

**4002 EDGE'S MILL ROAD
AN HISTORICAL OVERVIEW**

PREPARED BY EDWARD G. LENDRAT

4002 EDGES'S MILL ROAD

HISTORICAL NARRATIVE

In 1682 William Penn deeded to James Read 400 acres of land in Chester County and 100 acres in Bucks County.

After the death of Read, his wife Mary married a Thomas Brinton. In an unrecorded deed Mary and Thomas sold the 400 acres to Thomas Musgrave.

In 1698 William Penn deeded a further 1500 acres of land to Thomas Musgrave and his partner John Brock. Thomas died in 1700 "seized in fee of 400 acres and one half of the 1500 acres".

In April of 1703 Hannah the widow of Thomas Musgrave, now the wife of David Price, was patented two parcels of land in Caln Township. One parcel was 400 acres in size while the other was 500 acres. In March of 1712 Abraham Musgrave, heir of Thomas Musgrave, David Price and Hannah Musgrave Price sold 450 acres of the 500 acre plot to Aaron Mendenhall. The 400 acre parcel plus 50 acres of the 500 acre plot were sold to John Mendenhall the brother of Aaron. The two properties adjoined each other. The land of Aaron was located in a hilly area while that of John was in the valley.

Aaron was the son of John and Elizabeth Maris Mendenhall. John Sr. and Elizabeth had immigrated to Concord Township in 1682 from Marriage Hill in Wiltshire County, England. Their land in Concord was comprised of 300 acres.

Aaron was born in Concord in November of 1690.

In April of 1715 Aaron married Rose Pierson, the daughter of Thomas and Rose Dickson Pierson. Coincidentally his brother John married Susannah Pierson, the sister of Rose. The marriage of Aaron and Rose resulted in ten children. Seven of these ten children reached maturity.

Aaron was an active Quaker, serving as Overseer of the Concord Meeting in 1715. This would indicate that he did not immediately move to Caln after his purchase of property in Caln. In 1737 he was appointed Overseer of the Caln Meeting.

In 1728 Aaron was one of the petitioners recommending that the Caln Township of that time be divided into two townships.

Aaron died in April of 1765 and was buried in the Old Caln Friends Meeting Burial Ground.

In May of 1762 Robert Valentine Sr. Purchased from James Mendenhall a parcel of ground with the area of 50 acres 102 perches and a "water, corn or grist mill erected on it".

Robert, born in July of 1717 at Bally Brumhill, Ireland was the son of Thomas and Mary Parke Valentine. The Valentine family, being Quakers, immigrated to America in 1728 to escape from religious persecution. Robert married Rachel Edge, the daughter of John and Mary Edge at Caln Meeting in April of 1747. Robert and Rachel were prominent members of the Uwchlan Meeting. In 1764 Robert became

a recommended minister in the Quaker church. In that capacity he traveled widely. His travels included one to Great Britain at the close of the Revolutionary War. Rachel Valentine was an elder in the meeting. On the land that the Valentines had acquired from Mendenhall they established a grist mill, sawmill, blacksmith shop and a general store. Robert and Rachel were the parents of 10 children, six of whom attained adulthood. Robert Sr. died in July of 1786. Prior to his death he had sold the property he had obtained from Aaron Mendenhall plus two other acquisitions to his son Robert Jr. This transaction took place in 1781.

Robert Jr., born in June of 1752, married Ann Bond in May of 1773. Robert and Ann were the parents of ten children. At least seven of these children reached adulthood. Like his father, Robert Jr. was a miller.

In his will dated October 27th 1802, Robert Jr. stipulated that his executors sell approximately 100 acres of land on the western side of his property for the purpose of paying for his expenses and for repaying "just debts". After providing for his daughters, he bequeathed to his sons Samuel, Robert, Jacob, George, Reuben, Abraham. And Bond "all the residue of my estate, share and share alike". No indication of the area of the land included in the residue was indicated. Later year tax records would indicate that the area was in excess of 200 acres. Robert Jr. died in 1803 at the age of 51.

In April of 1804 James Kelton, Esq. High Sheriff of Chester County and the executors of the will of Robert Valentine Jr. sold to Thomas and Hunt Downing "a certain messuage and plantation or tract of land with a merchant mill thereon erected with the area of 50 acre 15 perches".

Thomas and Hunt were the children of John and Elizabeth Hunt Downing.

Thomas was the elder having been born in January of 1753. He was the husband of Sarah Jacobs. The only other information available on Thomas was that he served on the jury at the trial of Hannah Miller, also known as Black Hannah who was tried for the murder of her infant daughter. Hannah was found guilty in May of 1805 and was executed by hanging in public at Gallows Hill in August of the same year.

Thomas' brother Hunt was born in January of 1757. He took as his wife a Sarah Miller. The couple had one child. Hunt was the postmaster of the Downingtown Post Office which was established in April of 1798. He was the proprietor of a tavern in Downingtown called the Washington Tavern from 1786 until 1816. At the time of the Whiskey Insurrection he served as quartermaster to some of the troops encamped near the tavern.

Hunt died in February of 1834.

In November of 1806 Thomas and his wife Sarah sold their interest in the property to Hunt Downing.

