantee s that they , the said Grantor s SHALL and WILL 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 threat or suy 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:

[Signature]

Richard A. Civitello SEAL
Richard A. Civitello
Anthony J. Civitello SEAL
Anthony J. Civitello

_____ SEAL

State of Pennsylvania County of Chester
On this 1st day of February 1989, before me, the undersigned officer, personally appeared Richard A. Civitello and Anthony J. Civitello 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.

NOTARIAL SEAL
KAREN S. DRABOWSKI, Notary Public
Tredyffrin Twp., Chester Co., Pa.
My Commission Expires May 29, 1989

[Signature]
Notary Public

American Title
437, 523-P
Deed
Richard A. Civitello and
Anthony J. Civitello
to
Richard A. Civitello and
Steven W. Janson
1309 Bailey Road
Calm and East Brandywine Twp.
Chester County, Pa.

The address of the Grantee is
1504 North Bealeys Rd
Coatesville Pa
19380

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

Recorder of Deeds

13504

EX 1428 PG035

Know all Men by these Presents

THAT I, Robert A. Erling, **Sheriff of the County of** Chester

in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

dollars, to me in hand paid, do hereby grant and convey to WILSHIRE CREDIT CORPORATION

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate partly in Cain Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading Northward from Cain Friends Meeting in a line of land now or late of Fred Pearson and Company and a corner of land now or late of the Spackman Estate; thence by said last mentioned land, North eighty four degrees, five minutes East, Ninety seven and six-tenths feet to an iron pin; thence by the same South five degrees, forty seven minutes West, Two hundred sixty six and fifteen one-hundredths feet to an iron pin; thence by the same South eighty four degrees, twenty four minutes West, One hundred four and sixty five one-hundredths feet, passing over an iron pin set on the East side of the first mentioned road to a point therein; thence partly along said road by land now or late of Barclay Krauss, North four degrees, fifty minutes West, Two hundred forty five and eighty five one-hundredths feet to an iron pin, a corner of land now or late of Fred Pearson and Company; thence by the same, North eighty three degrees, fifty five minutes East, Fifty one and fifteen one-hundredths feet to an iron pin in the public road, aforesaid; thence along the same North fourteen degrees, thirty minutes East, Fifteen and one-tenths feet to the first mentioned point and place of beginning.

BEING Registry Parcel #39-1-13 and #30-5-185.

Being the same premises which Richard A. Civitello and Anthony J. Civitello, by deed bearing date the 1st day of February, 1989 and recorded in the Office of the Recorder of Deeds in and for the County of Chester, State of Pennsylvania, did grant and convey unto Richard A. Civitello, and Steven W. Jensen, in fee.

The property is located at 1309 North Bailey Road,
Coatesville, Chester County, Pennsylvania 19320

BK3995PG1178

the same having been sold by me to the said grantee , on the 19th day of
January Anno Domini one thousand nine hundred and ninety-six after due
advertisement, according to law, under and by virtue of a writ of execution
issued—~~Executed~~ on the 24th day of August Anno Domini
one thousand nine hundred and ninety-five out of the Court of Common Pleas,
Chester County, Pennsylvania as of Term, one thousand nine
hundred and ninety-five Number 03253 at the suit of

EMC MORTGAGE CORPORATION

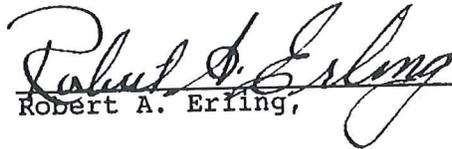
VS.

RICHARD A. CIVITELLO, Individually
and as EXECUTOR OF THE ESTATE OF
STEVEN W. JENSEN

In witness whereof, I have hereunto affixed my signature, this 20th
day of FEBRUARY Anno Domini one thousand nine hundred and NINETY-SIX

SEALED AND DELIVERED
IN THE PRESENCE OF

Patty A. Boyd


Robert A. Erling, Sheriff

☆ Eliminate which not applicable.

BK3995PG1179

Commonwealth of Pennsylvania

County of Chester

} SS.

On this, the 20th day of FEBRUARY 1996, before me

the undersigned Officer, personally appeared Robert A. Erling, Sheriff of the County of Chester, known to me (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Prothonotary

Kevin Howard

Writ No. _____

Deed-Poll.

Robert A. Erling, Sheriff.

