

2909 FISHERVILLE ROAD  
AN HISTORICAL OVERVIEW

PREPARED BY EDWARD G. LENDRAT

2909 FISHERVILLE ROAD  
HISTORIC NARRATIVE

The property on which the dwelling now known as 2909 Fisherville Road was later constructed was patented to Joseph Pike in August of 1703. The land patented to Joseph included 10,116 acres which now embraces East and West Pikeland and 1400 acres in Caln Township. Pike was a merchant in the city of Cork in Ireland. The Pike family prospered in a number of businesses 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. He specialized mainly in wool trading.

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.

It would appear that none of the Pikes ever came to the New World to view their land.

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

It was through Norris that Thomas Stalker purchased a "piece or parcel of land" with the area of 232 acres from Richard Pike in June of 1762. Stalker in 1749 had obtained "All that piece or parcel of land situate lying and being in the said township of East Caln" with the area of 166 acres from Patrick Miller. He was later to purchase from the heirs of Warrick Miller a further 110 acres of land. This purchase took place in 1790.

Thomas was born in Ireland in 1722. He was a tanner by trade. He was married to a Grace Thomas. It would appear that they had seven children since one boy and six girls are mentioned in his will.

Thomas appears several times in the Pennsylvania Gazette. In the October 9th 1760 edition he offered a 30 shilling reward for information on a Dutch servant girl, Ann Smith also called Agnes or Aggy, who had left the Stalker home. In the April 24th 1766 edition he offered a 30 shilling reward for the return of a stolen black mare and in the August 25th 1778 edition a reward of 5 pounds was offered for the return of a stolen sorrel horse.

These newspaper advertisements would indicate that as early as 1760 a dwelling of some nature had been constructed on one of his property acquisitions. The property of importance to us is the one acquired from Richard Pike.

On his father's death in 1794 Thomas Stalker Jr. inherited all of his father's holdings except for the 110 acre portion which had been purchased from the heirs of Warrick Miller.

At the death of Thomas Jr. in 1819 Grace Downing, the wife of Joseph M. Downing and the daughter of Thomas Jr., inherited "the Western Division of my plantation ----containing by computation 225 acres". It is on this portion that 2909 Fisherville Road now stands.

Joseph M. Downing held the property until December of 1836 except for a one day period in August of 1823 when the 225 acres was transferred to his father Hunt Downing and then back to Joseph M. In December of 1836 Joseph M. sold to James Guie "all that certain tract of woodland situate and lying in the township of East Caln". The land sold was three acres in size.

James was born in 1808. He was married to a Harriett Bicking. He and Harriett were the parents of seven children.

James was a successful businessman in Chester County being engaged in papermaking. His career in this trade started at the age of 15 when he was apprenticed to Frederick Bicking. After his apprenticeship he worked at and eventually purchased the Eagle Paper Mill. In 1865 a fire at the mill nearly claimed the life of Guie's eldest son. The mill was destroyed, but, was rebuilt. Guie was the inventor of a waterproof wrapping paper. This paper identified as Buckskin Waterproof wrapping paper won an award at the 1776

United States Centennial in Philadelphia. Guie died in 1893.

In April of 1844 James Guie sold "all that lot or tract of land situate and lying in the township of East Caln ---- --containing three acres" to Joel Townsend.

In April of 1847 Cookson Mendenhall purchased from Joel Townsend "all that certain messuage (dwelling) tenement and tract of land situate and being in the township of East Caln-----containing three acres." Note that a messuage has been constructed on the property between 1844 and 1847.

Cookson acquired other parcels of land at approximately the same time as he had purchased the three acres from Joel Townsend. In April of 1844 he acquired "all that tract or piece of land" with an area of approximately 10 acres from Israel Doan. In April of 1848 he obtained from Henry Hoopes Jr. "all that tract or piece of land -----containing 51 acres and 142 perches". The land owned by Cookson Mendenhall totaled about 64 acres in 1848. The only dwelling on the property at that time was that built in the 1844 - 1847 time period.

Cookson Mendenhall was born in 1816. He married a Mary Doan with 8 children resulting from this marriage. Cookson served as Assessor and Constable for for several years in Caln. He died in April of 1876 from what was described as "bilious pneumonia".

The land and dwelling were sold by the widow of Cookson, Mary Doan Mendenhall, to her son Lewis Mendenhall in December of 1884. Lewis in turn sold the property to his brother-in-law Lewis Granger in December of 1887. Granger then sold it back to Lewis Mendenhall in April of 1888. Mary Mendenhall acquired ownership of the property a second time when her son, Lewis Mendenhall sold it back to her in August of 1891. Mary sold it to her Grandson John Windle Mendenhall, the son of Lewis and Julia E. Harvey Mendenhall, in September of 1897. In all of the above transactions the property was described as "messuage and tract of land" of 64 acres more or less.

John W. was born in March of 1858. He was the husband of Elizabeth Pusey Trimbler. He and his wife were the parents of two children, Cookson Milton and George Washington. During his lifetime John W. served his community as Jury Commissioner, Assessor, Constable and Tax Collector. It would appear that he had acquired a seven acre parcel of land from the estate of Thomas Keating prior to his purchasing the 64 acres from his grandmother Mary Mendenhall. At his death in 1917 the estate was in excess of 72 acres.

Lizzie (Elizabeth) Mendenhall sold the 72+ acres to her son Cookson M. in June of 1918. Cookson M. was born in 1884. In 1903 he married Hattie Krause. He and Hattie were the parents of seven children. After the death of Hattie he married Margaret Troupe. This marriage resulted in three children. During his working career he was a farmer and in addition he worked for the Pennsylvania Railroad and Buick Motor Company. Prior to his death in 1983 at the age of 98, he and Margaret had sold the 72+ acre estate to Beryl E. Breininger in June of 1940.

Beryl and her husband Frank A. Breuninger sold a 3.832 portion of the 72+ acre estate to Lee N. DuBois in August of 1947. The 3+ acres was sold by DuBois to Donald L. Meloy II in November of. 1974.

The property was further reduced in size when Meloy sold 1.669 acres to Deborah Liversedge in December of 1977. There has been no further reduction in the size of the property.

Deborah Liversedge, now Deborah Danser, sold the property to Terance Johnson and Marlane Chestnut in July of 1982.

Successive owners of the property were Jennifer D. Toney in June of 1989, Tom C. and Jolynn E. Ging in October of 1998, Mary Favinger in August of 2003 and the present owner Herbert R. Pegler, the husband of Mary Favinger, in August of 2008.

Deed Reference	Transaction Date	Purchaser	Seller	Description/\$ paid
Patent Book A Vol. 2, P576	8/30/1703	Patented to Joseph Pike		
Book F, Vol. 6, P105	3/9/1714	Ebenezer Pike	Joseph Pike	
	8/19/1724	Willed to Richard Pike	By his father Ebenezer Pike	
Book D-2, Vol. 5, P48	1/23/1759	Charles Norris Nominated	by Richard Pike to sell his property in East Caln	
Deed Book F-2, P68	6/25/1762	Thomas Stalker	Richard Pike by his attorney Charles Norris	Piece or Parcel of land 232 acres 49 perches, 412 pounds 5 shillings, 2 pence
Will	Dated 5/17/1791	Willed to Thomas Stalker by his father	Thomas Stalker, Sr.	"all and singular my lands, messuages, tenements, and hereditaments"...being in said township of East Caln except for one certain tract of 110 acres 49 perches of land in East Caln which I purchased from the heirs of Warrick Miller, deceased, in trust for William Pimm
Will	Dated 8/27/1819	Willed to Grace Downing, wife of Joseph M. Downing by her father	Thomas Stalker, Jr.	"The Western Division of my plantation...containing by computation 225 acres"
Deed Book Y-3 P493	8/22/1823	Hunt Downing	Joseph M. Downing	225 acres \$13,500
Deed Book Y-3 P495	8/23/1823	Joseph M Downing	Hunt Downing	225 acres \$13,500
Deed Book N-4 P213	12/26/1836	James Guie	Joseph M. Downing	"certain tract of 3 acres" \$150

Property Address - 2909 Fisherville Road,  
Caln Township, Coatesville, PA

Tax ID# 39-1-11.1

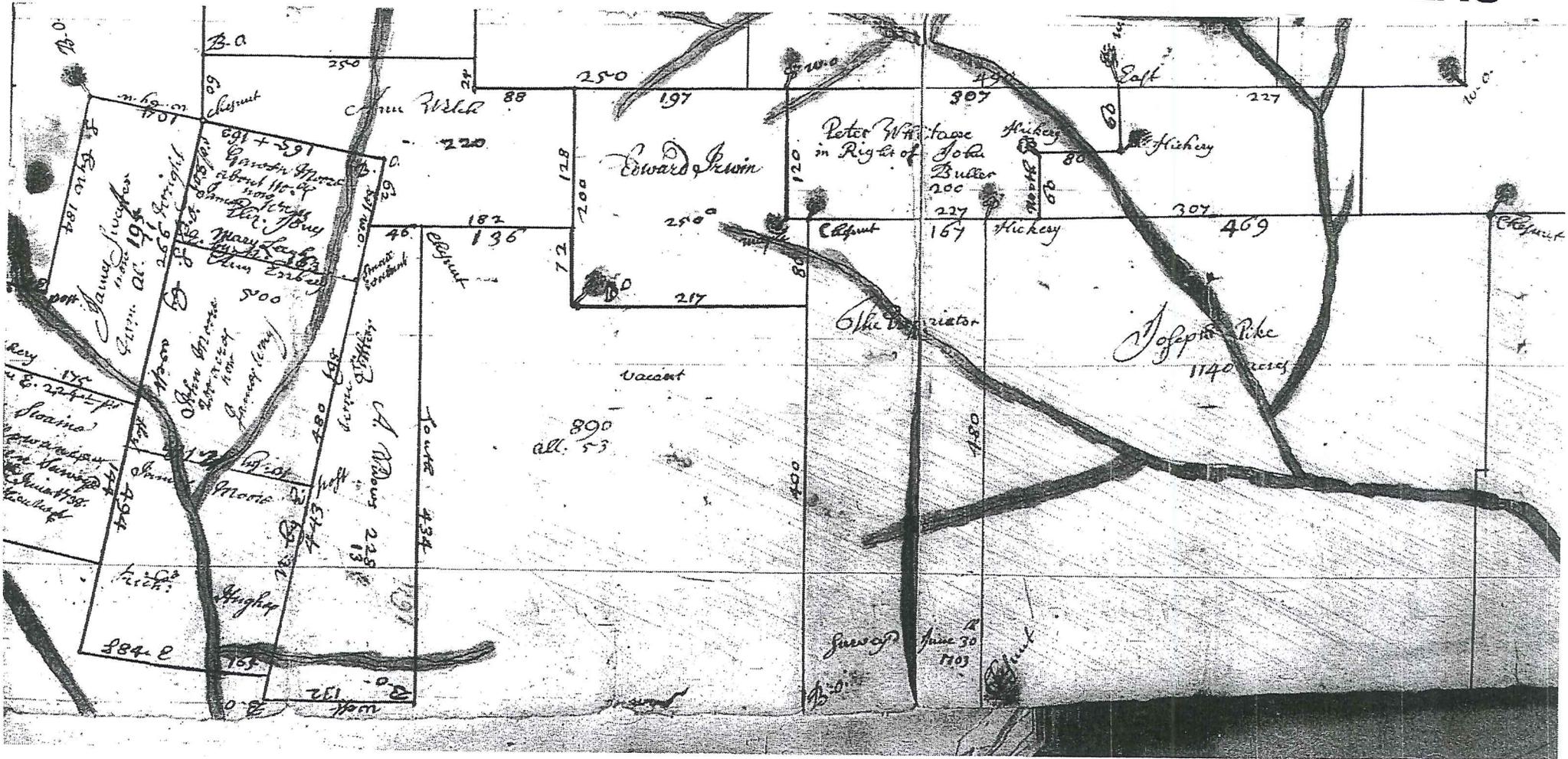
Deed Book E-5 P554	4/29/1844	Joel Townsend	James Guie and Harriet, his wife	3 acres \$150
Deed Book F-5, P421	4/01/1847	Cookson Mendenhall	Joel Townsend and Jane, his wife	messuage , tenement and tract of land 3 acres \$285
Deed Book X-9, P209	12/06/1884	Lewis Mendenhall	Mary Mendenhall, administrator of the estate of Cookson Mendenhall	"messuage and tract of land" 64 acres more or less, \$2500
Deed Book K-10, P191	12/21/1887	Lewis R. Granger	Lewis Mendenhall	"messuage and tract of land" 64 acres more or less, \$2500
Deed Book K-10, P361	4/05/1888	Lewis Mendenhall	Lewis R. Granger and Esther, his wife	"messuage and tract of land" 64 acres more or less, \$2500
Deed Book Y-10, P101	8/3/1891	Mary Mendenhall	Lewis Mendenhall	"messuage and tract of land" 64 acres more or less, \$2500
Deed Book S-11, P480	9/29/1897	John W. Mendenhall	Mary Mendenhall	"messuage and tract of land" 64 acres more or less, \$2500
Deed Book K-15, P578	6/27/1918	Cookson M. Mendenhall	Lizzie P. Mendenhall, widow of John W. Mendenhall	messuage and three tracks of land, 7.144 acres in deed book K-15 P and 64 acres as in Deed Book S-11, P480 \$4000
Deed Book M-20, P72	6/11/1940	Beryl E. Breuninger	Cookson M. Mendenhall and Margaret Mendenhall	tract of land 72.782 acres, \$35,000
Deed Book D-23, P407	8/29/1947	Lee N. DuBois	Beryl E. Breuninger & Frank A. Breuninger	messuage and tract of land 3.832 acres, \$35,000
Deed Book F-44, P97	11/11/1974	Donald L. Meloy II	Lee N. DuBois	messuage and tract of land 3.832 acres, \$37,000
Deed Book E-52, P419	12/15/1977	Deborah D. Liversedge	Donald L. Meloy II	tract or piece of ground 1.669 acres more or less, \$50,000