Over the years Hunt Downing added three contiguous properties to the one that he and Thomas had purchased initially. He and his wife Deborah sold the property, now 135 acres 18 perches in size to their son Joseph M. Downing. This sale took place in December of 1832. The deed described the property as "all those messuages, merchant mill and four contiguous and partly adjoining tracts and parcels of land containing altogether 135 acres 38 perches of land".

Three of the tracts were purchased by Thomas Steele Jr. from Joseph M. and his wife Grace Stalker Downing in March of 1835. One of the tracts with the area of 28 acres 12 perches had on it a grist mill and other buildings.

Thomas Steele and his wife Abigail sold two of the land parcels to Daniel Beaver in November of 1835. A portion of the deed involved in this transaction reads "all those two aforesaid tracts, lots, pieces or parcels of land one of them with a messuage, grist mill, house and other buildings thereon erected containing 28 acres and 12 perches of ground".

This 28 acre 12 perch parcel came into the possession of Charles Pusey in March of 1839 and of Jacob Edge in March of 1852.

Jacob Edge was born in 1808, the son of Thomas and Edith Pusey Edge. In March of 1838 he married Anna Valentine. The couple were the parents of two children. In addition to being a miller, it would appear that he was also a shopkeeper. Jacob ran the Downingtown Central Store across from the Swan Hotel. He also served as president of the Downingtown Bank from 1865 until his death in 1889. In his will he had bequeathed to his son Jacob V. "all the real estate on which we reside situate in Caln Township" containing about 27 acres.

Jacob V. was born in January of 1841. At the age of 44 he married Sarah Minturn (born Bacon) of Germantown. Sarah were the parents of three children.

Jacob, following in the footsteps of his father, operated his father's mill on Beaver Creek. Additionally he served as a director of the Downingtown National Bank and was also involved with the Coatesville Trust Company and the Chester County Mutual Fire Insurance Company.

Jacob was an Orthodox Quaker.

Prior to his death in 1913 Jacob V. had willed to his son Jacob "the flour mill property I inherited from my father Jacob Edge".

Jacob was born in 1885. He married Mildred Clarkson Edge (born Foster) in 1912.

For his education he attended Westtown School and Pierce Business School.

At his death he was vice president and sales manager of Downingtown Manufacturing Company. During his employment at that company he designed many modern innovations for paper manufacturing machinery. He died in 1945 at the age of 59.

On his death the property became the possession of Jacob's wife Mildred. At this time the will described the property as "all the rest, residue and remainder of my real estate real, personal and mixed. Mildred died in June of 1963.

In December of 1970, through a family agreement, another Jacob V., the son of Jacob and Mildred acquired the property. This agreement stipulated that Jacob would acquire all of the real estate subject to his payment of \$7,858 to each of the other co-executors.

Jacob V. was born in 1915. In May of 1939 he married Ann Wythe. During the Second World War he was an officer in the army engineers and served in the Pacific Theater.

Jacob V. died in February of 1973. Ann the widow of Jacob and executrix of the estate acquired ownership of the property through the will of Jacob V. The will stated that Ann would receive "all my goods and estate of every kind and description, real personal and mixed".

In December of 1975 Ann, as executrix of the estate, granted to herself "all those certain tracts and pieces of ground herein described". (See Deed Book E-47 Page 98)

After the death of Ann, a portion of the property she owned was sold by the executors of her will to the present owners Lawrence S. and Beverly E. Moore.

- **NOTE:** I was unable to find any information regarding the acquisition of the property James Mendenhall sold to Robert Valentine, Sr. as indicated in the following transaction. James definitely acquired the property from his father Aaron. It wasn't as an heir, since Aaron died in 1764. The sale by James to Robert Valentine occurred in 1762.

Property Address: 4002 Edges Mill Road
Calm Township, Downingtown, PA 19335

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
	10/28/1689	James Read	William Penn	400 Acres in Chester County plus 100 acres in Bucks County
Unrecorded Deed		Thomas Musgrave	James Read's widow Mary and Husband Thomas Brint	400 Acres
	3/17, 18/1698	Thomas Musgrave & John Brook	William Penn	1500 Acres
		Hannah, widow of Thomas Musgrave now wife of David Price. Executrix of the will of Thomas Musgrave		Thomas Musgrave died. Seized in fee of the said 400 acres and one half of the 1500 acres
By Patent	4/9/1703	Hannah, widow of Thomas Musgrave.		400 Acres of land laid out in the Township of Caln
By Patent	4/9/1703	Hanna Musgrave widow of Thomas Musgrave now wife of David Price		500 Acres of land laid out in the Township of Caln
Patent Book A-2, P572	8/9/1703		Commissioners of William Penn	Two tracts of land, 400 Acres and 500 Acres
Deed Book C, Vol. 4, P345	3/23/1712	Aaron Mendenhall	Abraham Musgrave heir of Thomas Musgrave, David Price, Hannah Musgrave Price	450 Acres of land laid out in the Township of Caln
	5/24, 25/1762	Robert Valentine, Sr.	James Mendenhall	Parcel #2 of 50 acres 102 perches "with water, corn or grist mill erected on it"
* See comment attached				