TO

WILSHIRE CREDIT CORPORATION

vs.

T. 19

No.

John C. Clark Company, Philadelphia.

The ADDRESS of the within-named Grantee is P.O. EX. 8517, FORTLAND,

OR 97202-8517
Robert A. Boyd

On behalf of the Grantee

BK3995PG1180



DATE: 02/20/1996 TIME: 10:23A INST NO.:

8887
8887

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 036991 TYPE DOC : DEED
REC FEE : 13.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.50
DATE: 02/20/1996 TIME: 10:23A INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 036991 TYPE DOC : HOUSING
REC FEE : 13.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.00

BK3995PG1181

RETURN TO

WUT 4852

CORPORATION DEED

This Indenture Made the 26th day of

JUNE in the year of our Lord one thousand nine hundred and ninety six (1996)

Between

WILSHIRE CREDIT CORPORATION

(hereinafter called the Grantor(s), of the one part, and

DOUGLAS M. WIMER and JOYCE STEVENSON

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

Witnesseth That the said Grantor(s) for and in consideration of the sum of SIXTY-SEVEN THOUSAND Dollars \$67,000.00 lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) THEIR Heirs and Assigns, As Joint Tenants with the Right of Survivorship

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate partly in Caln Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading Northward from Caln Friends Meeting in a line of land now or late of Fred Pearson and Company and a corner of land now or late of the Spackman Estate; thence by said last mentioned land, North 84 degrees 05 minutes East, 97.6 feet to an iron pin; thence by the same South 05 degrees 47 minutes West 266.15 feet to an iron pin; thence by the same South 84 degrees 24 minutes West, 104.65 feet, passing over an iron pin set on the East side of the first mentioned road to a point therein; thence partly along said road by land now or late of Barclay Krauss, North 04 degrees 50 minutes West 245.85 feet to an iron pin, a corner of land now or late of Fred Pearson and Company, thence by the same, North 83 degrees 55 minutes East, 51.15 feet to an iron pin in the public road, aforesaid; thence along the same North 14 degrees 30 minutes East, 15.1 feet to the first mentioned point and place of beginning.

TRANSFER TAX TO CALN TOWNSHIP 80% - \$536.00
TRANSFER TAX TO EAST BRANDYWINE TOWNSHIP 20% - \$134.00

BK4065PG0043

BEING Chester County Tax Parcel Nos. 39-1-13 and 30-5-185.

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated 1/19/96 and recorded in the County of Chester in Deed Book 3995 page 1178 granted and conveyed unto Wilshire Credit Corporation, in fee.

BK4065P60044

Together with all and singular the buildings with the improvements, ways, streets, alleys, driveways, 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 the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described lot or piece of land with the improvements thereon erected and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), **THEIR** Heirs and Assigns, to and for the only proper use and behoof of the said Grantee(s), **THEIR** Heirs and Assigns forever,

And the said Grantor(s), for itself and its Successors

DOES by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), **THEIR** Heirs and Assigns, that the said Grantor(s) for itself, its Successors all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), **THEIR** Heirs and Assigns, against the said Grantor(s) for itself and its Successors and against all and every other Person and Persons whomsoever 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 party of the first part has hereunto caused these presents to be duly executed and its corporate seal hereto affixed thereto, dated the day and date first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF US:

WILSHIRE CREDIT CORPORATION

BY:
DONALD B. ...

LATEST:

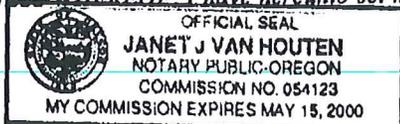
BK4065PG0045

COMMONWEALTH OF ~~PENNSYLVANIA~~ OREGON)
COUNTY OF Multnomah) ss:

On this, the 26 day of JUNE, 1996, before me, a Notary Public for the Commonwealth of ~~Pennsylvania~~ Oregon, Donald Berchtold, the undersigned Officer, personally appeared

who acknowledged himself (herself) to be the Senior Vice-President of WILSHIRE CREDIT CORPORATION a corporation, and that as such Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as SR. VP

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



Janet J. Van Houten
Notary Public

DEED.