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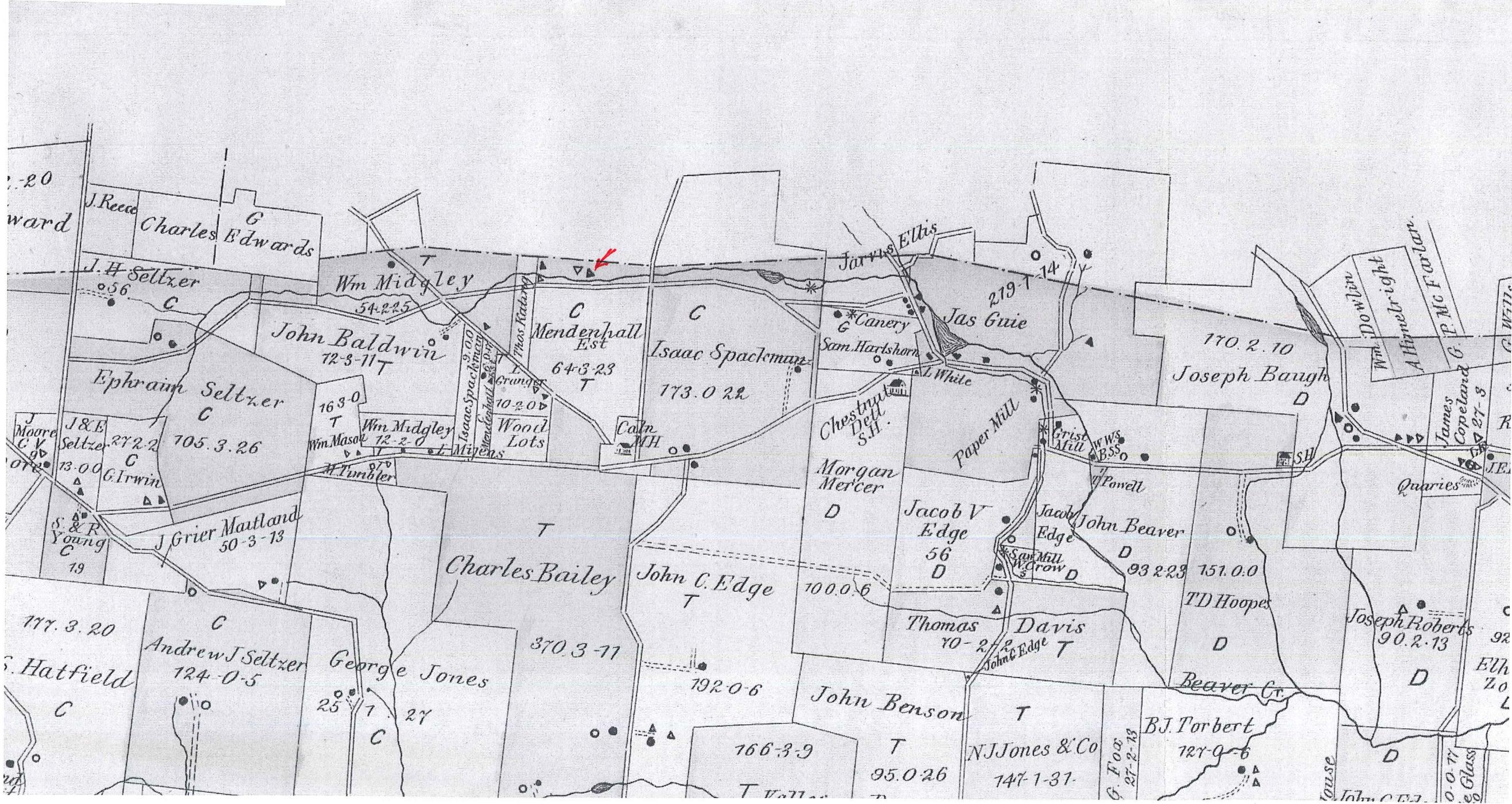
Deed Book F-60, P504	7/30/1982	Terance P. Johnson and Marlane R. Chestnut	Deborah Danser (formerly Deborah D. Liversedge) and Edward Danser	Tract or piece of ground 1.669 acres more or less, \$73,000
Record Book 1602, P456	6/30/1989	Jennifer D. Toney	Terance P. Johnson	Tract or piece of ground 1.669 acres more or less, \$118,000
Record 4431, P1356	10/6/1998	Tom C. Ging, Jr. & Jolynn E. ging	Jennifer D. Toney	1.669 acres, \$156,000
Record Book 5844, P2196	8/18/2003	Mary Favinger	Tom C. Ging, Jr. & Jolynn E. Ging	1.669 acres, \$225,000
Record Book 7506, P2266	8/28/2008	Herbert R. Pegler	Mary Favinger, N/K/A Mary Pegler	1.669 acres, \$1.00

# PIKE LAND PER TAYLOR PAPERS





# MAP OF 1883



Log-

# CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

## I. Site Information

Form No.  Recorded by C Date 4-1982

029 09 39 029 Wagon/burn 2909 HISAEVILLE Rd.  
 County Region Municipality Site # USGS Quad Street # Street Name

UTM West  East   
 Reference South  North

Photographic Log 1A -> Present FRONT  
2A ->  
3A -> Original FRONT  
 Roll No. 09-39-B Frame(s) 3A  
 Photographer: E. CREMERS

Owner/Contact DEBRA DANSER Phone \_\_\_\_\_

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

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

FRAME "OVERSHOOT" - NOT ORIGINAL - NOR DORMERS

## III. Date of Construction

- 1716 A Core \_\_\_\_\_ Major Wing \_\_\_\_\_
- |              |              |              |
|--------------|--------------|--------------|
| A. 1680-1730 | C. 1780-1820 | E. 1860-1900 |
| B. 1730-1780 | D. 1820-1860 | F. 1900-1930 |

Source of Date  
 \_\_\_ Estimate \_\_\_ Datestone \_\_\_ Hearsay  
X Deed, Tax list, etc. X Other owner says.  
Maybe -  
MENDENHALL -  
 Architect/Builder (if known)

Sketch Datestone (Optional)

## IV. Historical Significance (if known)

a Mendenhall property

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

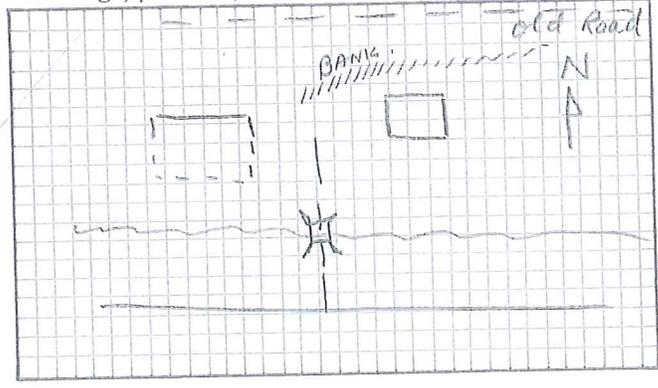
- X 1873 Witmar's Farm Atlas \_\_\_\_\_  
X 1883 Breou Farm Atlas \_\_\_\_\_  
 \_\_\_ Sanborn Maps \_\_\_\_\_  
 \_\_\_ Franklin Maps \_\_\_\_\_

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

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

- X Barn(s) Runs - now shed. \_\_\_\_\_ Carriage House  
 \_\_\_ Springhouse \_\_\_\_\_ Kiln  
 \_\_\_ Smokehouse \_\_\_\_\_ Outhouse  
 \_\_\_ Ice house \_\_\_\_\_ Corn Crib  
 \_\_\_ Root Cellar \_\_\_\_\_ Cemetery  
 \_\_\_ Shed \_\_\_\_\_ Windmill  
 \_\_\_ Stable \_\_\_\_\_ Tenant house  
 \_\_\_ Other \_\_\_\_\_

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



### 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 Cyclopeda 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

Richard Sibley his  
Attorney for the  
Warrick Miller

Be it remembered that on the twenty eighth  
day of July 1765 the Indentures bearing  
witness and witnessed before William Gadsden Esq  
the Justice of the Peace Court of Pennsylvania and then  
upon before the Honorable James Kinross and John Mather  
the said Richard Sibley of the County of Chester the above named  
Richard Sibley and desired that the same might be recorded in such  
which said Indenture is hereinafter in the office for Recording of Deeds in  
and for the County of Chester the fifteenth day of October 1765  
1765 in these words to wit. This Indenture made the  
Sixteenth day of February in the year of our Lord one thousand  
Seven hundred and Sixty five between Richard Sibley of the County  
of York Merchant by Charles Norris of the City of Philadelphia and  
Province of Pennsylvania Merchant the lawful Attorney of him  
the said Richard Sibley in this behalf duly Authorized and Constituted  
of the one part and Warrick Miller of East Chester Township  
in the County of Chester and Province of Pennsylvania of the other part  
Wheras the said Richard Sibley the said James  
and under of some good service Conveyance or Assurance in the law  
fully had made and executed being lawfully seized in his Demise  
with respect among other lands of and in the Parish of West Chester  
to wit after mentioned and described and intended to be hereby  
Guaranteed with the Appurtenances did in and by a certain Indenture  
ment of writing or Letter of Attorney under his hand and seal duly  
executed bearing date the twenty third day of January in the  
year of our Lord one thousand seven hundred and fifty nine  
between the said Richard Sibley and the above named  
Charles Norris his true sufficient and lawful Attorney for him  
the said Richard Sibley in his name and for his use to enter  
into and stand in possession of the Estate and Lands belonging to  
him the said Richard Sibley in Pennsylvania and to preserve  
the same and prevent any waste from being committed  
therein and to take all lawful ways and means for the recovery  
of the same and also all and singular or parcel of his  
said Lands with all their Rights Members and Appurtenances  
themselves retaining or in any wise Appurtenances for him and in  
his name to lease and to sell and to give and to bargain  
and to sell for him the said Richard Sibley and in his name to bargain  
and to sell and to give and to bargain and for such Estates  
for life for years for term of years or otherwise and for such sums  
of money as his said Attorney should be thought meet and proper  
right and the said Richard Sibley the said James Kinross and  
to be made for him the said Richard Sibley and in his name to  
execute as his Attorney in Deed by or as in and by the said  
Indenture of Attorney among the other Powers and Authorities there  
by given and granted recorded in the office for Recording of  
Deeds for the City and County of Philadelphia in Book the  
Sixty six page 456 Relation being thereunto had more  
fully set out large appears with which Warrick Miller  
respects that for an in consideration of the sum of three  
hundred and Ninety and no parts Eighteen Shillings and two  
Penns lawful money of Pennsylvania to wit the said Charles  
Norris in hand paid for the use of the said Richard Sibley  
by the said Warrick Miller at and before the sealing and  
Delivery hereof he being the best price that could be gotten  
at a Publick Sale in the said County of Chester whereof the said  
Richard Sibley by his said Attorney Charles Norris with Warrick  
Miller of and the said Warrick Miller and James Kinross  
the said Warrick Miller his heirs and assigns and assigns of

Given by the said Richard Pike by his said attorney  
Quaker Thomas Smith's granted conveyed sold assigned conveyed  
released and conveyed and by the said Joseph Pike  
with their heirs and assigns forever all or all the said  
of land situated lying and being in the townships of East Water  
in the County of Chester aforesaid (marked N. 5 with certain  
Plan or Draught of a part of said water (this was part))  
beginning at a corner in the line of Thomas Coates land  
above partly by the said Coates land and partly by land late  
of Robert Miller last one hundred and ten perches to a Post then  
to a corner in the said Plan marked N. 6 North two hundred  
and seventy eight Perches and thence by other land  
in the said Plan marked N. 4 west one hundred and ten  
perches to another Post and thence by John Mendenhall's  
Land crossing Brandywine South two hundred and  
seventy eight Perches to the place of beginning containing  
one hundred and eighty acres and forty nine perches and  
the usual Allowances for Roads and Highways (part of the  
Tracts or parcels of Land or of one of them which is said to be  
the sixth day of August 1763 Recorded at Philadelphia in  
Book B. Vol. 2 Page 176 was granted with one  
Joseph Pike in Fee W. H. by Independence dated the ninth day  
of March in the year 1774 Recorded at Philadelphia in Book  
B. Vol. 6 page 2580. Granted the same with other Land  
unto Thomas Pike in Fee W. H. by deed signed the day bearing  
part by his Last will and Testament in writing bearing date  
on or about the thirtieth day of August in the year 1774  
divided the Pennypack into two the above named Richard  
Pike in Fee W. H. together also with all and singular Rights ways  
Privileges Woods Waters Watercourses Rights Liberties Privileges  
Beneficial Injunctions and Hereditaments and Appurtenances  
whosoever they were belonging or in any wise appertaining  
and the Reversions Remainders Residues and Profits thereof  
and also all the like Rights Tithes Privileges and Profits Property  
Claim and Demand whatsoever of him the said Richard Pike  
either in Law or Equity or otherwise howsoever of or to or by of the  
aforesaid described Part or parcel of Land having granted with the  
Appurtenances and true Copies of all deeds Expressions and writings  
touching or concerning the same to be had and taken at the proper  
times and changes of the said Warwick Miller his heirs and assigns  
to have and hold to the said Richard Pike and his heirs and assigns  
of Land Hereditaments and Pennypack to be granted conveyed  
and sold or mentioned or intended to be with the Appurtenances  
as unto the said Warwick Miller his heirs and assigns to the only  
proper and lawful and true of him the said Warwick Miller  
his heirs and assigns forever under the proportionable part of  
the said Richard Pike's conveyance for the benefit of the  
Pennypack to the Chief Lord or Lord of the said County of Chester  
the said Richard Pike by his said attorney Quaker Thomas Smith  
conveyed for him and his heirs the said Richard Pike or  
parcel of Land Hereditaments and Pennypack to be granted  
to be granted and sold or mentioned or intended to be with the  
Appurtenances unto the said Warwick Miller his heirs and  
assigns against him the said Richard Pike and his heirs  
and against all and every other Person and Persons whatsoever  
lawfully claiming or to claim by law or under them or any  
of them or by force or under the aforesaid laborer or laborers  
who was the Father of the said Richard Pike and by force or  
under the aforesaid Joseph Pike who was the brother

Deed Book  
O Vol. 14

of the said Thomas the said will, manner and form, as by  
 these presents shall the said Richard Phipps his said attorney for him  
 self his heirs executors and administrators with consent, permission  
 and assent to and with the said Warwick Miller his heirs and assigns and  
 every of them by these presents that he the said Richard Phipps and his  
 heirs and all and every other persons whomsoever having  
 or lawfully claiming or that shall or may so have or claim any  
 estate right title or interest of in or to the land by granted & conveyed  
 or any part or parcel thereof shall and will at any time or times hereafter  
 at and upon the reasonable request proper legal and lawful in the  
 Law of the said Warwick Miller his heirs and assigns make right  
 and advantage or benefits to be all ways such further and reason-  
 able acts and deeds and other things or devices in the Law whatsoever  
 for the further and better enjoyment and enjoyment of the above  
 described piece or parcel of land the conditions and promises  
 hereby granted or mentioned to be observed with the said Warwick  
 Miller his heirs and assigns as by him or them  
 or by their heirs executors or administrators shall be lawfully  
 devised advised or required. In witness whereof the said Phipps to  
 these presents have subscribed his hand and seal hereunto  
 to date the and year first above written: *Richard Phipps* his  
 said attorney *Robert Norris* his said attorney *James* and *Delivered* by the  
 above named *Richard Norris* his said attorney *James* his said attorney  
 Name and having with the seal of his condition the above named  
*Richard Phipps* and as the said and dated from the said *Richard Phipps*  
 also believing in the above written instrument with the presence of us  
 Benjamin Westoby *John Johnson* *Richard* the day of the month  
 within written & content of the within named *Warwick Miller* the  
 sum of three hundred and thirteen pounds eight shillings and  
 two pence it being the consideration thereof within written &  
 say toward by me *Robert Norris* his said attorney *James*  
*Westoby* *John Johnson* (1732 lines)