Property Address - 4002 Edges Mill Road
Cain Township, Downingtown, PA

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Deed Book X, Page 253	9/15/1781	Robert Valentine, Jr.	Robert Valentine, Sr.	Three tracts of land #1-113 acres, 117 perches #2-50 acres, 102 perches #3-195 acres, 83 perches and the water, corn, or grist mill, 500 pounds
Will of Robert Valentine	10/27/1802	Willed to his 7 sons, Samuel, Robert, Jacob, George, Reuban, Abram, and Bond Valentine	by their father, Robert Valentine	The residue of his estate.
Deed Book X2, Page 472	4/3/1804	Thomas Downing Hunt Downing	James Kelton, Esq. High Sheriff of Chester County and Ann, Samuel, Robert and Jacob Valentine executors of the estate of Robert Valentine	A certain message and plantation or tract of land with a merchant mill thereon erected with the area of 50 acres, 15 perches 2,900 pounds
Deed Book U-3, Page 181	11/04/1806	Hunt Downing	Thomas Downing and Sarah, his wife	Message, mill and plantation or tract of 50 acres, 15 perches "all those messages, merchant mill and 4 contiguous and partly adjoining tracts and parcels of land containing altogether 135 acres and 38 perches of land \$1.00
Deed Book E-4, Page 610	12/22/1832	Joseph M. Downing son of	Hunt Downing and Deborah, his wife	"all those three certain tracts and parcels of land" the one on which the buildings and grist mill stands containing 28 acres and 12 perches \$8,166 for the three tracts
Deed Book L-4, Page 134	3/01/1835	Thomas Steele Jr.	Joseph M. Downing and Grace, his wife	
Deed Book K-4 Page 380	11/02/1835	Daniel Beaver	Thomas Steele, Jr. and Abigail, his wife	"all those aforesaid two tracts, lots, pieces or parcels of land one of them with a message, grist mill, house and other buildings thereon erected containing 28 acres and 12 perches of ground" \$8,500 for both lots

Property Address - 4002 Edges Mill Road
Calm Township, Downingtown, PA

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Deed Book Q-4, Page 348	3/20/1839	Charles Pusey	Daniel Beaver and Hannah, his wife	"all that message, grist mill and tract of land, 28 acres \$8,500
Deed Book Q-5 Page 286	3/23/1852	Jacob Edge	Charles Pusey and Ann, his wife	"all that message, grist mill and tract of land, 28 acres \$8,500
Will Book 28, Page 208	Date of Death 3/13/1889	Willed to his son Jacob V. Edge	by Jacob Edge	"all the real estate on which we now reside situate in Calm Township" ... "containing about 27 acres"
Will Book 39, Page 277	Date of Death 1/14/1913	Willed to his son Jacob Edge	by Jacob V. Edge	"the flour mill property I inherited from my father Jacob Edge"
Will Book 60, Page 200	Date of Death 7/24/1945	Willed to his wife Mildred C. Edge	by Jacob Edge	"all the rest, residue and remainder of my estate real personal and mixed"
Will Book 98, Page 582	Date of Death 6/21/1969	Appointed as co- executors Jacob V. Edge, Elizabeth Edge Moncure, Sarah Edge Worth	by Mildred C. Edge	
Family Agreement	12/30/1970	Jacob V. Edge	Elizabeth Edge Moncure and Sarah Edge Worth	All real estate, subject to \$7,858 payment to each of the other co-executors
Will Book 106, Page 675	Date of Death 2/23/1973	Willed to his wife, Ann Wythe Edge	by Jacob V. Edge	"all my goods and estate of every kind and description real, personal and mixed"
Deed Book E-47, Page 98	12/9/1975	Ann Wythe Edge, widow	Ann Wythe Edge Executrix of the Estate of Jacob V. Edge	"all those certain tracts and pieces of ground herein after described"
Record Book 8203, Page 890	6/16/2011	Lawrence S. Moore and Beverly E. Moore	Robert W. Edge, Executor of the Estate of Ann Wythe Edge	"all that certain lot or piece of ground situate in Calm Township-----" \$162,500.00

COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID : 3901_01120000
 UPI: 39-1-112
 Owner1: MOORE LAWRENCE S
 Owner2: BEVERLY E
 Mail Address 1: 2104 JACOBS MILL CIR
 Mail Address 2: DOWNINGTOWN PA
 Mail Address 3:
 ZIP Code: 19335
 Deed Book: 3203
 Deed Page: 890
 Deed Recorded Date: 6/30/2011
 Legal Desc 1: NE COR EDGES MILL RD & BON
 Legal Desc 2: 1.54 AC DWG & GAR LOT 1
 Acres: 1.54
 LUC: R-10
 Lot Assessment: \$ 36,460
 Property Assessment: \$ 59,420
 Total Assessment: \$ 95,880
 Assessment Date: 12/15/2017
 Property Address: 851 BONDSVILLE RD
 Municipality: CALN
 School District: Coatesville Area