WILSHIRE CREDIT CORPORATION

TO

DOUGLAS M. WIMER and JOYCE STEVENSON

PREMISES

1309 N. BAILEY ROAD, CALN & E. BRANDYWINE Township
CHESTER County, Pennsylvania

WLT-4852

DELIVERED TO

WHITFORD LAND TRANSFER CO.
403 West Lincoln Highway, Suite 106
Exton, Pennsylvania 19341

The address of the above-named Grantee is 1309 N. BAILEY ROAD
CUMESVILLE PA 19320
On behalf of the Grantee

BK4065PG0046



45906

DATE: 08/01/1996 TIME: 02:30P INST NO.: 45906

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 054373 TYPE DOC : DEED
REC FEE : 13.00
LOC RTT : 536.00
ST RTT : 670.00
WRIT TAX : 0.50
DATE: 08/01/1996 TIME: 02:30P INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 054373 TYPE DOC : HOUSING
REC FEE : 13.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.00

DATE: 08/01/1996 TIME: 02:30P INST NO.: 45906A

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 054373 TYPE DOC : DEED
REC FEE : 0.00
LOC RTT : 134.00
ST RTT : 0.00
WRIT TAX : 0.00
DATE: 08/01/1996 TIME: 02:30P INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 054373 TYPE DOC : HOUSING
REC FEE : 0.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.00

BK 4065 PG.0047

2/1/01
249

Manito Abstract Company, Inc.
38176-M

THIS DEED, made this 23rd day of May, 2001

BETWEEN, Douglas M. Wimer and Joyce Stevenson, n/k/a Joyce Wimer (hereinafter called the "Grantors"), of the one part,

and Douglas M. Wimer and Joyce Wimer, Husband and Wife, (hereinafter called the "Grantees"), of the the other part,

WITNESSETH, That in consideration of One and 00/100 (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN messuage and tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate partly in Caln Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading northward from Caln Friends Meeting in a line of land now or late of Fred Pearson and Company and a corner of land now or late of the Spackman Estate; thence by said last mentioned land, North 84 degrees 05 minutes East 97.6 feet to an iron pin; thence by the same South 05 degrees 47 minutes West 266.15 feet to an iron pin; thence by the same South 84 degrees 24 minutes West 104.65 feet, passing over an iron pin set on the east side of the first mentioned road to a point therein; thence partly along said road by land now or late of Barclay Krauss, North 04 degrees 50 minutes West 245.85 feet to an iron pin a corner of land now or late of Fred Pearson and Company; thence by the same North 83 degrees 55 minutes East 51.15 feet to an iron pin in the public road, aforesaid; thence along the same North 14 degrees 30 minutes East 15.1 feet to the first mentioned point and place of beginning. *OPT # 39-1-13 and 30-5-185*

BEING Chester County Tax Parcel Nos. 39-1-13 and 30-5-185.

BEING the same premises which Wilshire Credit Corporation, by Indenture bearing date the 26th day of June, A.D., 1996 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 1st day of August, A.D., 1996 in Record Book 4065 page 43, granted and conveyed unto Douglas M. Wimer and Joyce Stevenson, in fee.

AND the said Joyce Stevenson has since intermarried with Douglas M. Wimer and is now known as Joyce Wimer.

BK 4968 PG 1897

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

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

SEALED AND DELIVERED In the Presence of:

Witness
Witness
Witness

Douglas M. Wimer (SEAL)
Douglas M. Wimer

Joyce Stevenson (SEAL)
Joyce Stevenson

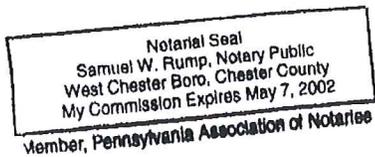
Joyce Wimer (SEAL)
n/k/a Joyce Wimer

State of Pennsylvania

County of Chester

On this 23rd day of May, 2001, before me, the undersigned officer, personally appeared Douglas M. Wimer and Joyce Stevenson, n/k/a Joyce Wimer 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.

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



[Signature]
Notary Public

The address of the Grantees is:
1309 N. Bailey Road
Coatesville, Pa 19320



05/30/2001 10:31:27 A.M. INST NO: 0033580
CHESTER COUNTY, PA

OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO: 0015754

DEED	\$13.50
CO REC FUND	\$1.00
HOUSING	\$13.50
MUNICIPAL/SCHOOL	\$.00
RE REC FUND	\$1.00
ST TAX - DEEDS	\$.00
WRIT - DEEDS	\$.50
UPI NUMBER	\$10.00

\$39.50

BK4968PG1899