Quod  
 John Fairclamb Esq. Sheriff  
 Henry Hale Esq. Sheriff

**Coast People**

to whom these presents shall come  
 John Fairclamb Esq. high Sheriff of the county of Chester  
 in the County of Pennsylvania and speaking in the name of  
 a certain writ of execution issued out of the County Court of Common  
 Pleas for Chester County aforesaid bearing date the third day of June last past  
 by you commanded that the goods and chattels lands and tenements of  
 John Dicks of Chester County aforesaid otherwise called John Dicks of the  
 Township of Lower Meriden in the County of Chester and Province of Pennsylv-  
 vania in the said County of Chester should and be sold as well a certain debt of  
 one thousand pounds lawful money of Pennsylvania which William Wilson  
 lately in the said County of Pennsylvania before the Justice at Chester had  
 recovered against him as also twenty and two shillings which to the  
 said William in the said Court were adjudged for his damages and costs  
 and that he should have that money before the Justice at Chester at the  
 County Court of Common Pleas there to be held on the thirteenth day of August  
 then next following to render to the said William for his debt & damages  
 aforesaid all which said day the said Sheriff to the Justice aforesaid did  
 return that by virtue of the said writ to me directed & had seized and  
 taken in execution a certain brick & the judge or Governor and his lots  
 or pieces of ground hereunto belonging and two pieces or parcels of land  
 both containing nine acres more or less and the said John Dicks right &  
 interest of in and to mineers of Woodland adjoining Ridley Creek all them  
 situate in the Burrough of Chester in Chester County aforesaid being the  
 lands and tenements of the said John Dicks in an Inquisition to the said  
 writ annexed particularly mentioned and described (subject to the payment  
 of one hundred and fifty pounds mortgage money and its interest from  
 the first day of October 1731) due to Henry Hale Esq. which happened

other reasonable act and acts thing and thing or requires or  
 a person in law whatsoever for the better and better showing  
 and confirming of the said land and premises here by granted by  
 with the assent and consent of the said Thomas. And the husband  
 and assigns as by him or them or by his or their counsel law  
 ed in the law shall be reasonably devised advised or requir  
 ed in writing of the said parties to these presents have  
 interchangably set their hands and seals thereto dated the day  
 and year first above written. Witness Myself John Milton set  
 sealed and Delivered in the presence of Robert Miller Bro. Roche Th  
 Purdy **Deceases** the day of the date of the within Indenture of the  
 within named Thomas the sum of four hundred and three  
 pounds six shillings it being the consideration money of the sa  
 id Indenture. I myself of Patrick Miller Witness present Robert  
 Miller Bro. Roche **Deceases** me William Davis one of the Justices of  
 the Peace of the peace for the County of Westchester personally ap  
 peared Patrick Miller and I myself and acknowledged the with  
 in written Indenture to be their act and deed and as such are  
 willing the same may be recorded. For Testimony of them  
 hereunto set my hand decessed seal the fifteenth day of the second  
 Month of April anno Domini 1799. **Recorded the 5<sup>th</sup>**  
 day of December Anno Domini 1799

**Deed**  
 Richard Tike  
 Thomas Stalder

**This Indenture** Made the tenth of the  
 day of June in the year four thousand seven  
 hundred and sixty two between Richard Tike of the City  
 of York Merchant by Charles Morris of the City of Philadelphia  
 and Province of Pennsylvania Merchant the lawful attorney of  
 him the said Richard Tike in this behalf duly nominated  
 and constituted of the one part and Thomas Stalder of West  
 Chester Township in the County of Chester and Province of Pennsylvan  
 ia of the other part. Whereas the said Richard Tike by force of  
 the virtue of some good device (conveyance or assurance in the law  
 duely made read and executed being lawfully seized in his  
 demesne as of fee possession of other lands of and in the piece or par  
 cel of land herein after mentioned and described and intena  
 ed to be hereby granted with the assent and consent of the  
 said Richard Tike in his name and for his use to enter into all and every part of the estate and lands belong  
 ing to him the said Richard Tike in Pennsylvania and in those  
 the name and prevent any waste from being committed thereon  
 and to take all lawful ways and means for remedying the same  
 and to sell and convey all or parcel of his said lands with all  
 their rights members and appurtenances thereto belonging  
 with the assent and consent of the said Richard Tike in his name to give  
 and take and the said lands or any part thereof for him the  
 said constituent and in his name to bargain sell lease or



14  
He also delivered the above written Indenture in the presence  
of us the said Justices **Received** the day of the date of the within  
written Indenture of the within named Thomas Hubbert the sum  
of four hundred and twelve pounds five shillings and six pence  
it being the consideration Money within mentioned Surveyed in  
some Charles Morris's Survey present to the said Johnston & considered

The nineteenth day of November in the year of our Lord 1768  
before me William Allen Esq; Chief Justice of the province of Pennsylvania  
did come the above named Charles Morris and brought the  
above written Indenture which he acknowledged to be the act  
and deed of his constituent the above named Richard Pike and  
desired the same may be recorded as such & signed my hand and  
seal the day and year above written the 11th of Allen etc. Recorded  
the 3<sup>rd</sup> day of December Anno Domini 1768. — Wm Allen

Deed in 90  
Owen Brooke about  
Benjamin Brooke

# This Indenture

made the twenty  
fourth day of June Anno Domini thousand seven hundred  
and sixty eight in and between Owen Brooke of the County of  
York and State of Pennsylvania Carpenter and Elizabeth  
his wife of the one part and Benjamin Brooke of Lower Merion  
County and State of Pennsylvania Blacksmith of the other  
part Whereas John Thomas and William Penn Esq; the then  
Trustees and absolute Proprietors and Governors of the then Province  
of Pennsylvania by their letters patent Dated the 1<sup>st</sup> of June 1755  
did grant and confirm 168 acres of land situate in Hillstown  
of which unto Mark Hubbard and by the said patent were  
given the Office for recording of Deeds in full and each 1<sup>st</sup> of  
July 1757 reference thereunto had many more fully and at large  
in view And Whereas the said Mark Hubbard by his last Will &  
Testament did give and devise the 3<sup>rd</sup> 168 acres of land unto Elizabeth  
his wife as in and by the said Will duly provided in and  
remain in the Registers Office at Philadelphia reference thereunto  
had many more fully and at large in view And Whereas the  
said Elizabeth his wife by her Indenture of the 1<sup>st</sup> of April  
1757 did grant and confirm the said 168 acres of land unto  
Mark Hubbard her heirs and assigns as in and by the said Indenture  
relation being thereunto many more fully and at large in view  
And Whereas the said Mark Hubbard by her Indenture of the 1<sup>st</sup> of  
April 1757 did grant and confirm the 3<sup>rd</sup> 168 acres of land unto  
Lewis his heirs and assigns as in and by the said Indenture  
relation being thereunto many more fully and at large in view  
And Whereas the said Lewis by his Indenture of the 1<sup>st</sup> of  
April 1757 did grant and confirm the 3<sup>rd</sup> 168 acres of land  
unto Benjamin his heirs and assigns as in and by the said  
Indenture relation being thereunto many more fully and  
at large in view And Whereas the said Benjamin by his  
last will and Testament of the 2<sup>nd</sup> of the month of  
July 1767 did give and bequeath unto his son Lewis the  
fourth part of the above mentioned 168 acres of land which upon a survey  
very was found to contain 100 70 70 70 acres as in and by the  
said recited Warrant duly proved and remaining in the Registers

with the appurtenances and true copyes of all decessed vidences  
 and writings touching or concerning the same to be had and taken  
 at the proper costs and charges of the said Thomas Stalker his heirs  
 or assigns **To have and to hold** the appurtenances, pieces or  
 parcels of land hereditaments and premises here by granted bargained  
 purchased and sold or intended so to be with the appurtenances unto  
 the said Thomas Stalker his heirs and assigns to the only proper  
 use benefit and behoof of him the said Thomas Stalker his heirs  
 and assigns forever under the proportionable part of the yearly  
 quit rent hereafter accruing for the hereby granted premises to  
 the Chiefe Lord or Lords of the fee thereof. And the said Richard Pike  
 by his said attorney Charles Somers doth Covenant for him and his heirs  
 that he and his heirs the appurtenances described pieces or parcels of land  
 hereditaments and premises here by granted bargained and sold or  
 mentioned or intended so to be with the appurtenances unto the said  
 Thomas Stalker his heirs and assigns against him the said Rich-  
 ard Pike and his heirs and against all and every other person  
 and persons whomsoever lawfully claiming or to claim by feoffment or  
 under him them or any of them, or by feoffment or under benevolence  
 like deceased who was the father of the said Richard Pike or by  
 feoffment or under gift like who was the brother of the said bene-  
 volence like shall and will warrant and forever defend by these  
 presents. And the said Richard Pike by his said attorney for him-  
 self his heirs Executors and administrators doth Covenant promise  
 and grant to and with the said Thomas Stalker his heirs  
 assigns and every of them by these presents that he the said Rich-  
 ard Pike and his heirs and all and every other person and  
 persons whomsoever lawfully claiming or to claim shall  
 or may so have or claim any whole right title or interest of  
 in or to the hereby granted premises or any part or parcel thereof  
 of shall and will at any time or times hereafter at any time upon  
 the reasonable request proper costs and charges in the law of this  
 Thomas Stalker his heirs assigns make execute and acknowledge  
 or cause so to be all and every such petition and other reasonable  
 act or acts deed or deeds decree or decrees in the law whatsoever  
 for the further and better assurance and confirmation of the  
 appurtenances described pieces or parcels of land hereditaments and  
 premises here by granted or mentioned to be granted with the  
 appurtenances unto the said Thomas Stalker his heirs and assigns  
 as by them or them or by him or their counsel learned in the law  
 shall be reasonably advised or required. In Witnesse  
 whereof the said parties to these presents have interchange-  
 ably set their hands and seals hereunto. Dated the day of  
 we are first above written. Richard Pike size his attorney  
 Charles Somers signeth sealed and Delivered by the above named  
 Charles Somers by the said Charles Somers also signed the name  
 and sealing with the seal of his constituent the above named  
 Richard Pike and as the act and deed of him the said Richard



East-Caln (one certain Tract of 110 Acres & 49 Perches <sup>of Land</sup> in East Caln aforesaid which I purchased of the Heirs of Warrick Miller deceased in Trust for William Pimm, only excepted and reserved, as the same is expressively mentioned in a certain Conveyance from Isaac Miller to me, dated the 5<sup>th</sup> of the 4<sup>th</sup> Month, 1790) to be freely possessed and enjoyed by him, he allowing unto his said Mother the Privileges severally herein before mentioned during her Widowhood (~~and the Privileges granted to Mrs. P.~~) as aforesaid. I also give and bequeath unto my said Son Thomas Stalker my Clock and Case and my Walnut Desk.

Item. — I give and bequeath unto my Daughter Hannah the Wife of Isaac Coates the Sum of Five hundred Pounds of like Money aforesaid, first deducting what she has heretofore received thereof.

Also, The Sum of Five hundred Pounds (or Value) I order to remain in the hands of my Executors herein after named, to be applied to and for the separate Use and Maintenance of my Daughter Mary the Wife of William Pimm, as she may stand in Need during her Coverture, they my said Executors first deducting what Money she has already received of the said Sum; and in Case she survives her present Husband, that then if any of said Sum remain, I will and order such Remainder to be paid to her my said Daughter Mary to be disposed of as she may think fit. But if in Case she dies this Life during her present Coverture, and any Part of the said Sum of Five hundred Pounds remain in the Hands of my said Executors undisposed of, I give and bequeath such Remainder to be equally divided to & among all the Then surviving Children of my said Daughter Mary Part and Share alike.

Item. — I give and bequeath unto my four Daughters, namely, Rebecca, Grace, Elizabeth, and Lydia, the Sum of Two Thousand Pounds of like Money aforesaid, to be equally divided among them, to be paid unto them by my Executors as soon as is convenient after my Decease out of my personal Estate, first deducting what each of my said Daughters have aforesaid time received out of my Estate towards paying their Legacies.

Item. — I give unto my Daughter Elizabeth her Choice of the two Rooms up Stairs in the new End of my said Mansion House, with full Privilege to go to, remain in, and occupy and enjoy the same as long as she remains unmarried, and no longer.

Item. — I give and bequeath unto my five Grand Children, namely Hannah, Ann, Rachel, Mary, & Lydia, Pimm, the Daughters of my said Daughter Mary Pimm, the Sum of Fifty Pounds of like Money aforesaid, to be equally divided between them Part and Share alike, and paid to them respectively when they arrive at the Age of Eighteen years,

Years, with lawful Interests: But in Case any of them my said Grand Children die before she or they arrive at the Age of Eighteen Years aforesaid, that then the Part of her or them so dying shall be equally divided among the Survivors Part and Share alike.

Item. — And, whereas I have purchased two certain Lots of Ground at a Place called Coney Town, my Will is, and I hereby order the same to be sold by my Executors, as soon as is convenient after my Decease.

Item. — As for ~~all~~ the Rest, Residue and Remainder of my Personal Estate whatsoever and wheresoever found, and not herein before particularly bequeathed, I give and bequeath unto my six Daughters aforesaid, to be equally divided between them Part and Share alike; and that the equal Share of my Daughter Mary Pim shall be paid unto her upon the same Conditions, and to be at the Direction and remain in the Hands of my said Executors to be paid unto her as before herein directed and appointed.

Lastly. — I do hereby nominate constitute and appoint my loving Wife Grace Stalker Executrix, and my Son Thomas Stalker and Son-in-law Isaac Coates, Executors, of this my last Will and Testament, hereby revoking disannulling and making void all former Wills heretofore by me made either by Word or Writing, and declare this only to be my last Will and Testament. — In Witness whereof I have hereunto set my Hand and Seal the Seventeenth Day of the fifth Month, in the Year of our Lord, One Thousand seven Hundred and Ninety One. 1791.

Signed, Sealed, Published, Pronounced, and declared by the said Thomas Stalker the Testator, for and as his last Will and Testament in the Presence of us the Subscribers, who subscribed our Names as Witnesses thereto in his Presence, and at his Request.

Thomas Stalker

Thos Pim

Mary Pim

Henry Atherton

But it further remembered, That my Mind and Will is that the Land which I purchased of Isaac Miller being One hundred and ten Acres, & 49 Perches, I give and devise unto Mary Pimm my Daughter, the Wife of William, valued at Three hundred Pounds, to be considered as so much paid her Portion of Five hundred Pounds herein aforesaid, with this Proviso, that it be for her only separate Use and Emolument and under the Direction of and Care of my Executors as herein before mentioned and expressed.

And, whereas I have purchased of James Chalfont, and Ann Chalfont (the Widow) Three certain Tracts of Land situate in West Bradford: Now my Will is That the same be equally divided between my Daughters Rebecca Coates and Grace Valentines, and my Will is that that Part shall be for Rebecca, whereon she now dwells, and that each Daughters part be equal Share and Share alike and that each of their Parts of said Land be estimated as Three hundred Pounds paid towards their their Legacies herein before expressly mentioned: Which Lands I give and Devise unto them my two said Daughters Rebecca and Grace, under the same Direction and Care of my Executors, as herein before expressed, and my will is that this Codicil annexed shall be of equal Force and Virtue with all and every part herein before expressed: As Witness my hand and Seal on the Day Month and Year aforesaid.