Map Created:
Friday, April 20, 2018

County of Chester



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Map

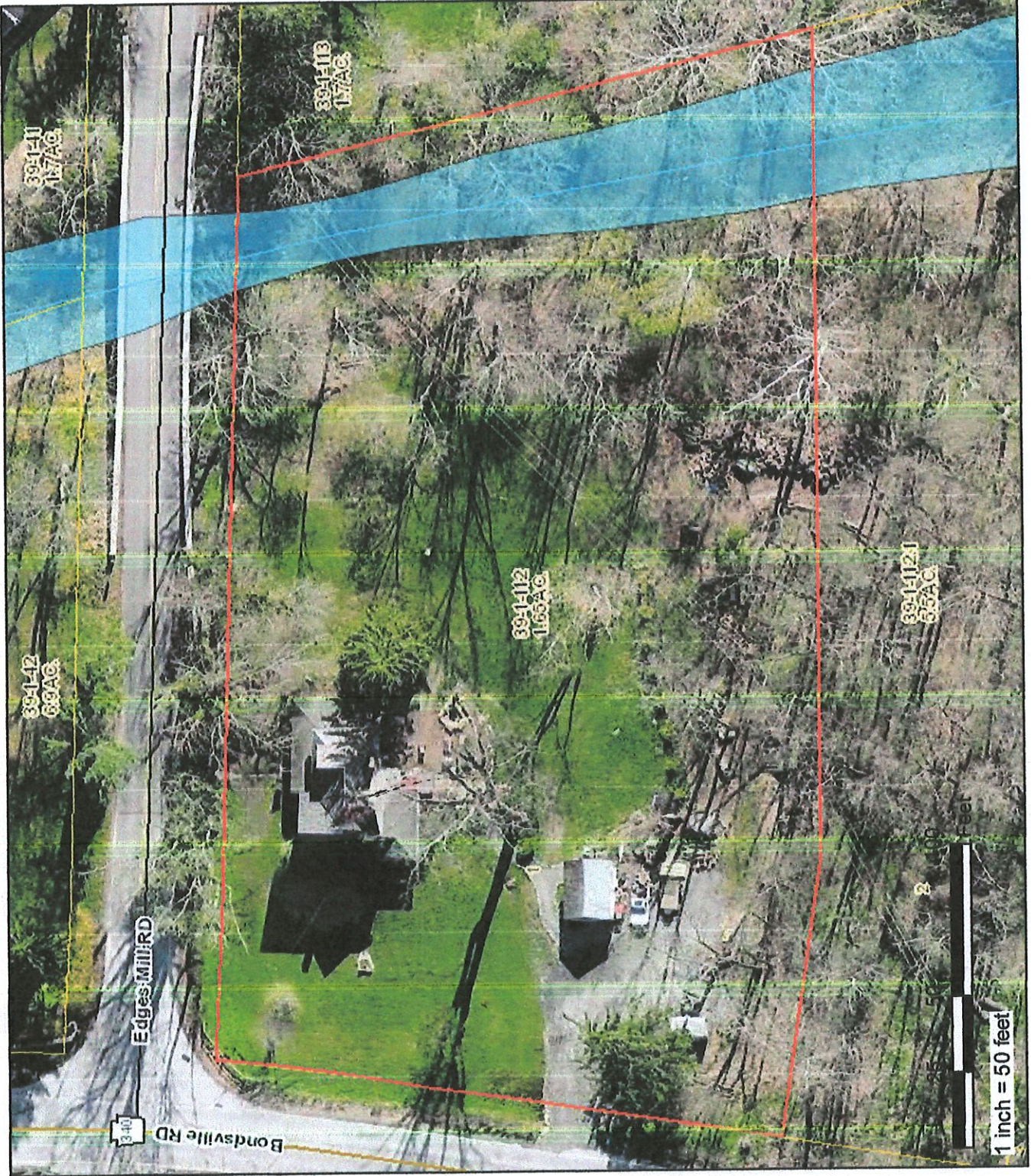




Image capture: Sep 2012 © 2018 Google

Downingtown, Pennsylvania



Google, Inc.

Street View - Sep 2012

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 Cain 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 Cyclopaedia 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