Signed Sealed and Published  
as before, and in Presence of  
us before mentioned: Witnesses  
hereto. -

Thomas Statter

Tho Pimm } Assumed in Chief  
Mary Pim }  
Henry Atherton } absent

Be it Remembered that I Thomas Stalker  
of the Township of East Gales in the County of Chester  
and State of Pennsylvania (Yeoman) being infirm of  
Body but of sound and disposing Mind and solemn  
Thanks be to the All-wise disposer of Human Events  
for the inestimable Blessing, taking into View  
that Man has no continuing City here on Earth,  
and it is appointed Once for all, men to die,  
Do make this my last Will and Testament, First  
I commend my Spirit to the hand who gave  
it, and my Body to be decently Buried, (and  
as touching and concerning my Worldly Estate  
with which it hath pleased Divine Providence  
to bless me, I order and direct it to be disposed  
of as follow (To Wit)

Imprimis It is my Will and I Order and Direct that  
all my just Debts and Funeral Expenses,  
be fully paid and satisfied, out of my Estate  
as soon as convenient after my decease,

Item I Give and Devise unto my best friend  
in my beloved Wife, the use and Profits  
as well as the Possession of all my Real  
Estate for and during her natural  
life together, One Horse my Riding Chair  
and Harness One Cow of her choice a  
Saddle and Bridle and as much of my  
House hold Furniture (not herein after dis-  
posed of) as she may think proper to take

Item I Give and Devise to my Daughter Grace  
Downing Wife of Joseph M Downing the

Western Division of my Plantation as I have  
now caused the same to be divided by a line  
beginning in the Bradford line at a stone  
by land of Samuel Williams thence by the  
present bearing of the Needle North four  
degrees West three hundred and forty perches  
to a stone in a line formerly call this line  
thence by the same South eighty six degrees  
West fifty five perches and a quarter to a stone  
in the Meeting House Road a corner of Robert  
Millers Land thence partly by the said road  
North two degrees East one hundred six  
perches and an half to a stone thence North  
four degrees West one hundred and seventy  
eight perches to a stone in Thomas Windles  
law containing by computation two hundred  
and twenty five Acres with the appurtenan-  
ces more or less saving and reserving for the  
use of the Eastern Division of my Land the  
right of so much of a Spring of Water runs to  
Conroy, the same along where it is now Conroy  
with Privilege of Tapping and repairing at all  
times to cleanse and repair the same as may  
be necessary for the use of the House and Barn  
on the said Eastern Division of my Land  
Also saving and reserving one other Privilege  
for the use of said Eastern Division of a Lane  
of one perch in width and two perches  
wide at the Water along the north side of  
the Woodland for the purpose of watering a part

or fields of said Eastern Division which lies  
South of the Turnpike Road the foregoing  
seise of Land to be held by the said Grace  
Downing from the decease of her Mother her  
Heirs and Assigns for ever I also Give and  
bequeath to my said Daughter Grace Downy  
the sum of the hundred Dollars

Item I Give and Devise to my Daughter Hannah  
(to stalker) the other Part or Eastern Division  
of my Land on which the Buildings stands  
to be bounded by the Division line above des-  
cribed containing by computation two hun-  
dred and seven and seven Acres more or less togeth-  
er with the above mentioned Spring of Water  
and Privilege of conveying the same where-  
at now is conveyed and of Tapping and  
repairing to cleanse and repair the same  
also and other Privileges of a Lane and  
Watering Place for the use of the Herbs or fields  
on said Eastern Division South of the Turnpike  
road the said Land and Privileges with the  
appurtenances to be held by the said Hannah  
to stalker from the decease of her (Mother) her  
Heirs and Assigns for ever I also Give and  
bequeath to my said Daughter Hannah my  
Clock

Item I Give and bequeath to my Grandson Thomas  
Stalker Downing my Desk and Rifle

Item I Give and bequeath to my Grand Daughter  
Deborah Downing the sum of fifty Dollars  
the rest and Residue of my Estate I Give and  
bequeath to my two Daughters Grace & Hannah

to be equally divided between them  
Lastly, I nominate constitute and appoint my wife  
and my son in Law Joseph M. Doering my  
Executors to the effect that my last Will and  
Testament hereby revoking all former Wills  
by me made and Ratifying this alone to be  
my last Will and Testament In Witness where  
of I have hereunto set my hand and Seal this  
Twenty Seventh day of the Eighth month  
the year of our Lord one thousand eight hundred  
and Nineteen

Thomas Stalker

Sign & Seal published pronounced and declared by the  
said Thomas Stalker to be his last Will and Testament  
in the Presence of us and at whose request we have  
hereunto subscribed our names as Witnesses

Witness

Richard Pim,  
Israel Coates,  
William Pim

Thomas Stalker

435

Westchester June 6<sup>th</sup> 1820. Then personally appeared  
Richard Pim, Israel Coates and William Pim, who being  
solemnly affirmed in due form of Law did say they they  
were personally present and did see and hear Thomas  
Stalker the Testator in the annexed instrument of Writing  
named sign seal publish pronounce and declare  
the same to be his last Will and Testament



To wit the said & the foregoing devise of land to be had by the said Grace Seawing from the estate  
 of her mother her heirs and assigns forever and soon after the making and publishing of the  
 said last Will and Testament by the said Testator died without altering or revoking the same  
 as by her said last Will duly proved filed and remaining on record in the Register's Office for  
 the said County of Chester may fully and at large appear. And whereas, Jane Stacker the  
 widow and relict of the said Thomas Stacker deceased by a certain Instrument of record under  
 her hands and seal duly executed bearing date the seventh day of the first of the month  
 one thousand eight hundred and twenty one and recorded in the recorder's Office for said  
 County of Chester in Book of Miscellaneous deeds page 39 did grant with release and  
 discharge forever unto the said Joseph M Seawing and Grace his wife their heirs and ad-  
 signs forever all her right title interest property claim and demand whatsoever of or unto the  
 above mentioned and described premises which were devised to the said Jane Stacker during her  
 natural life in and by the said recited last Will and Testament of her late husband the said  
 Thomas Stacker deceased. Now this President & Judges of the said County of Chester  
 and Grace his wife for and in consideration of the sum of thirteen thousand five hundred  
 dollars lawful money of Pennsylvania to them in hand well and duly paid by the said  
 Hunt Seawing at a before the sealing and delivery thereof the receipt whereof they do hereby  
 acknowledge and should do as full complete and forever discharge the said Hunt  
 Seawing his heirs and assigns by these presents have granted bargained sold aliened  
 release and confirmed unto the said Joseph M Seawing and Grace his wife and assigns full  
 that the aforesaid described tract or parcel of land devised to the said Grace Seawing  
 wife of the said Joseph M Seawing as aforesaid situate in the said Township of West  
 Beth in the said County of Chester situate lying and being as aforesaid or thereunto  
 thereunto the same now is or shall or may be found to be situated bounded bounded  
 being distinguished separating and reserving for the use aforesaid the water privilege  
 same reserved in and by the devise of the said tract together with all and singular the  
 lands buildings Gardens orchards woods meadows ways waters water courses right  
 and privileges improvements hereditaments and appurtenances whatsoever thereunto  
 belonging from any wise appearing and the reversions said remainders and the same  
 profits thereof. And also all the Estate Right Title Interest use possession property claim  
 and demand whatsoever both at law and in equity or otherwise hereafter as well of her  
 the said Thomas Stacker the Testator at and immediately before the time of this writing  
 as of them the said Joseph M Seawing and Grace his wife if in to and out of any and every  
 the hereby granted premises and every part and parcel thereof to have and to hold  
 the said described tract or parcel of land hereditaments and appurtenances thereto appur-  
 tained to be to be unto the said Joseph M Seawing and Grace his wife and assigns unto the  
 said Hunt Seawing his heirs and assigns to the only proper use and behoof of the said Hunt  
 Seawing his heirs and assigns forever separating and reserving the said water privilege hereto  
 aforesaid for the behoof of the said parties to these presents have entered hereunto at  
 their hands and seals this nineteenth day month and year first above written.  
 Sealed and delivered in the presence of us  
 Joseph M Seawing, James Seawing, Samuel Miller  
 Joseph M Seawing, Grace Seawing  
 before me Samuel Miller Esqr one of the Justices of the peace in and for the County of Chester  
 came the above named Joseph M Seawing and Grace his wife and each of them the above written  
 parties to be their act and deed and desired the same as such might be recorded according to  
 Law. The said Grace being first age separately and apart from her said husband by me examined  
 and the said Instrument being distinctly read to her and the contents thereof made known to her she  
 said that she did voluntarily and of her own free will and accord and sign and seal the said Instrument  
 the said Instrument without any coercion compulsion of her said husband or any other person  
 as the twenty third day of August in the year of our Lord one thousand eight hundred and  
 twenty three. Saml Miller  
 Recorded March 16 1826

Deed Book  
 Y-3 Vol. 71





354 by me thereon privately examined and the contents of the above Deed being first made known unto her did thereupon Declare that she did voluntarily of her own free will and accord sign seal and as her act and deed deliver the above written Indenture without any coercion or Compulsion of her said Husband Witness my hand and seal the day and year aforesaid

Recorded March 30th 1847 Samuel Jacoby D

Deed  
James Guice wife  
To  
Joel Townsend

This Indenture Made the twenty ninth Day of April AD one thousand eight hundred and forty four Between James Guice of the Township of East Calw County of Chester and State of Pennsylvania and Mariott his wife of the one part and Joel Townsend of the Township of the Township of Brandywine in the County and State aforesaid Carpenter of the

other part Witnesseth that the said James Guice and Mariott his wife for and in consideration of the sum of one hundred and fifty Dollars to them in hand paid by the said Joel Townsend at and before the signing and delivery hereof the receipt and payment whereof they hereby acknowledge and thereby acquit and forever discharge the said Joel Townsend his heirs Executors and administrators by these presents have granted Bargained Sold alien conveyed released and confirmed and by these presents do grant Bargain Sell alien convey release and confirm unto the said Joel Townsend with his heirs and assigns all that certain lot or part of land situate and lying in the Township of East Calw aforesaid bounded and described as follows Beginning at a white oak tree a corner of the late John St. Mullers land thence to the same with three degrees and a half West nearly three perches to a Stone in a public road thence along the same by land of Thomas Winkle North eighty six and an half Degrees East five perches and eight hundredths to a Stone a corner of a lot formerly belonging to John Hansen thence by the same South three and an half Degrees East thirty five perches and three tenths to a Stone in an other public road thence along the same North sixty three and a half Degrees West six perches to the place of Beginning containing three Acres the same More or less Being part of the same tract of Land which Hunt Downing and Deborah his wife by their Indenture duly executed and recorded and recorded in the records office of Chester County in deed Book 43 vol 71 Page 493 did grant and convey to Joseph M Downing in fee and the said Joseph M Downing and Grace his wife by their Indenture bearing date the 26th day of November 1836 duly executed and recorded in the office aforesaid in Deed Book 84 vol 55 Page 313 did grant and convey the above described parcel or part thereof to James Guice party hereto and to his heirs Executors forever in fee as reference thereto being had may more fully and at large appear Together with all and singular the houses buildings ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever unto belonging or in anywise appertaining and the reversions remainders rent issues and profits thereof Also all the estate right title Interest claim and Demand whatsoever of the said James Guice and Mariott his wife in law or equity or otherwise known or to a part of the same To have and to hold the said lot or tract of three Acres of Land hereditamentally and premises hereby granted or released or mentioned or intended to be with the appurtenances unto the said Joel Townsend his heirs and assigns to the only proper use benefit and behoof of the said Joel Townsend his heirs and assigns forever And the said James Guice for himself his heirs Executors and administrators Does covenant promise grant and agree to and agree to do with the said Joel Townsend his heirs and assigns by these presents that he the said James Guice and his the said lot or tract of three acres of Land hereditamentally and premises hereby granted or mentioned or intended to be with the appurtenances unto the said Joel Townsend his heirs and assigns against him the said James Guice his heirs and assigns against all and every other person or persons whomsoever lawfully claiming or claim by form or under him them or any of them shall and lawfully demand and

before Defend by their persons In Witness whereof the said parties to these presents have  
 hereunto Interchangeably set their hands and seals the Day and year first above written  
 James Guic & Harriet A Guic & Sealed and Delivered in the presence of  
 Allen W Mills Robert Guic Chester County SS Be it remembered that on the twenty  
 ninth Day of April in the year of our Lord one thousand eight hundred and forty seven  
 before the subscriber one of the Justices of the Peace for the County aforesaid personally appeared  
 the above named James Guic and Harriet his wife and acknowledged the foregoing in-  
 denture to be their act and Deed and advised the same as such to be recorded according to  
 Law the said Harriet being of full age and being first by me separately and a part  
 from her said husband Examined and the contents of the 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 believe the said  
 Indenture without any coercion or compulsion of her said husband Witness my hand  
 and seal the day and year aforesaid Allen W Mills J P

Recorded March 30th 1847

Deed  
 Joel Townsend wife  
 to  
 Joseph Palmer

This Indenture made the thirtieth Day of May  
 1847 one thousand eight hundred and forty seven between  
 Joel Townsend of the Township of the Township of East Calm  
 in the County of Chester and State of Pennsylvania wife  
 and Sarah her wife of the one part And Joseph Palmer  
 of the Township West Sandysville County and State

aforesaid of the other part Witnesseth that the said Joel Townsend and Sarah his  
 wife for and in consideration of the sum of fifty five Dollars to them in hand paid by  
 the said Joseph Palmer and before the making and signing hereof the receipt and  
 payment whereof they hereby acknowledge and thereof acquit and forever discharge  
 the said Joseph Palmer or his heirs executors and administrators by these presents  
 have granted Bargained sold aliened enfeoffed released and confirmed and by  
 these presents do grant Bargain sell alien enfeoff release and confirm unto the said  
 Joseph Palmer and to his heirs and assigns All that certain lot or tract of land  
 situate and being in the Township of East Calm County and State aforesaid Bounded  
 and Described as follows viz Beginning at a Hickory Tree thence by land of Jacob  
 Packer South three Degrees and a half east fifty six perches to a white oak tree on the  
 south side of a road and along said road and by land of John Hill south six degrees  
 Degrees East six perches to a Stone in said road thence by land of Kochson Henderson  
 with the three degrees and a half West fifty nine perches and sixty four hundredths  
 to a Stone a corner of the said Joel Townsends other land and by the same south eight  
 nine degrees and a half West twenty five perches and twenty four hundredths  
 to the place of Beginning Containing one Acre and one hundred and twenty  
 eight perches or the same More or Less of It Being a part of the same lot or  
 tract of Land which James Guic and Harriet his wife by their Indenture duly  
 executed and to be recorded bearing Date the 29th Day of April 1847 did grant  
 and convey to Joel Townsend in fee party hereto and to his heirs and assigns  
 forever as by reference thereto being had may more fully and at large appear  
 Together with all and singular the houses buildings woods waters water  
 courses rights liberties privileges hereditaments and appurtenances whatsoever then or  
 hereafter belonging or in anywise appertaining and their divisions and divisions parts profits and  
 profits thereof Also all the Estate right Title Interest claim and Demand whatsoever  
 of the said Joel Townsend and Sarah his wife in law or equity or otherwise howsoever of in  
 or out of the same To have and to hold the said lot or tract of one Acre &  
 one hundred and twenty eight perches hereditaments and profits as hereby  
 granted or released or intended to be with the appurtenances  
 unto the said Joseph Palmer or his heirs and assigns to the only proper use benefit  
 and behoof of the said Joseph Palmer or his heirs and assigns forever And the  
 said Joel Townsend for himself or his heirs executors and administrators do covenant  
 promise grant and agree to and with the said Joseph Palmer his heirs and

seven perches and three tenths to a stone a corner of Wm Cloud's land thence by other lands of Zebulon P. Taylor south three degrees East forty perches and eighty five hundredths to a stone in the middle of the Wilmington road thence along said road and by land of John Heatman south eighty seven degrees and a quarter West sixty seven perches and two tenths to a stake in the line of James Cloud's land thence by his land North two degrees and three quarters West forty perches and forty five hundredths to the place of Beginning Containing fourteen acres and eight perches be the same more or less Together with all and singular other the houses out-houses buildings barns stables ways woods waters water-courses rights liberties franchises hereditaments and appurtenances whatsoever then unto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof. And also all the estate right title interest property claim and demand whatsoever of him the said James Cloud in law or equity or otherwise howsoever of in to or out of the same. He have and to hold the above mentioned and described Messuage or tract of seven acres and eight perches of land hereditaments and premises hereby granted or made liene or intended to be with the appurtenances unto the said James Cloud & his heirs and assigns to the only proper use and behoof of the said James Cloud & his heirs and assigns forever. And the said Zebulon P. Taylor for himself his heirs executors and administrators doth covenant promise grant and agree to and with the said James Cloud & his heirs and assigns by these presents that he the said Zebulon P. Taylor and his heirs the said above mentioned and described Messuage or tract of land hereditaments and premises hereby granted with the appurtenances unto the said James Cloud & his heirs and assigns against him the said Zebulon P. Taylor and his heirs and against all and every other person and persons whatsoever lawfully claiming or to claim by force or under him there or any of them shall and will it warrant and forever defend by these presents. In witness whereof the said Zebulon P. Taylor has hereunto set his hand and seal the day and year first above written Zebulon P. Taylor Signed Sealed and Delivered in presence of Henry Fleming Milton Taylor Chester County Pa. Be it remembered that on the first day of April A.D. 1848 before me Henry Fleming Justice one of the Justices of the Peace in and for said County came the within named Zebulon P. Taylor and acknowledged the within written indenture to be his 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 above written. Henry Fleming

Recorded April 1st 1848

Deed

Joel Townsend & wife et al  
 To  
 Cookson Maudinghall

This Indenture, made the first day of April A.D. one thousand eight hundred and forty seven Between Joel Townsend of the townships of East Calu in the County of Chester and State of Pennsylvania and first his wife and Joseph Palmer and Hannah his wife of the township County and state aforesaid of the one part and Cookson Maudinghall of the said townships of East Calu of the other part, Witness that the said Joel Townsend and Jane his wife and Joseph Palmer and Hannah his wife for and in consideration of the sum of two hundred and eighty five dollars in hand paid by the said Cookson Maudinghall at and before the making and to every thereof, the receipt and payment whereof they freely acknowledge, and thereof well and freely discharge the said Cookson Maudinghall his heirs executors and administrators, by these presents to have granted bargain sold alien or conveyed clear and confirmed, and by these presents do grant bargain sell alien or convey release and confirm unto the said Cookson Maudinghall and to his heirs and assigns, all that certain Messuage tenement and tract of land situate and being in the townships of East Calu Chester and described as follows viz Beginning at a White Oak tree a corner of Jacob Paul's land and by the same North three and a half degrees West ninety three perches to a stone in a public road thence along the same by land of Isaac Heatman

North eighty six and a half degrees East five poles and eight hundredths to a stone a corner of a lot of the said bookson Mendinshall thence by the same south three and a half degrees East ninety five poles and seven fourths to a stone in a rotten public and along said road by land of John Hill land North sixty three and a half degrees West six poles to the place of beginning, containing three acres be the same more or less. Being part of the same tract of land which Robert Downing and Deborah his wife by their indenture duly executed and recorded in the Register Office of Chester County in Decr Book 4 2 vol 4 page 475 did grant and convey unto James M. Downing and which James M. Downing and Jane his wife by their indenture duly executed and recorded in the Office aforesaid in Decr Book 4 2 vol 25 page 213 with grant and convey to James Guice and which James Guice and Hannah his wife by their indenture bearing date the 6th day of April 1844 did grant and convey the above described lot to Joel Townsend party here and to his heirs and assigns forever in fee, as appurtenances thence to being had may more fully and at large appear. Together with all and singular the houses buildings ways roads waters or alleys courses, rights liberties privileges, hereditaments and appurtenances whatsoever thereto belonging or in any wise appertaining and the reversions, remainders, rents issues and profits thereof. Also all the estate, right title interest claim and demand whatsoever of the said Joel Townsend and Jane his wife and Joseph Palmer and Hannah his wife in law or equity, or otherwise howsoever of or to or out of the same. To have and to hold the said Messuage and tenement or lot of three acres of land hereditaments and premises here by granted or released or mentioned or intended so to be with the appurtenances unto the said bookson Mendinshall and to his heirs and assigns to the only proper use benefit and behoof of the said bookson Mendinshall his heirs and assigns forever. And the said Joel Townsend and Joseph Palmer for their selves their heirs executors and administrators do covenant promise grant and agree to and with the said bookson Mendinshall his heirs and assigns by these presents that they the said Joel Townsend Joseph Palmer and their heirs the said above mentioned and described lot of land hereditaments and premises here by granted or mentioned or intended so to be with the appurtenances unto the said bookson Mendinshall his heirs and assigns against them the said Joel Townsend and Joseph Palmer their heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by, from or under him, them or any of them, shall and will be an aid and good defence by these presents. In Witness Whereof the said parties to these presents have hereunto truly and lawfully set their hands and seals the day and year first above written.

Joel Townsend James Townsend Joseph L. Palmer Hannah C. Palmer

Sealed and delivered in the presence of James Waller Joseph W. Townsend

Chester County S. C. Be it remembered, that on the first day of April in the year of our Lord one thousand eight hundred and forty seven before the subscriber, one of the Justices of the Peace for the County aforesaid, personally appeared the above named Joel Townsend and Jane his wife and Joseph Palmer and Hannah his wife and acknowledged the foregoing indenture to be their act and deed, and desired the same as such to be recorded according to law. They the said Jane and Hannah being of full age, with being first by me separately and apart from her said husband by examined, and the contents of said indenture made known to her declarator such separate examination, that she voluntarily and of her own free will and accord did sign and seal and with 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 Waller

Recorded April 1st 1848

# Deed

Henry Cooper  
 of  
 bookson Mendinshall

This Indenture made the first day of April in the year of our Lord one thousand eight hundred and forty eight between Henry Cooper of the township of East Calm in the County of Chester and State of Pennsylvania of the one part and bookson Mendinshall of the same place of the other part Whereas Lewis Wolfe in and by wife of divers of Messengers and is in and

property claims and demand whatsoever both in law and equity of the said party of the first part of who be or out of the said premises and every part and parcel thereof. 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 and for the only proper use and behoof of the said party of the second part his heirs and assigns forever. And the said Daniel Ecker for himself his heirs executors and administrators doth by these presents warrant grant and agree to and with the said party of the second part his heirs and assigns that he the said Daniel Ecker and his heirs all and singular the heirs executors and assigns hereinafter described and granted or mentioned and intended as to be with the appurtenances unto the said party of the second part his heirs and assigns against the said party of the first part and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof shall and will by these presents warrant and forever defend. In Witness whereof the said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed Sealed and Delivered in the presence of  
Israel Ho Pray. Benj Kearley.

Daniel Ecker  
Catharine Ecker

State of Pennsylvania County of Chester. SS-

Be it remembered that on this sixth day of Sept in the year one thousand eight hundred and eighty four before the subscriber one of the Justices of the Peace for said County personally appeared Daniel Ecker and Catharine his wife who I am satisfied are the individuals named in and who executed the above deed or conveyance and I having first made known to her the contents thereof she did acknowledge that she signed sealed and delivered the same as her voluntary act and deed. Witness my hand and seal

Benj Kearley.

Recorded Sept 7th 1884.

DEED.

Mary Mendenhall - Admrs -  
Lewis Mendenhall.

This Indenture made the sixth day of September in the year of our Lord one thousand eight hundred and eighty four between Mary Mendenhall Administratrix of all and singular the goods and chattels rights and credits which were of Cookson Mendenhall late of the Township of Calm in the County of

Chester and state of Penna deceased of the one part and Lewis Mendenhall of the Township of Calm County and state aforesaid of the other part Whereas the said Cookson Mendenhall in his lifetime and at the time of his death was seized in his demesne as of fee of and in a certain tract of land hereinafter more fully described. And whereas letters of Administration of all and singular the goods and chattels rights and credits which were of the said Cookson Mendenhall at the time of his death were in due form of law committed unto the said Mary Mendenhall and whereas the said admrs presented a petition setting forth that the personal estate of said decedent was insufficient for the payment of his debts and praying for a decree authorizing her to sell the real estate hereinafter described. Whereupon it appearing manifest unto the Court aforesaid that the personal estate of the said Cookson Mendenhall was not sufficient to pay his debts it was considered and ordered by the said Court on the 30th day of June 1884 one thousand eight hundred and eighty four that the real estate hereinafter described be sold according to the prayer of the petition. And whereas in pursuance of the said order and by force and virtue of the laws of this state in such case made and provided afterwards to wit on the day of 1884 the said Mary Mendenhall Administratrix or did expose the said hereinafter described real estate to sale at public vendue or out cry after giving notice thereof according to law and sold the same unto the said Lewis Mendenhall for the sum of Four thousand five hundred dollars he being the highest bidder and that the highest and best price bidder therefor therein case on above being made in the presence of the said Court on the 5th day of

Deed Book  
X-9 Vol. 220

Mortgage of 1878 was confirmed and it was considered and adjudged by the said court that the same should be and remain firm and stable forever and good and sufficient security approved by the said court for the further application of the proceeds of sale has been duly entered as by the records of the said court more fully and at large appears Now this Indenture witnesseth that the said Mary Mendenhall Administratrix as aforesaid for and in consideration of the sum of Two thousand five hundred dollars to her in hand paid by the said Lewis Mendenhall at and before the enacting and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened conveyed released and confirmed and by these presents do hereby grant bargain sell alien in full release and confirm unto the said Lewis Mendenhall his heirs and assigns all the following described messuage and tract of land bounded by lands of Thomas Keating Thomas Wilson William H. Reed Isaac Spackman Leahr Meeting house grounds Charles S. Bailey Lewis R. Granger and others containing with four acres more or less said tract being composed of three tracts as follows. A tract of ten acres conveyed to said Cookson Mendenhall by Isaac Down and wife see Deed Book B. 5. p. 555. A tract of 3 acres conveyed to said Cookson Mendenhall by Joel Townsend and wife see Deed Book B. 5. p. 421. A tract of 51 acres <sup>more</sup> 142 perches conveyed to said Cookson Mendenhall by Nancy Kasper & see Deed Book B. 5. p. 422. Together with all and singular the improvements ways water courses rights liberties privileges hereditaments and appurtenances whatsoever hereunto belonging or in anywise appertaining and the reversions and remainders rents issues and profits thereof and also all the right title interest property claim and demand whatsoever of the said Cookson Mendenhall in his lifetime at and immediately before the time of his decease in law equity or otherwise homogen of in and to or out of the same to have and to hold the said messuages and tract with the hereunto and premises hereby granted or mentioned and intended as to be with the appurtenances unto the said Lewis Mendenhall his heirs and assigns forever And the said Mary Mendenhall Administratrix does covenant promise grant and agree to and with the said Lewis Mendenhall his heirs and assigns by these presents that she the said Mary Mendenhall Administratrix nor done committed or knowingly or willingly suffered to be done any act matter or thing whatsoever whereby the premises aforesaid or any part thereof is or shall or may be charged or incumbered in title charge or estate or otherwise howsoever In Witness whereof the said Mary Mendenhall has hereunto set her hand and seal the day and year above written.

Signed Sealed and Delivered in presence of -  
Henry G. Thomas R. Jones Monaghan

Mary Mendenhall seal  
Adminr of the Estate of  
Cookson Mendenhall deceased.

Commonwealth of Pennsylvania Chester County. S.S.

Personally appeared before me a Justice of the Peace in and for said County and State Mary Mendenhall Adminr of Cookson Mendenhall deceased and acknowledged the above Indenture to be her act and deed and desired that the same might be recorded as such according to law Witness my hand and seal this sixth day of September 1884

Henry G. Thomas seal

Recorded Sept 9<sup>th</sup> 1884

DEED.

William R. Pomeroy -  
Lucetta Vandorsall -

This Indenture made the first day of April in the year four thousand one hundred eight hundred and eighty four between William R. Pomeroy of Concord Franklin County Penna and Lucetta Vandorsall of Pomeroy Sadabury Township Chester County Penna. Witnesseth that the said party of the first part for and in

consideration of the sum of seven hundred dollars lawful money of the state aforesaid to him in hand well and truly paid by the said party of the second part at and before the enacting and delivery hereof the receipt whereof is hereby acknowledged hath granted bargained and sold aliened

DEED.

This Indenture, Made the Twenty first day of December in the year of our Lord one thousand eight hundred and eighty seven

Lewis Mendinhall TO Lewis R. Granger BETWEEN Lewis Mendinhall of the Township of Calne County of Chester + State of Pennsylvania of the first part: and Lewis R. Granger of the Township of Calne of the second part: Witnesseth, That the said party of the first part, for and in consideration of the sum of Twenty five hundred dollars lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the entering and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed, and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, convey, and confirm, unto the said party of the second part, his heirs and assigns all that certain messuages and tract

lands bounded by lands of Thomas Keating Thomas Nelson William K. Reed George Packmann Calne Meeting House grounds Charles D. Bailey Lewis R. Granger and others containing sixty four acres more or less and tract being comprised of three tracts to wit a tract of 10 acres conveyed to Corkeon Mendinhall by lease term and wife see Deed Book C. 5. page 555 a tract of 3 acres conveyed to Lewis Corkeon Mendinhall by gift term and wife see Deed Book F. 5. page 421 a tract of 51 acres and 142 perches conveyed to said Corkeon Mendinhall by Henry Cooper for see Deed Book F. 5. p. 422. Being the same premises which Mary Mendinhall widow of Corkeon Mendinhall by deed dated September 6. 1884 and recorded in Deed Book K. 9. on page 220 granted and conveyed to Lewis Mendinhall in fee above written of lands in situ in Calne Township Chester Co

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, the tract of land from and 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 Lewis Mendinhall by these presents covenant, grant, and agree to and with the said party of the second part, his heirs, executors, and administrators do as the said Lewis Mendinhall his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, his heirs and assigns, against Lewis Mendinhall 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 by these presents In Witness Whereof, the said party of the first part to these presents has hereunto set his hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in presence of H. S. Kearton & G. Thomas Lewis Mendinhall (SEAL)

Received, the day of the date of the above Indenture, of the above named Lewis R. Granger the sum of Twenty five hundred dollars the full consideration among Lewis Mendinhall Lewis Mendinhall

State of Pennsylvania County of Chester ss: On the Twenty first day of December Anno Domini 1887 before me, a Justice of the Peace in and for Chester County Lewis Mendinhall and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such; and the said said husband by me thereon privately examined, and the full contents of the above Deed being of full age, and separate and apart from said husband did thereupon declare and say that did voluntarily and of own free will and being by me first made known unto did thereupon declare and say that did voluntarily and of own free will and accord, sign, seal, and as act and deed, deliver the above written Indenture, Deed, or Conveyance, without any coercion or compulsion of said husband. Witness my hand and seal the day and year aforesaid. Henry S. Thomas J.P. (SEAL)

Recorded December 23rd 1887

DEED.

Lewis R. Granger & Wife } This Indenture, Made the fifth day of April in the year of our Lord one thousand eight hundred and eighty eight

Lewis Mendenhall } BETWEEN Lewis R. Granger of the township of Calu county of Chester and state of Pennsylvania and Esther D. his wife of the first part and Lewis Mendenhall of the same place

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

All the following described messuage and tract of land in Calu township Ches Co. bounded by land of Thomas Keating Thomas Wilson William H. Reed Isaac Spackman Calu Meeting House Grounds Charles B. Bailey Lewis R. Granger and others containing sixty four acres more or less. Said tract being composed of three tracts as follows: A tract of ten acres conveyed to Cookson Mendenhall by Israel Doan and wife by Deed dated April 1, A.D. 1844 and recorded in the Recorder's Office of Chester County in Deed Book B 5 vol. 99 p. 555. A tract of three acres conveyed to said Cookson Mendenhall by Joel Townsend and wife by Deed dated April 1, A.D. 1847 and recorded in the Recorder's Office of Chester County in Deed Book F 5 vol. 103 p. 421. A tract of forty one acre and one hundred and forty two perches conveyed to said Cookson Mendenhall by Henry Doops Jr. by Deed dated April 1, A.D. 1848 and recorded in the Recorder's Office of Chester County in Deed Book F 5 vol. 103 p. 422. (Being the same premises which Mary Mendenhall Administratrix of the Estate of Cookson Mendenhall deceased by Deed dated September 6<sup>th</sup> A. D. 1884 and recorded in the Recorder's Office of Chester County in Deed Book X 9 vol. 220 page 209 granted and conveyed to Lewis Mendenhall in fee. And the said Lewis Mendenhall being seized by Deed dated the 21<sup>st</sup> of December A.D. 1887 and recorded in the Recorder's Office of Chester County in Deed Book K 10 vol. 232 page 191 granted and conveyed the same premises to Lewis R. Granger 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, 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 Lewis R. Granger 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 Lewis R. Granger his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, his heirs and assigns, against him the said Lewis R. Granger 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 them or any of them.

Shall and Will Warrant and forever Defend.