described tract To hold the said two tracts or parcels of land and Mill with their appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns forever, as by the said Indenture may appear. And Whereas Richard M^r of Exeter in the Kingdom of Ireland, by his Attorney Charles Dories by his Indenture bearing Date the Twentieth day of January 1703, for the consideration therein mentioned, did grant bargain, sell and confirm unto the said Robert Valentine the Father a certain piece or parcel of land situate in East Caber Township, of County and adjoining to the two tracts of land above described, the beginning, at a Whitewash in a line of land of William Pitt, and at a corner of Captain Mendenhalls land thence by the said Mendenhalls land North two hundred and forty perches crossing a branch of Cran-dewine to a Churned Tree, thence East three perches to a Whitewash thence North forty by the same land, and North by Hugh Walkers land nearly eight perches to a post, thence West by lot N^o 1 One hundred and Ten perches to a Black oak thence South by lot N^o 7 Three hundred & eight perches to a post, thence East by the said land of William Pitt One hundred and Seven perches to the place of Beginning) containing One hundred and Ninety five Acres, and Eighty three perches and the usual Allowance for Roads and Highways. (This tract is marked N^o 8 in a General Plan of a large tract and is part thereof, which was granted by Patent, dated the thirtieth day of August 1703 recorded at Philadelphia in Patents book A Vol. 2^d page 56 unto Joseph White in fee. Who by Indenture dated the ninth day of March 1711 recorded at Philadelphia in Book I Vol 6th page 105th granted the same with other land unto Ebenezer White in fee who died seized thereof and having first made his last Will and Testament, in writing bearing date on or about the nineteenth day of August 1724, devised the premises in fee unto the above named Richard M^r in fee. Now this Indenture witnesseth, that the said Robert Valentine the Father as well for and in consideration of the natural love and affection which he hath and beareth unto the said Robert Valentine the son, as also for the better maintenance and support livelyhood and preferment of his said son, and in consideration of the sum of Five hundred Pound lawful money of Pennsylvania, to the said Robert Valentine the Father or to be paid by the said Robert Valentine the son upon the delivery and delivery hereof, the receipt whereof the said Robert Valentine the Father doth hereby acknowledge. All the above granted Alien Enfeoffed and Confirmed, and by these presents doth give grant Alien Enfeoff and Confirm unto the said Robert Valentine the son, with actual quiet possession and laws now being, and to his Heirs and assigns. All and singular those other tracts of land by metes and bounds hereof before respectively and particularly set forth and described, together with the Water Course or Stream Mill, and also all and singular other the Sepages, Ferments, Houses buildings, Barns, Stables, Gardens, Orchards, fields meadows, Pastures, Lawns, Mill Dams, Ditches, Ways, Woods, Waters, Water Courses, Fishings, Forwings, Drawings, Runnings, rights, liberties, franchises, improvements, Hereditaments, and appurtenances whatsoever to the said three tracts of land above described, Water Course or Stream Mill, and every of them respectively belonging or in any wise appurtenant and the reversions and remainders unto, Issues and profits thereof and also All the Estate right Title Interest use possession property claim and demand whatsoever both in Law and Equity and otherwise (howsoever) of and to the said Robert Valentine the Father of in and to the said hereby granted Premises and every part or parcel thereof, and all Deeds, Writings, and his hand, Custody, which concern the same only. SO HAVE WE WILL TO HOLD the said three tracts of land Water Course or Stream Mill and Saw Mill, Hereditaments and premises, hereby given and granted or mentioned, to be with us and every of them appurtenances unto the said Robert Valentine the son and to his Heirs and assigns To the only proper use and behoof of the said Robert Valentine the son his Heirs and assigns for ever, UNLESS the yearly Rent or Rents accruing for the same to the Lords of the Fee thereof. Will the said Robert Valentine the Father for himself his Heirs Executors and Administrators. In the Covenant granted, agree to and with the said Robert Valentine the son his Heirs and assigns by these presents, that he the said Robert Valentine the son his Heirs and assigns, shall

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 lawfully may from time to time and at all times hereafter, peaceably and quietly have
 hold occupy possess and enjoy the said three Quarts or parcels of land Water town or East mill of
 saw mill, woodlots and premises, hereby given and granted or mentioned to be with
 their and every their appurtenances, free clear and fully discharged kept harmless and indemnified
 of from and against all former and other High grants bargains sales, Statutes, Decretes, laws
 Ordinances, writs, appearances of Rents, and of from and against all former and other Suits whatsoever
 had done or suffered to be had made or done by the said Robert Valentine the Father his heirs or
 assigns, or any other person or persons lawfully claiming or to claim by former under him
 them or any of them. In Witness whereof the said parties to these presents have inter-
 changeably set their hands and seals hereunto dated the twenty one year first above mentioned
 Robt Valentine ^{father} Sealed and delivered in the presence of us Thomas Lightfoot
 Amatham Valentine Richard Downing Jun: Klee Well the day of the date of the above
 written Indenture from the above named Robert Valentine the younger the sum of
 Five hundred pounds being the Consideration money above mentioned by me his father
 Robt Valentine — Witness present being Thomas Lightfoot Amatham Valentine
 Richard Downing Jun: The first day of June Anno Dom: 1782 before me William
 Evans Esq: one of the Justices of the Peace for the County of Chester personally appeared Jonathan
 Valentine and Richard Downing Jun: two of the subscribers Witnesses to the within
 Indenture and on their solemn affirmations according to law did declare saying that they
 saw Robert Valentine the Grantor within named sign seal and ask his Act and Seal
 delivered the within written Indenture for the use therein mentioned and that their names
 hereunto subscribed as Witnesses and their own proper hand writing Witness my hand
 Seal the day & year aforesaid. W^m Evans ^{Esq} Recorded 10 Decem: 1782 156