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

Signed, Sealed and Delivered in presence of W. S. Barlow F. L. Campbell

Lewis R. Granger (SEAL) Esther D. Granger (SEAL)

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

State of Pennsylvania County of Chester ss: On the fifth day of April Anno Domini 1888 before me, the subscriber a Notary Public residing in and for said county personally appeared the above named Lewis R. Granger and Esther D. his wife and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such; and the said Esther D. Granger being of full age, and separate and apart from her said husband by me thereon privately examined, and the full contents of the above Deed being by me first made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal, and as her act and deed, deliver the above written Indenture, Deed, or Conveyance, without any coercion or compulsion of her said husband. Witness my hand and Notary seal the day and year aforesaid.

Recorded April 6<sup>th</sup> 1888.

F. L. Campbell (Notarial SEAL) Notary Public

4/5/1888

Lewis Mendenhall  
TO

This Indenture,

Made the Third day of

August in the year of our Lord one thousand eight hundred and Ninety one

Mary Mendenhall

BETWEEN Lewis Mendenhall of the Township of Galer County of Chester and State

of Pennsylvania a single man of the first part and Mary Mendenhall of the same place of the second part: Witnesseth, That the said party of the first part, for and in consideration of the sum of Twenty five hundred Dollars lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling 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 party of the second part, her heirs and assigns All the following described messuage and tract of land in Galer Township aforesaid bounded by lands of Thomas Reating Thomas Wilson Wm H Reed Isaac Spackman Galer Meeting House grounds Charles L Bailey Lewis R Granger and others containing Sixty four acres more or less. Said tract being composed of three tracts as follows: A tract of ten acres conveyed to Cookson Mendenhall by Israel Dwan and wife by Deed dated April 1. A.D. 1844 and Recorded in the Recorders Office of Chester County in Deed Book B 5 Vol 99 page 555. A tract of three acres conveyed to said Cookson Mendenhall by Joel Townsend and wife by Deed dated April 1. A.D. 1847 and Recorded in the Recorders Office of Chester County in Deed Book F 5 Vol 103 p 421. A tract of fifty one acres and one hundred and forty two perches conveyed to said Cookson Mendenhall by Henry Hoopes Jr by Deed dated April 1. 1848 and Recorded in the Recorders Office of Chester Co in Deed Book F 5 Vol 103 p 422. Being the same premises which Mary Mendenhall Administratrix of the Estate of Cookson Mendenhall dec'd by Deed dated September 6<sup>th</sup> A.D. 1854 and Recorded in the Recorders Office of Chester County in Deed Book K 9 Vol 220 page 209 granted and conveyed to Lewis Mendenhall in fee and the said Lewis Mendenhall being so thereof seized by Deed dated the 21<sup>st</sup> of December A.D. 1887 and Recorded in Deed Book K 10 Vol 232 page 191 granted to Lewis R Granger and the same premises which Lewis R Granger by Deed dated April 5. 1888 and Recorded in Deed Book K 10 Vol 232 page 361 conveyed back to said Lewis Mendenhall in fee

Together with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, her heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, her heirs and assigns forever.

And the said Lewis Mendenhall for himself his heirs, executors, and administrators, does by these presents covenant, grant and agree, to and with the said party of the second part, her heirs and assigns forever, that he the said Lewis Mendenhall his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, his heirs and assigns, against him the said Lewis Mendenhall his heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by force or under him them or any of them Shall and Will by these presents Warrant and forever Defend.

In Witness Whereof, the said party of the first part to these presents has herunto set his hand and seal. Dated the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

William Darlington

Lewis Mendenhall



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 August Anno Domini 1891 before me, a Justice of the Peace in and for the County and State above named personally appeared the above named Lewis Mendenhall and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such; and the said being of full age, and separate and apart from said husband by me thereon privately examined, and the full contents of the above Deed being by me first made known unto did thereupon declare and say that did voluntarily and of own free will and accord, sign, seal, and as act and deed, deliver the above written Indenture, Deed, or Conveyance, without any coercion or compulsion of said husband. Witness my hand and seal the day and year aforesaid.

Mrs M McIntosh J.P.



Recorded November 17<sup>th</sup> 1891

DEED.

This Indenture

Made the Twenty ninth day of September

BETWEEN

Mary Mendenhall

John W. Mendenhall

Mary Mendenhall of Calm Township Chester County Pennsylvania  
A Widow of the first part and John W. Mendenhall of the  
same Township

of the second part: WITNESSETH, That the said party of the first part, for and in consideration of the sum of Twenty five Dollars lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his Heirs and Assigns, all that certain messuage and tract or parcel of land situated in Calm Township Chester County Pennsylvania bounded by lands of Agnes Beardall formerly Thomas Keating Oranew Wilson formerly Thomas Wilson William Pine and William Walker formerly Wm K Red Isaac Spetman's heirs Calm Meeting House Charles J Bailey Lewis R Franzen and John W Mendenhall containing sixty four Acres of land be the same more or less - Excepting two acres and one Quarter and thirteen perches of land which Mary Mendenhall by deed dated September 22<sup>nd</sup> 1894 and duly recorded in the Records office of Chester County in Deed Book J. 11 Vol 256 page 10 granted and conveyed unto Lewis Mendenhall in fee - The said sixty four acres being the same premises which Mary Mendenhall administrator of the Estate of Bookson Mendenhall dec'd by deed dated September 6<sup>th</sup> 1884 and recorded in the Records office of Chester County in Deed Book X. 9 Vol 220 page 209 granted and conveyed unto Lewis Mendenhall in fee - The same which Lewis Mendenhall by deed dated December 21<sup>st</sup> 1887 and recorded in Deed Book K. 15 Vol 232 page 191 granted and conveyed unto Lewis R Franzen - The same which Lewis R Franzen by deed dated April 5<sup>th</sup> 1888 and recorded in Deed Book K. 10 Vol 232 page 301 granted and conveyed unto Lewis Mendenhall and the same which Lewis Mendenhall by deed dated August 3<sup>rd</sup> 1891 and recorded in Deed Book Y. 10 Vol 246 page 101 granted and conveyed unto Mary Mendenhall party here - all the above recited conveyances being 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 party of the first part, of, in and to the said premises, with the appurtenances:

To Have and to Hold the said premises, with all and singular the appurtenances, unto the said party of the second part, 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 Mary Mendenhall for herself her Heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said party of the second part, his Heirs and Assigns forever, that she the said Mary Mendenhall her Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against her the said Mary Mendenhall her Heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof,

My given or given her Term or any of them Shall and Will by these presents Warrant and forever Defend. In Witness Whereof, The said party of the first part to these presents has herunto set her hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

J. D. Mendenhall  
Lewis Woodruff

Mary Mendenhall (SEAL)

Received, the day of the date of the above Indenture of the above named John W. Mendenhall the full Consideration Money herein mentioned Mary Mendenhall

State of Pennsylvania County of Chester ss:  
ON THE 29<sup>th</sup> day of September Anno Domini 1897 before me a Justice of the Peace in and for said County personally appeared the above named Mary Mendenhall a widow and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such; and the said being of full age, and separate and apart from said husband by me thereon privately examined, and the full contents of the above Deed being by me first made known unto did thereupon declare and say that did voluntarily and of own free will and accord, sign, seal, and as act and deed, deliver the above written Indenture, Deed or Conveyance, without any coercion or compulsion of said husband - WITNESS my hand and official seal the day and year aforesaid.

Recorded November 26<sup>th</sup> 1897

Davida A Moore (SEAL)

578

66w18609

7/14/18

774 187 207

585-571

777

580

# DEED

This Indenture, Made the Twenty-eighth day of

June in the year of our Lord one thousand nine hundred and eighteen.

LIZZIE P. MENDENHALL,  
TO  
COOKSON M. MENDENHALL.

BETWEEN Lizzie P. Mendenhall, widow of John W. Mendenhall, deceased, of  
Calm Township, Chester County, Pennsylvania, of the first part,  
AND  
Cookson M. Mendenhall of the same Township, County and State aforesaid

of the second part: Witnesseth That the said party of the first part, for and in consideration of the sum of four thousand dollars lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, conveyed, released, confirmed, and by these presents doth grant, bargain, sell, alien, convey and confirm unto the said party of the second part, his Heirs and Assigns,

All THAT CERTAIN messuage and three tracts or parcels of land situated in Calm Township, Chester County, Pennsylvania, Numbered 1 & 2, bounded by lands of Matate of Auger Bourdell, Samuel Zinn, Barclay Krauss, Inno Spackman heirs, Calm Meeting House, H. Graham Rambo, Lewis R. Granger, and the late John W. Mendenhall, containing sixty four acres of land, be the same more or less. Including two acres and one hundred and thirteen perches of land which Lewis Mendenhall and Julia E. Mendenhall, his wife, by Deed dated September 29, 1897 and duly recorded in the Recorder's Office of Chester County in Deed Book 8 II, Vol. 263, Page 481 granted and conveyed unto John W. Mendenhall, in fee. The said sixty four acres being the same premises which Mary Mendenhall by Deed dated September 29, 1897 and recorded in the Recorder's Office of Chester County in Deed Book 8 II, Vol. 265, Page 480 granted and conveyed unto John W. Mendenhall in fee.

TRACT NUMBER 3, bounded and described as follows: BEGINNING at a white oak tree, a corner of Mendenhall's land the south side of a public road; thence along the same north fifty one and a half degrees west nineteen perches to a stone; thence by John P. Mason's land north two degrees west eighty perches and seventy five hundredths to a stone in another public road; thence along the same north eighty eight and one quarter degrees east fourteen and a half perches to a stone; thence by land of Cookson Mendenhall south two degrees east ninety three perches and fifty eight hundredths to the place of beginning. CONTAINING seven acres and one hundred and forty four perches of land be the same more or less. BEING the same tract of land which John Larkin, Administrator of Thomas Keating, deceased, by Deed dated March 31, 1885 and recorded in the Recorder's Office of Chester County in Deed Book 2 9, Vol. 222, Page 122, granted and conveyed unto John W. Mendenhall, in fee. The within described tracts of land being a part of the same lot of ground which John W. Mendenhall, late of the Township of Calm, County and State aforesaid, farmer, deceased, in and by his last Will and Testament in writing, bearing date of June 22, A. D. 1912 did give and devise unto the said Lizzie P. Mendenhall, party hereto, in fee, as in and by the said recited Will, since his decease duly proved and remaining in the Register's Office at West Chester, recorded in Will Book No. 42, Page 340, recourse being had thereto more fully and at large appears.

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

TO HAVE AND TO HOLD the said premises with all and singular the appurtenances, Excepting and reserving as aforesaid 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 party of the first part, her 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 she the said party of the first part, her Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against her the said party of the first part, her 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 her, them or any of them

WARRANT AND FOREVER DEFEND IN WITNESS WHEREOF, The said party 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  
Harry S. Woodward. : 34 : Lizzie P. Mendenhall. (SEAL)  
: I. R. :  
: STAMP :  
: .....

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

State of Penna., County of Chester, ss:  
ON THE 27th day of June Anno Domini 1918, before me a Notary Public in and for the State and County aforesaid

personally appeared the above named Lizzie P. Mendenhall, 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 September 9, 1918.

NOTARIAL SEAL  
Harry S. Woodward, Notary Public  
Commission expires Jan'y. 7th, 1921.



11-25-91

XX The address of the within-named grantee to 6th Ave and Walnut Sts, Cobbeville, Pa. Harry H. Ford, Agent.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same and parcel thereof: AND ALSO, all the cester, right, title, interest, possession, claim and demand whatsoever, both in law and equity, of the said parcel

into the said part Y, her heirs and assigns forever. AND TO HOLD the said premises, with all and singular the appurtenances, of the first part of, in, and to the said premises, with the appurtenances:

And the said parties of the first part, for themselves, their heirs and assigns forever, do hereby and assign forever, that they

by these presents, covenant, grant and agree, to and with the said party of the second part, her heirs and assigns forever, that they

advisedly described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, her heirs and assigns forever, that they

the said parties of the first part, their heirs and assigns forever, against them, the said parties of the first part, their heirs and assigns forever, against whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, him, them or any of them

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.

Hanna Stricker } P. A. Bruhlinger }  
: \$ . 60 : }  
: I. R. : }  
: GRAY : }  
Cookson M. Mondohall (SRAL) P. Margaret Mondohall (SRAL)

Received, the day of the date of the above indenture, of the above named Grantee the full consideration money herein mentioned,

State of Pennsylvania, County of Chester, City of Philadelphia, day of June 1940, before me, the undersigned, a Notary Public, duly commissioned and in the form of law acknowledged the above INSTRUMENT 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.  
Transcribed by: Hannah Stricker, Notary Public, Notary Public, 1941.  
Compared by: HALLAM STRICKER  
Recorded by: June 18, 1940

NOTARIAL SEAL

DEED

This Indenture,

Made the Twenty-Ninth day of

BRYL E. BREUNINGER, ET VIR  
TO  
LEE N. DUBOIS

August In the year of our Lord, one thousand nine hundred and Forty-Seven,  
BETWEEN Beryl E. Breuninger and Frank A. Breuninger, her husband both of  
the City of Coatesville, County of Chester and State of Pennsylvania,  
hereinafter called the parties of the first part  
and  
Lee N. Dubois, of the City of Philadelphia, County of Philadelphia, State  
of Pennsylvania, hereinafter called the party

of the second part; Witnesseth, That the said parties of the first part, for and in consideration of the sum of **Thirty Five Hundred**  
lawful money of the United States of America, well and truly paid by the said party of the second part to the said part **108**  
of the first part, at and before the encasing and delivery of these presents, the receipt whereof is hereby acknowledged, **have** granted, bargained,  
sold, aliened, enfranchised, released, conveyed and confirmed, and by these presents **do** grant, bargain, sell, alien, enfranchise, release, convey and confirm  
unto the said party of the second part, **his** heirs and assigns,

W-5111  
H19824  
W 61588WOC

ALL THAT CERTAIN message and lot of tract of land, situate in the Township of Cain, County  
of Chester and State of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at a spike, in or near the middle of a public road leading from Fishersville to the  
Veterans Hospital, a distance of one hundred fifty feet eastwardly from a line of land, now or late of  
Raymond Dennis, said spike being at a corner of land of Francis H. Stringer and wife, thence leaving said  
road and along said Stringer's land North three degrees seven minutes East three hundred seventy-two and  
forty-one one hundredths feet to a stake, in line of land, now or late of Samuel Zynn, thence along said  
land South eighty-three degrees ten minutes East four hundred seventy-five and sixty-nine one hundredths  
feet to a mark on a stone wall, a corner of land of Robert J. Hunter and wife, thence by said Hunter's  
land South no degrees three minutes West three hundred thirty-six and forty-six one hundredths feet to a  
spike in or near the middle of the public road aforesaid, thence along or near the middle of said road the  
two following courses and distances, North eighty-five degrees seven minutes West three hundred eighty-  
seven and three one hundredths feet to a spike and South eighty-three degrees thirty-four minutes West one  
hundred five and sixty-seven one hundredths feet to the spike at the place of beginning.

CONTAINING three and eight hundred thirty-two one thousandths acres of land, be the same more  
or less.  
BRING a part of the same premises which Cookson M. Mendenhall and wife, by deed dated June 11,  
1940 and recorded in the Office for the Recording of Deeds in and for Chester County, at West Chester, Pa.,  
in Deed Book M-20, Vol. 484, page 72, granted and conveyed unto Beryl E. Breuninger, one of the parties of  
the first part heretofore in fee.