Deed Robert Valentine } This Indenture Made the 15th day of the month
 to be George Valentine } day of the month month in the year of our Lord One thousand
 seven hundred and eighty One BETWEEN Robert Valentine of East Calver Township
 in the County of Chester in the Province of Pennsylvania German of the one part
 and George Valentine one of the sons of the said Robert Valentine of the other part
 WHEREAS John Taylor and Elizabeth his wife and John Jackson by their In-
 dentures of Lease and Release bearing date respectively the 17th and 22nd of the
 days of November 1777 for the Consideration therein mentioned did grant bargain
 sell and confirm unto Amos Boake of the Township of Calver aforesaid yeoman 60
 Acres more or parcel of land situate in the said Township of Calver containing One
 Hundred Acres To hold to him the said Amos Boake his heirs and assigns forever as
 by the said Indentures may more fully appear And Whereas the said Amos Boake
 afterwards died having first made his last Will and Testaments in writing bearing date
 the ninth day of October 1780 and thereby devised the said land to his Daughter Ann
 Boake who departed this life in her Minority Intestate unmarried and without issue
 whereby the said land and premises descended to a Cousin Abel Boake as the eldest
 Uncle and heir at law of the said Amos Boake And Whereas the said Abel Boake
 and Sarah his wife by their Indenture bearing date the second day of June 1781
 for the Consideration therein mentioned did grant bargain sell and confirm unto the
 said Robert Valentine his heirs and assigns All that the aforesaid Tract of one hundred
 Acres of land by metes and bounds in the said Indenture and hereafter in these presents
 mentioned do hold to him the said Robert Valentine and to his heirs and assigns
 forever as by the said Indenture may more fully appear NOW KNOW ALL MEN
 THESE WITNESSETH that the said Robert Valentine as well for and in consideration of the
 Natural Love and Affection which he hath and beareth to the said George Valentine
 as also for the better support maintenance livelihood and preferment of him the said
 George Valentine and in consideration of five Shillings lawful money of Pennsylvania
 to the said Robert Valentine in hand paid by the said George Valentine upon the sealing
 and delivery hereof the receipt whereof the said Robert Valentine doth hereby acknowledge forth
 given granted then Enjoined and confirmed and by these presents doth give grant

Deed Book

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 parcel thereof, and every appurtenance, and all Laws, Ordinances and writings concerning
 the said premises now in the hands or custody of the said William Steel, do here and to
 hold, the said Meffuage land and Hereditaments, and all and singular the premises
 hereby granted, and conveyed or mentioned, to be granted and conveyed,
 unto the said John Steel his heirs and assigns, to the only proper use and behoof of the
 said John Steel his heirs and assigns forever. — And the said William Steel, for him-
 self his heirs Executors and administrators doth Covenant promise and grants, to and
 with the said John Steel his heirs and assigns by these presents, That he the said John
 Steel his heirs and assigns shall and lawfully may from henceforth for ever hereafter
 peaceably and quietly have hold, occupy possess and enjoy, the said land and premises
 above mentioned to be hereby granted, with their and every of their appurtenances, free
 discharged and sufficiently saved, and kept, harmless, of and from all former grants, bar-
 gains sales Gifts Journeyns Assignments Leases Tenures Judgments Executions, and of and
 from all other Troubles, charges and incumbrances, whatsoever have been committed done
 or suffered by him the said William Steel his heirs Executors, or administrators, or any other
 person or persons lawfully claiming or to claim by him or under him them or any or
 either of them. — **IN WITNESS** whereof the said William Steel, hath hereunto set his
 hand and seal the day and year first above written. — Will: Steel
 Signes Sealed and delivered in presence of — Samuel Heydt Evan Evans —
 It is remembered that the above William Steel, came before me, one of the Justices
 for Chester County, and openly acknowledged the above to be his Act and Deed,
 and desired the same might be recorded. — Given under my hand and seal of 7th day
 of November Anno Domini 1780 — Charles Evans
 Recorded the 5th day of December 1782

Deed Robert Valentine son of Robert Valentine Junr } **His Indenture** made
 to Robert Valentine Junr }
 On the tenth day of the month month in the year of
 our Lord One Thousand Seven hundred and eighty One WILLIAM Robert Valentine
 of East Caln Township and Chester County in Pennsylvania woman of the one part and
 Robert Valentine eldest son and heir of the said Robert Valentine of the other part.
 Whereas Aaron Henderhull and Hannah his wife by their indentures of lease and release
 bearing date respectively the twenty fourth and twenty fifth days of the fifth month 1762
 for the consideration therein mentioned did covenant bargain sell and convey unto the
 said Robert Valentine the father (also woman) Two Tracts or parcels of land, situate lying
 and being in East Caln Township of the County of Chester in Pennsylvania at a white oak being
 a corner of Joseph Pikes land Thence East by William Pines and Pines land One hundred
 and forty five perches and a half by a post thence South by Aaron Henderhulls land seventy
 Nine perches to a Black Oak Tree thence South sixty degrees West Fifty nine perches to a post
 thence South six perches to a Hickory sapling thence South twenty seven degrees East thirty three
 perches to a post by the East side of the Creek thence West One hundred and six perches to a
 post near a white oak sapling marked for a corner in the line of Joseph Pikes land
 thence South by the same land One hundred and forty six perches to the place of Beginning
 containing One hundred and threescore Acres and One hundred and seventeen perches
 The other Beginning at a post in Joseph Pikes line near to the said White oak sapling mar-
 ked as a corner thence South by Joseph Pikes land ninety perches to a corner Stone thence by
 the said Aaron Henderhulls land six hours and a half by a post East twenty nine perches
 and a half to a Hickory South seventy nine degrees East forty eight perches to a white oak South
 South northern degrees East Eighteen perches to a Black Oak South forty eight degrees East
 twelve perches to a Chestnut South twenty eight degrees East thirty six perches to a white
 oak and South three degrees West Twenty six perches to a post near a white oak on the
 East side of the Creek marked as a corner thence West by the first described Tract
 One hundred and six perches to the place of Beginning containing Fifty Acres and
 One hundred and six perches together with a Water Course or Creek still existing on the last

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Whereas Robert Valentine of the Township of East Leath County
of Chester and State of Pennsylvania being weak in body but sound in
mind and Memory calling to mind the uncertainty of Life do make
and constitute this as my last Will and Testament this twenty-seventh
day of the tenth month one Thousand Eight hundred and two to wit in
the first place let my funeral expences and just debts be paid for
which I allow one hundred Acres at the west end or Side of my land running
two Hundred and Twenty Perches north from the line of Land formerly
belonging to Isaac Pin and along the line of Thomas Pin and as
wide from P. line as will make the quantity before mentioned and
let all my Personal Estate be sold for the best price that can be got
first I give and bequeath to my beloved Wife Ann Valentine the third
part of the Perches the may arise from a moderate Calculation and she shall have
two Rooms in the House we now live in and she shall have her choice of them
and she shall have sufficient quantity of good fire Wood cut and brought to
the door in suitable lengths for her fire place where if she refuse to do she
may have it done and my sons pay for it I also bequeath her the choice of my
my beds and bedding a Horse and Cows kept Summer and Winter sufficiently
with grass and hay all these priviledges is only to last while she is my Widow
but if she Marries she is to receive none of these Benefices, which Injunction I
leave on my three sons to fulfil to their Mother to wit Samuel Robert & Jacob
Valentine, Item I give and bequeath to my Daughter Tamzin Miller
fifty Pound current Money of Pennsylvania to be paid in two years after
my Decase and all accounts standing against her to be null and void
Item I give and bequeath to my Daughter Rachel one half the Value I give
to a son - and lastly I give and bequeath to my Seven sons to wit Samuel,
Robert, Jacob, George, Reuben, Abram, and Bond Valentines, all the
residue of my Estate Share and Share alike, and the Younger Children
to be brought up on the profits of their their part of Estate till they are fit to go
to trades and if any of them should die before they arrive to the age of twenty
one years their share shall be divided equally among the rest of my sons
that may survive Share and Share alike, and further the Estate my Daughter
Rachel is to have every one of my Sons is to pay her an equal share of it four
years after my Decase. I do hereby Ordain and constitute my beloved
Wife, and my three oldest Sons Samuel, Robert and Jacob Valentine

Executors to this my last will and testament, and I do hereby
revoke all other Wills and Testaments beside this
I acknowledge and publish this as my last Will and
Testament as Witness my hand and seal the day and year
first above written

Signed and Sealed Acknowledged *Robt. Valentine*
in the presence of us

Moses Mendenhall appn.

Geo. Mendenhall not present
Alfred Beck appn.

William Lewis his heirs and assigns against the said David Davis by
 Kiel Bowen Thomas all of County and Howel Evans and their heirs and assigns
 every other person whatever lawfully claiming or to claim by from
 or under them or any of them shall and will warrant and forever
 defend by their persons In witness whereof the said David Davis by
 Kiel Bowen and Esther his wife Thomas all of County Hannah his wife
 and Howel Evans and Elizabeth his wife have here to set their hands Seal
 the day and year first above written David Davis Seal by Kiel Bowen
 own Seal Esther Bowen Seal Thomas all of County Howel Evans Seal
 Howel Evans Seal Mary Evans Seal Sealed and Delivered in the
 presence of Francis Lee Esq. one of the Justices of the peace in and for Chester County
 came the named David Davis by Kiel Bowen and Esther his wife
 William Lewis and Sarah his wife Howel Evans and Elizabeth his wife
 and Thomas all of County Hannah his wife and acknowledged
 the above written Instrument to be their act in due form of law
 the said Esther Sarah Mary Hannah being of full age and lega-
 lly examined by me as the law directs In testimony whereof I
 here to set my hand and Seal this nineteenth day of March one
 thousand eight hundred and four Francis Lee Seal
 Deed Roll Recorded April 9. 1804.

James Nelson Sheriff }
 Thomas Dorringdale } To all People to whom these presents
 shall come I James Nelson Esq. High Sheriff of the County of Chester
 in the Commonwealth of Pennsylvania send greeting Wherefore
 certain writ of fieri facias to me directed bearing date the thirty
 sixth day of December last past and commanded that of the lands
 and Chattels and tenements of Robert Valentine late of the
 County aforesaid deceased in the hands and possession of Samuel Valen-
 tine Samuel Valentine Robert Valentine and Jacob Valentine
 Executors of the last will and Testament of the said Robert Valentine
 deceased then being to be administered in my Shire I should
 cause to be levied as well certain Debt of two hundred and sixty
 two Pounds lawful money of Pennsylvania which Abraham
 Sharples lately in our County Court of Common Pleas before me brought
 at West Chester against them as also the twenty two Shillings
 which to the said Abraham Sharples in our said Court were
 adjudged for his Damages which he sustained by occasion of the
 Detention of the said Debt whereas the said Samuel Valentine Samuel
 Valentine Robert Valentine and Jacob Valentine are convicted and appear
 of Record and that I should have those monies before our Judges
 at West Chester at a Court of Common Pleas then to be held for
 the said County of Chester the third Monday in the month of February then
 next to come to the said Abraham Sharples for his Debt and Damages
 aforesaid and that I should have those three that writ at which day
 the said Sheriff made return to the said Judges that by virtue of
 the said writ some directed of the lands and Tenements of Robert
 Valentine deceased in the hands and possession of Samuel Valentine
 Samuel Valentine and Jacob Valentine Executors of the last will and Tes-
 tament of the said Robert Valentine deceased I had returned taken
 in execution certain Messuages and Plantation a tract of land
 with a Merchant Mill thereon erected bounded by lands of John
 Bieken John Menershall John Hoopes Lotbers Situate in the