UNDER AND SUBJECT to the following restrictions, said restrictions to be construed as independ-  
ent covenants running with the land. 1. No lot shall be sold having a frontage of less than one hundred  
feet, nor shall more than one dwelling be erected on any one lot. 2. No building shall be erected excepting  
a single family dwelling house, costing not less than Five Thousand Dollars, and said cost shall not include  
the construction of a detached garage or other out buildings. 3. All buildings shall be set back a distance  
of eight feet measured from the front property line. 4. The minimum width of any side yard shall not be  
less than one sixth of the width of the building erected thereon nor less than five feet. 5. An approved  
type of cesspool or septic tank shall be installed until such time as public sewerage is provided. 6. No  
manufacturing or retail business whatsoever shall be permitted on the premises. 7. No lot shall be sold to  
a member of the colored race.

xx The address of the within-named Grantee is 3441 Woodland Avenue, Philadelphia, Pennsylvania.  
Samuel M. Greenwood, III, On behalf of the Grantee.

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 **108** 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 parties of the first part, their heirs, executors and administrators, do  
by these presents, covenant, grant and agree, to and with the said party of the second part, **his** 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 party of the second part, **his**  
heirs and assigns, against **them** the said parties of the first part, their 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, 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** hand & seal & Dated the  
day and year first above written.

Signed, Sealed and Delivered in the presence of  
Samuel M. Greenwood III : K. O. S. : Beryl E. Breuninger (SEAL)  
Margaret W. Greenwood : STAD : Frank A. Breuninger (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 August 1947, before me, a Notary Public, duly commissioned in and for the  
Commonwealth of Pennsylvania, and in commission residing at Coatesville, Pennsylvania,  
the undersigned officer, personally appeared Beryl E. Breuninger and Frank A. Breuninger, her husband

Known to me (or satisfactorily proven) to be the person whose name is 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 Brittingham  
Compared by Ramsey DIXON Margaret W. Greenwood, Notary Public  
My Commission Expires May 1, 1948 NOTARIAL SEAL

Recorded August 30, 1947

This Deed, made this 11th day of SEPT. 1965

Between, LEE N. DU BOIS, of Caln Township, Chester County, Pennsylvania

(hereinafter called the "Grantor --"),

of the one part, and -- DONALD L. MELOY II of Caln Township, Chester County, Pennsylvania (hereinafter called the "Grantee --"), of the other part.

Witnesseth, That in consideration of THIRTY-SEVEN THOUSAND (\$37,000.00) Dollars,

In hand paid, the receipt whereof is hereby acknowledged, the said Grantor -- do hereby grant and convey unto the said Grantee -- his heirs and assigns,

ALL THAT CERTAIN message and lot or tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike, in or near the middle of a public road leading from Fisherville to the Veterans Hospital, a distance of one hundred fifty (150) feet eastwardly from a line of land now or late of Raymond Dennis, said spike being at a corner of land now or late of Francis H. Stringer, et ux; thence leaving said road and along said land now or late of Francis H. Stringer North three degrees seven minutes East (N. 3° 7' E.) three hundred seventy-two and forty-one one-hundredths (372.41) feet to a stake, in line of land, now or late of Samuel Zynn; thence along said land South eighty-three degrees ten minutes East (S. 83° 10' E.) four hundred seventy-five and sixty-nine one-hundredths (475.69) feet to a mark on a stone wall, a corner of land now or late of Robert J. Hunter et ux; thence by said land now or late of Robert J. Hunter South no degrees three minutes West (S. 0° 3' W.) three hundred thirty-six and forty-six one-hundredths (336.46) feet to a spike in or near the middle of the public road aforesaid; thence along or near the middle of said road the two (2) following courses and distances, North eighty-five degrees seven minutes West (N. 85° 7' W.) three hundred eighty-seven and three one-hundredths (387.03) feet to a spike and South eighty-three degrees thirty-four minutes West (S. 83° 34' W.) one hundred five and sixty-seven one-hundredths (105.67) feet to the spike at the place of beginning.

CONTAINING three and eight hundred thirty-two one-thousandths (3.832) acres of land, be the same more or less.

BEING the same premises which BERYL E. BREUNINGER and FRANK A. BREUNINGER, her husband, by their deed dated August 29, 1947 and duly recorded in the Office of the Recorder of Deeds of Chester County in Deed Book D-23 Vol. 551 Page 407, granted and conveyed unto LEE N. DU BOIS.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT:

ALL THAT CERTAIN tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a survey prepared by Edgar Laub, R. S., dated July 24, 1965, as follows:

BEGINNING at a tack and the southwest corner of land now or late of Lee N. DuBois; thence by other land now or late of Donald L. Meloy North three degrees ten minutes East (N. 3° 10' E.) three hundred seventy-two and sixty-one one-hundredths (372.61) feet to a point in line of lands now or late of Charles Newlin; thence by the same South eighty-three degrees ten minutes East (S. 83° 10' E.) eighty (80) feet to an iron pin and corner of remaining lands now or late of Lee N. DuBois; thence by the same South three degrees twenty minutes West (S. 3° 20' W.) three hundred fifty-four and seventeen one-hundredths (354.17) feet to a spike in a public macadam road (Fisherville Road); thence by said road, South eighty-three degrees thirty-four minutes West (S. 83° 34' W.) eighty (80) feet to the point of beginning.

CONTAINING twenty-eight thousand eight hundred thirty-five (28,835) square feet of land, be the same more or less.

EV 615288 W.C.

118-2915 P

BEING the same premises which LEE N. DU BOIS by his deed dated August 13, 1965 and duly recorded in the Office of the Recorder of Deeds of Chester County in Deed Book D-36 Page 254, granted and conveyed unto DONALD L. MELOY and ELEANOR J. MELOY, his wife, in fee.

UNDER AND SUBJECT to the following restrictions which shall be construed as independent covenants running with the land:

1. No lot shall be sold having a frontage of less than one hundred (100) feet, nor shall more than one dwelling be erected on any one lot.
2. No building shall be erected excepting a single family dwelling house, costing not less than Five Thousand (\$5,000.00) Dollars, and said cost shall not include the construction of a detached garage or other out buildings.
3. All buildings shall be set back a distance of eighty (80) feet measured from the front property line.
4. The minimum width of any side yard shall not be less than one sixth of the width of the building erected thereon nor less than five (5) feet.
5. An approved type of cesspool or septic tank shall be installed until such time as public sewerage is provided.
6. No manufacturing or retail business whatsoever shall be permitted on the premises.

And the said Grantor do hereby covenant to and with the said Grantee -- that -- he -- the said Grantor -- by, from, or under, him, her, them, or any of them, -- SHALL and WILL -- by these presents -- Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee -- his 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 -- he -- caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

*Jim Templeton*  
*Franklin J. Smith*

*Lee N. Du Bois*

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ 370.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
370.00

*Jean K. Eitel*  
COIL

State of PENNSYLVANIA County of CHESTER  
On this 11<sup>th</sup> day of September 1974 before me, the undersigned officer, personally appeared LEE N. DU BOIS 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.

BARBARA L. HESTER, NOTARY PUBLIC  
COATESVILLE, CHESTER COUNTY  
My Commission Expires January 13, 1977

*Barbara L. Hester*

CORDON AND ASTON  
ATTORNEYS-AT-LAW  
COATESVILLE, PA.

34332 SEP 13 9 13 AM '74  
RECORDER OF DEEDS  
CHESTER CO. PA.

LEE N. DU BOIS

To

DONALD L. MELOY II

Premises: 2909 Fisherville Rd., Coatesville, Pa.

The address of the Grantee is 2807 Fisherville Road, Coatesville, Pa.

RECORDED in Deed Book F 44 page 97  
GIVEN my hand and seal in the office of the Recorder of Deeds

RECORDER OF DEEDS  
Chester County, Pa.

412, 206-9  
14115-M

For Single Sheet

This Indenture Made this 15th day of December 1977

Between DONALD L. HOLOY, II

REC'D  
15  
DECEMBER  
1977  
OFFICE OF  
RECORDS &  
DEEDS  
CHESTER COUNTY, PA

A.R.P.

DEBORAH D. LIVERSTOCK

Witnesseth That the said Grantor for and in consideration of the sum of FIFTY THOUSAND (\$50,000.00) DOLLARS well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee her heirs and assigns,

ALL THAT CERTAIN tract or piece of ground, Situate in Cain Township, Chester County, Pennsylvania, bounded and described according to a Plan of Donald L. Holoy, Jr. made 7-29-1977 by Berger & Hayes, Inc. and recorded in the Recorder of Deeds Office of Chester County at West Chester, Pennsylvania on 8-30-1977 Plan #1230 as follows, to wit:

BEGINNING at a point on the title line in the bed of Fisherville Road (T-411; the proposed right of way line thereof shown as 25 feet North of the said title line) a corner of lands of Robert J. Hunter; thence extending from said beginning point along the title line in the bed of Fisherville Road North 85 degrees 13 minutes 35 seconds West 227.94 feet to a corner of Lot No. 1 on said plan; thence extending along Lot No. 1 North 4 degrees 46 minutes 25 seconds East crossing an iron pin (set) 25 feet North of the title line in the bed of Fisherville Road the distance of 342.63 feet to a corner of lands of Lenora Newlin on the Township line between Cain Township and E. Brandywine as shown on said plan; thence extending along same South 83 degrees 10 minutes East 201.28 feet to an iron pin (set) corner of lands of Hunter aforesaid; thence extending along same South 0 degrees 12 minutes 20 seconds West crossing a marble stone (found) just North of the paved right of way of Fisherville Road the distance of 336.46 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 2 on said Plan.

CONTAINING in area 1.669 Acres more or less.

BEING the same premises which Leo N. Dubois by Deed dated September 11, 1974 and recorded in Chester County in Deed Book P-46 page 97 conveyed unto Donald L. Holoy, II.

E 52Mx 419

Together with all and singular the improvements, ways, streets, alleys, highways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversion and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor 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 above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantor, her heirs and assigns, to and for the only proper use and behoof of the said Grantor, her heirs and assigns forever.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX RECEIPT  
500.00  
RD. 11128

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ 500 00

*Flourise D. Hunt*  
COIL

And the said Grantor, for himself, his heirs and assigns

do hereby, by these presents, covenant, grant and agree, to and with the said Grantor, her heirs and assigns, that he, she or said Grantor, or mentioned and intended so to be, with the appurtenances, unto the said Grantor, her heirs and assigns, against him, the said Grantor, his heirs and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, then, it or any of them shall and will BY THESE PRESENTS WAARRANT and forever DEFEND.

In Witness Whereof, The said Grantor has caused these presents to be duly executed the day and year first herein above written.

Witness my hand and seal  
in the presence of  
*Donald L. Kelly II*  
*James H. [unclear]*

*Donald L. Kelly II* (SEAL)  
Donald L. Kelly, II

E 52M 420

#14115-M

1982.

30<sup>th</sup> day of July

**This Deed,**

**Between,**  
Husband

DEBORAH DANSER (FORMERLY DEBORAH D. LIVERSIDGE) AND EDWARD DANSER, her

(hereinafter called the "Grantor")

of the one part, and TERENCE D. JOHNSON AND MARLANE R. CHESTNUT, husband and wife  
(hereinafter called the "Grantees"), of the other part

**Witnesseth,**

That in consideration of SEVENTY THREE THOUSAND (\$73,000.00)

Dollars,

to have paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantees, their heirs and assigns,

ALL THAT CERTAIN tract or piece of ground, Situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of Donald L. Meloy, Jr. made 7-29-1977 by Berger & Hayes, Inc. and recorded in the Recorder of Deeds Office of Chester County at West Chester, Pennsylvania on 8-30-1977 Plan #1230 as follows, to wit:

BEGINNING at a point on the title line in the bed of Fisherville Road (T-411) the proposed right of way line thereof shown as 25 feet North of the said title line) a corner of lands of Robert J. Hunter; thence extending from said beginning point along the title line in the bed of Fisherville Road North 85 degrees 13 minutes 35 seconds West 227.94 feet to a corner of Lot No. 1 on said plan; thence extending along Lot No. 1 North 4 degrees 46 minutes 25 seconds East crossing an iron pin (set) 25 feet North of the title line in the bed of Fisherville Road the distance of 342.63 feet to a corner of lands of Lenora Newlin on said Township line between Caln Township and E. Brandywine as shown on said plan; thence extending along same South 83 degrees 10 minutes East 201.28 feet to an iron pin (set) corner of lands of Hunter aforesaid; thence extending along same South 0 degrees 12 minutes 20 seconds West crossing a marble stone (found) just North of the paved right of way of Fisherville Road the distance of 336.46 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 2 on said Plan.

CONTAINING in area 1.669 acres more or less.

BEING the same premises which Donald L. Meloy, II by Indenture bearing date the 15th day of December, 1977, Recorded at West Chester, County of Chester and Commonwealth of Pennsylvania, in the Office of the Recorder of Deeds, in Deed Book E-52 Page 419, granted and conveyed unto Deborah D. Liversidge, her heirs and assigns, in fee.

AND the said Deborah D. Liversidge has since intermarried with Edward Danser, and is now known as Deborah Danser.

H 14115-M

090617 COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 REALTY TRANSFER TAX 730.00  
 7811111

MUNICIPAL TRANSFER TAX  
 PAID IN AMOUNT OF \$ 730.00

ELVA M. McQUEEN  
 County

And the said Grantee do hereby covenant to and with the said Grantee that they SHALL and WILL  
 Grantee, for themselves, their heirs and assigns, Warrant and forever Defend the herein above  
 BY THESE PRESENTS described premises, with the hereinafter and appurtenances, unto the said Grantee, their heirs  
 and assigns, against the said Grantee and against every other person lawfully claiming or who shall hereafter claim the  
 same or any part thereof, by, from or under him, her, it, them or any of them.  
 IN WITNESS WHEREOF, the said Grantee has signed these presents to be duly executed, the day and year first above written.  
 SEALED AND DELIVERED In the Presence of:

*Kenneth Winkler*

*Edward Danser*  
 EDWARD DANSER  
 SEAL  
 SEAL  
 SEAL  
 SEAL

State of Pennsylvania County of Chester 11 02 before me, the  
 On this 30<sup>th</sup> day of July 1982  
 undersigned officer, personally appeared Deborah Danser (former Deborah D. Livoridjo) and Edward  
 Danser 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.  
 G. KENNETH WINKLER, Notary Public  
 Notary Chester Co., Pa.  
 My Commission Expires June 23, 1986

SOUTHEASTERN ABSTRACT COMPANY  
 # 14115-S 040955  
 BEED  
 RECORDER OF DEEDS  
 CHESTER CO., PA.

DEBORAH DANSER  
 (FORMERLY DEBORAH D. LIVERSIDGE & EDWARD  
 DANSER, her husband  
 TO  
 TERENCE F. JOHNSON  
 AND  
 MARLANE R. CHESTNUT,  
 husband & wife  
 PREMISES:  
 2902 E. Fisherville Rd.,  
 Cain Township, Chester Co.,  
 Pennsylvania  
 The address of the Grantee is  
 2902 E. Fisherville Rd.  
 Coopersville, PA 19320

RECORDED IN DEED BOOK F60 PAGE 503  
 GIVEN UNDER MY HAND AND THE SEAL OF THE SAID  
 COUNTY OF CHESTER, PA. ON THE 30<sup>th</sup> DAY OF JULY 1982  
*Edward M. McQueen*  
 Recorder of Deeds

F GUNX 504

14 26 m

**This Indenture** Made the 30th day of June in the year of our Lord one thousand nine hundred and eighty-nine (1989)

**Between** TERENCE P. JOHNSON by Marlene R. Chestnut, his attorney in fact, specially constituted by letter of attorney dated 27 June 1989 and intended to be forthwith recorded in the Office for the Recorder of Deeds in and for the County of Chester and MARLENE R. CHESTNUT, H/W

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

JENNIFER D. TONEY

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

**Witnesseth** That the said Grantors

for and in consideration of the sum of ONE HUNDRED EIGHTEEN THOUSAND (\$118,000.00) DOLLARS

lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and

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

ALL THAT CERTAIN tract or piece of ground, Situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of Donald L. Meloy, Jr. made 7/29/1977 by Berger and Hayes, Incorporated, and recorded in the Recorder of Deed Office of Chester County at West Chester, Pennsylvania on 8/30/1977 Plan #1230 as follows, to wit:

BEGINNING at a point on the title line in the bed of Fisherville Road (T-411; the proposed right of way line thereof shown as 25 feet North of the said title line) a corner of lands of Robert J. Hunter; thence extending from said beginning point along the title line in the bed of Fisherville Road North 85 degrees, 13 minutes, 35 seconds West, 227.94 feet to a corner of Lot No. 1 on said plan; thence extending along Lot No. 1 North 4 degrees, 46 minutes, 25 seconds East crossing an iron pin (set) 25 feet North of the title line in the bed of Fisherville Road the distance of 342.63 feet to a corner of lands of Lenora Newlin on the Township line between Caln Township and E. Brandywine as shown on said plan; thence extending along same South 83 degrees, 10 minutes East, 201.28 feet to an iron pin (set) corner of lands of Hunter aforesaid; thence extending along same South 0 degrees, 12 minutes, 20 seconds West crossing a marble stone (found) just North of the paved right of way of Fisherville Road the distance of 336.46 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 2 on said Plan.

CONTAINING in area 1.669 acres more or less.

BEING the same premises which Deborah Danser (Formerly Deborah D. Liversidge) and Edward Danser, her husband, by deed dated 7/30/82 and recorded in Chester County in Deed Book F-60 page 503 granted and conveyed unto Terence P. Johnson and Marlane R. Chestnut, husband and wife, in fee.

SK160210457

**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 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 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 above described, with the buildings and improvements thereon erected,

and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, hereditaments and assigns forever

**And** the said Grantors, for themselves, for their

executors and administrators do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that they, the said Grantors, 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, her heirs and assigns, against them, the said Grantors, 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, them, or any of them, shall and will WARRANT and forever DEFEND.

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

**Sealed and Delivered**  
IN THE PRESENCE OF US:

Terence P. Johnson (SEAL)  
TERENCE P. JOHNSON by his attorney in fact

Mardane R. Chestnut (SEAL)  
MARDANE R. CHESTNUT, attorney in fact

Mardane R. Chestnut (SEAL)  
MARDANE R. CHESTNUT

Commonwealth of Pennsylvania }  
County of *Chester* } ss:

On this, the *30th* day of *June*, 19*89*, before me,

the undersigned Officer,  
personally appeared *Terence P. Johnson, by Marlane R. Chestnut*  
*his attorney in fact & Marlane R. Chestnut*

known to me (satisfactorily proven) to be the persons whose names ~~is~~ (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.

*Heidi M. Springer*  
NOTARY PUBLIC

NOTARIAL SEAL  
HEIDI M. SPRINGER, Notary Public  
West Goshen Twp., Chester County  
My Commission Expires Nov. 30, 1992

RETURN  
41-54-10484  
SOUTHEASTERN ABSTRACT CO.



TERENCE P. JOHNSON by his attorney  
in fact and MARLANE R. CHESTNUT,  
H/W

TO

JENNIFER D. TONEY

Premises: 2909 Fisherville Road  
Calm Township  
Chester County, Pennsylvania

The address of the above-named Grantee  
is 2909 Fisherville Road  
Coatesville, Pa. 19320

On behalf of the Grantee

BK 1602 PG 459

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-9'89  
RE. 11553



181.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-9'89  
RE. 11553



998.00

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ 1180.00

*Jayce A. McKeon*  
COLL. S.M.D.

1989

*Jayce A. McKeon*  
RECORDER OF DEEDS

104728

RECORDER OF DEEDS  
CHESTER COUNTY, PA  
89 JUL -5 PM 12:00

**This Deed,** made this 28th day of September 19 98  
**Between,** Jennifer D. Toney

(hereinafter called the "Grantor"),

of the one part, and Tom C. Ging, Jr. and Jolynn E. Ging, husband and wife

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

**Witnesseth,** That in consideration of One Hundred Fifty Six Thousand four hundred 00/100\*\*\*  
(156,400.00) Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said  
Grantee s, their heirs and assigns, as tenants by the entireties

**ALL THAT CERTAIN** lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Caln County, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Donald L. Meloy, Jr. made 7-29-1977 by Berger and Hayes, Incorporated, and recorded in the Recorder of Deed Office of Chester County at West Chester, Pennsylvania on 8-30-1977 Plan #1230 as follows, to wit:

BEGINNING at a point on the title line in the bed of Fisherville Road (T-411; the proposed right of way line thereof shown as 25 feet North of the said title line) a corner of lands of Robert J. Hunter; thence extending from said beginning point along the title line in the bed of Fisherville Road North 85 degrees, 13 minutes, 35 seconds West, 227.94 feet to a corner of Lot No. 1 on said plan; thence extending along Lot No. 1 North 4 degrees, 46 minutes, 25 seconds East crossing an iron pin (set) 25 feet North of the title line in the bed of Fisherville Road the distance of 342.63 feet to a corner of lands of Lenora Newlin on the Township line between Caln Township and E. Brandywine as shown on said plan; thence extending along same South 83 degrees, 10 minutes East, 201.28 feet to an iron pin (set) corner of lands of Hunter aforesaid; thence extending along same South 0 degrees, 12 minutes, 20 seconds West crossing a marble stone (found) just North of the paved right of way of Fisherville Road the distance of 336.46 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 2 on said Plan.

CONTAINING in area 1.669 acres more or less.

BEING the same premises which Terence P. Johnson by Marlene R. Chestnut, his attorney in fact, specially constituted by Letter of Attorney dated June 27, 1989 and intended to be forthwith recorded in the Office for the Recorder of Deeds in and for the County of Chester and Marlene R. Chestnut, husband and wife, by Indenture bearing date the 30th day of June, A.D. 1989 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 1602 page 456 &c., granted and conveyed unto Jennifer D. Toney, in fee.

BEING PARCEL No. 39-1-11-1.

BK4431PG1356

DN 4431 PG 1357

And the said Grantor do es hereby covenant to and with the said Grantee s that she , the said Grantor 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 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 ha s caused these presents to be duly executed, the day and year first above written. SEALED AND DELIVERED In the Presence of:

*Maureen M. Donovan*  
*Maureen M. Donovan*

*Jennifer D. Toney*  
Jennifer D. Toney  
*Dirk W. Schumacher*  
Dirk W. Schumacher  
SEAL  
SEAL  
SEAL  
SEAL

State of Pennsylvania County of Chester  
On this 28th day of September 1998, before me, the undersigned officer, personally appeared Jennifer D. Toney and Dirk W. Schumacher, husband and wife

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

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

*Maureen M. Donovan*  
Notary Public

NOTARIAL SEAL  
MAUREEN M. DONOVAN, Notary Public  
Downingtown, Chester Co., PA  
My Commission Expires Sept. 18, 2000

RETURN TO

T. A. TITLE INSURANCE COMPANY # 9804500DW  
Office Downingtown

Deed

GRANTOR: Jennifer D. Toney and Dirk W. Schumacher

GRANTEE: Tom C. Ging, Jr. and Jolynn E. Ging, husband and wife

FOLIO/PARCEL # 39-1-11-1  
PREMISES: 2909 Fisherville Rd  
Cain Township  
Chester Co., Pa.

THE ADDRESS OF THE GRANTEE IS/  
MAIL TAX BILL TO:

*2909 Fisherville Rd  
Crottsville, Pa. 19320*

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

Recorder of Deeds

RETURN DOCUMENT TO:

4/3

**RETURN TO**  
WHITFORD LAND TRANSFER  
403 WEST LINCOLN HIGHWAY  
EXTON, PA 19341-2389  
PHONE #(610) 363-4935  
FAX #(610) 363-4938

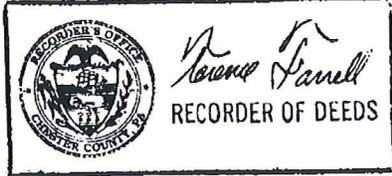
File No. 13717  
39-1-11.1

Parcel ID No.  
13717

**This Deed**, Made the 25th day of July, 2003

Between

**TOM C. GING, JR. and JOLYNN E. GING, HUSBAND & WIFE**



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

**MARY FAVINGER**

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

**Witnesseth** That the said Grantors for and in consideration of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee as Sole Owner, his/her personal representatives and assignshistheir heirs and assigns,

All that certain lot or piece of ground situate in **Caln Township, County of Chester**, Commonwealth of Pennsylvania bounded and described according to a Plan of Donald L. Meloy, Jr. made 7/29/77 by Berger & Hayes Inc. and recorded in the Office of the Recorder of Deeds in and for the County of Chester at West Chester . on 8/30/77 Plan #1230, as follows, to wit:

*ma*

BEGINNING at a point on the title line in bed of Fisherville Road (T-411; the proposed right of way line thereof shown as 25 feet north of the said title line) a corner of lands of Robert J. Hunter; thence extending from said beginning along the title line in the bed of Fisherville Road north 85 degrees 13 minutes 35 seconds west 227.94 feet to a corner of Lot 1 on said plan; thence extending along Lot 1 north 4 degrees 46 minutes 25 seconds east crossing an iron pin (set) 25 feet north of the title line in bed of Fisherville Road the distance of 342.63 feet to a corner of lands of Lenora Newlin on the Township Line between Caln Township and E. Brandywine as shown on said plan; thence extending along same south 83 degrees 10 minutes east 201.28 feet to an iron pin (set) a corner of land of Hunter aforesaid; thence extending along same south 0 degrees 12 minutes 20 seconds west crossing a marble stone (found) just north f the paved right of way of Fisherville Road the distance of 336.46 feet to the first mentioned point and place of beginning.

BEING shown as Lot 2 on said plan.

CONTAINING in area 1.669 acres more or less.

BEING UPI #39-1-11.1 ✓

This Document Recorded  
08/18/2003 State RTT: 2,250.00  
10:55AM Local RTT: 2,250.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10288860  
Receipt #: 124497  
Rec Fee: 48.50



WHITFORD LAND

08/18/2003 10:55A

10288860  
Page: 1 of 4  
B-5844 P-2196

BEING the same premises which JENNIFER D. TONEY, by Deed dated September 28, 1998, and recorded October 6, 1998, in Book 4431, Page 1356, granted and conveyed unto TOM C. GING, JR. & JOLYNN E. GING, HIS WIFE, in fee.



WHITFORD LAND

08/18/2003 10:55A

10288860

Page: 2 of 4

B-5844 P-2196

**Together** with all and singular the buildings 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 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 hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

**And** the said Grantors, their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, his heirs and assigns, against the said Grantors and their heirs, and against all and every person and persons whosever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will

WARRANT and forever DEFEND.

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

Sealed and Delivered  
IN THE PRESENCE OF US:

 \_\_\_\_\_ {SEAL}  
TOM C. GING, JR.

 \_\_\_\_\_ {SEAL}  
JOLYNN E. GING

\_\_\_\_\_ {SEAL}

\_\_\_\_\_ {SEAL}

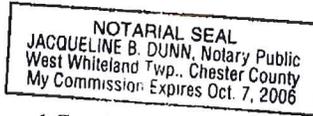
 10288860  
Page 3 of 4  
B-5844 P-2196  
08/19/2003 10:58A  
WHITFORD LAND

Commonwealth of Pennsylvania

County of Chester ss:

On this the 17<sup>th</sup> day of July, 2003, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State the undersigned Officer, personally appeared **TOM C. GING, JR. and JOLYNN E. GING, HUSBAND & WIFE** 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.

I hereunto set my hand and official seal.



\_\_\_\_\_  
Notary Public

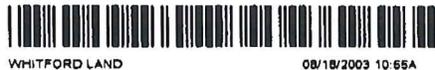
The address of the above-named Grantee

is:

2909 Fisherville Road  
Coakley PA 19320

On behalf of the Grantees

File No. **13717**  
Record and return to:  
Whitford Land Transfer Co.  
Exton Executive Center, 403 W. Lincoln Highway #106  
Exton, PA 19341



WHITFORD LAND

08/18/2003 10:55A

10288880  
Page 4 of 4  
B-5844 P-2196

Prepared by and Return to:  
Whitford Land Transfer Co.  
Exton Executive Center  
403 W. Lincoln Highway #106  
Exton, PA 19341  
Telephone: 610-363-4935 Fax: 610-363-4938



EV

File No. 13717 (not insured)  
UPI # 39-1-11.1 ✓

This Document Recorded 08/28/2008 State RTT: 0.00 Doc Id: 10871249  
12:47PM Local RTT: 0.00 Receipt #: 418177  
Doc Code: DEE Chester County, Recorder of Deeds Office Rec Fee: 51.50  
Recorded Electronically by Simplifile

This Indenture, made the 28th day of August, 2008,

Between

**MARY FAVINGER, N/K/A MARY PEGLER**

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

**HERBERT R. PEGLER, JR. & MARY PEGLER, HUSBAND & WIFE**

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

Witnesseth, that the said Grantors for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as tenants by the entirety

All that certain lot or piece of ground situate in **Caln Township, County of Chester,** Commonwealth of Pennsylvania bounded and described according to a Plan of Donald L. Meloy, Jr. made 7/29/77 by Berger & Hayes Inc. and recorded in the Office of the Recorder of Deeds in and for the County of Chester . on 8/30/77 Plan #1230, as follows, to wit:

BEGINNING at a point on the title line in bed of Fisherville Road (T-411; the proposed right of way line thereof shown as 25 feet north of the said title line) a corner of lands of Robert J. Hunter; thence extending from said beginning along the title line in the bed of Fisherville Road north 85 degrees 13 minutes 35 seconds west 227.94 feet to a corner of Lot 1 on said plan; thence extending along Lot 1 north 4 degrees 46 minutes 25 seconds east crossing an iron pin (set) 25 feet north of the title line in bed of Fisherville Road the distance of 342.63 feet to a corner of lands of Lenora Newlin on the Township Line between Caln Township and E. Brandywine as shown on said plan; thence extending along same south 83 degrees 10 minutes east 201.28 feet to an iron pin (set) a corner of land of Hunter aforesaid; thence extending along same south 0 degrees 12 minutes 20 seconds west crossing a marble stone (found) just north of the paved right of way of Fisherville Road the distance of 336.46 feet to the first mentioned point and place of beginning.



BEING shown as Lot 2on said plan.

CONTAINING in area 1.669 acres more or less.

BEING UPI #39-1-11.1

BEING the same premises which MARY FAVINGER, by Deed dated July 25, 2003 and recorded August 18, 2003, in Book 5844 Page 2196, granted and conveyed unto MARY FAVINGER, N/K/A MARY PEGLER BY MARRIAGE TO HERBERT R. PEGLER, JR.

THIS IS A CONVEYANCE FROM WIFE TO HUSBAND AND WIFE AND IS EXEMPT FROM TRANSFER TAX.

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 Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his 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 Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

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:

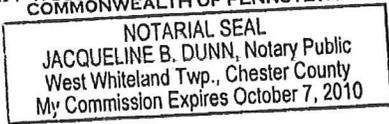
\_\_\_\_\_  
\_\_\_\_\_

*Mary Favinger* {SEAL}  
MARY FAVINGER, N/K/A  
*Mary J. Pegler* {SEAL}  
MARY PEGLER

Commonwealth of Pennsylvania } ss  
County of Chester

On this, the 28th day of August, 2008, before me, the undersigned Notary Public, personally appeared **MARY PEGLER**, 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.



\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office address of the above-named Grantee is:

**2909 FISHERVILLE ROAD  
COATESVILLE, PA 19320**

\_\_\_\_\_  
On behalf of the Grantee