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Township of East Calver in the County of Warwick which said tract of land
is better and bounded as following. Beginning at corner in John
Bichens line thence S 52° E 37.5. to a white oak thence S 35. E 38.
thence N 44. E 29. thence S 52. E 47 perches to a white oak thence S
22. E 18. thence S 51. E 12. thence both 30. E 36. S to a white oak
thence S 42. E 26. to a white oak stump thence S 21. W 31.5.
thence S 32. E 6. thence S 68. E 59. thence S 5. E 11.5. to a stone
thence S 75. W 7. to a stone thence N 58. E 103. thence N 88. E 6.
W 16. to a stone thence N 22. E to a stone thence S 38.
W 15.7. to a white oak thence S 49. W 15.9. to a white oak thence
S 40. E 13.5. to a chestnut oak thence N 32. W 8.5. to a stone
thence S 42. W 21.4. to a red oak thence N 8. W 4. to a white oak
thence N 77. W 14.5. to a stone thence N 78. W 21.
to a stone thence N 52. W 32.7. to a post thence N 67. W 11. perches
to a post S 14. E 29. to the place of Beginning containing
fifty acres and fifteen perches more or less with the appurtenances
which remaineth in my hands or shall for want of buyers
so that I could not have the money in the said writ mentioned
at the day and place therein contained by the said writ I was
commanded and that the residue of the residue of the said
was contained in a certain schedule therein annexed by which
schedule or Enunciation it appeared on the oath of affirmation
of the Sheriff therein named that the said fees - profits of
the said lands and premises were not of a clear yearly value
sufficient beyond all expenses within the space of seven
years to satisfy the debt and charges in the said writ men-
tioned wherefore by agreement of the said Sheriff as
appeared out of the said writ bearing date the twenty fifth
day of February last past the said Sheriff was commanded that the
said messuages lands and premises with the appurtenances to be
me sold and taken in Execution I should expose to sale and that I
should have those monies before the said Judges at West Chester at
the Court of Common Pleas there to be held the first Monday in April
then next to come to the said Abraham Sharples for his Debt
and Damages aforesaid in pursuance whereof the said
Sheriff having given due and timely notice of the time and place
of sale did on Monday the twenty sixth day of March in the
year of our Lord one thousand eight hundred four sell
the premises aforesaid to sale by public vendue or out cry and
sold the same to Thomas Downing & Hunt Downing of the
Township of East Calver in the County of Warwick for the sum of
two thousand nine hundred Pounds lawful money of Great
Britain they being the highest bidders and that the best
price bid for the same. Now know ye that the said
Sheriff for and in consideration of the aforesaid sum of
two thousand and nine hundred Pounds lawful money of Great
Britain and Hunt Downing at and before the sealing and
delivery hereof the receipt whereof I do hereby acknowledge that
I have bargained and sold and by these presents according
to the directions of the said last recited writ by force and virtue thereof

Do Grant bargain and sell unto the aforesaid Thomas Downing and
 Hunt Downing their heirs and assigns in common all that said
 Messuage and Plantation or tract of land situate in the township aforesaid
 bounded and described as aforesaid containing fifty seven and five parts
 perches more or less together with all and singular the buildings and
 improvements rights and appurtenances thereto in whatsoever
 belonging or in anywise appertaining and the reversions and remain-
 -ers thereto issues and profits thereof and also all the estate right title
 Interest property claim and demand whatsoever of him the said
 Robert Valentine deceased or his representatives claim or out of the
 same To have and to hold the said Messuage and Plantation or tract
 of land here before mentioned and described the said Thomas Downing
 and Hunt Downing hereby granted or mentioned or intended to be with the ap-
 -pertenances unto the said Thomas Downing and Hunt Downing
 their heirs and assigns equally to be divided between them as tenants in
 common to have only joint power and sole power for such
 Estate and under such conditions and limitations the said Robert
 Valentine deceased at and immediately before his decease and his heirs
 and legal representatives of the said Robert Valentine deceased im-
 -mediately before the taking thereof in limitation hereunto held the
 same according to the tenor and effect of the last aforesaid
 of the Common Pleas in such case made and provided In witness
 whereof the said Sheriff have hereunto set his hand and Seal
 Dated the third day of April in the year of our Lord one thousand
 eight hundred and four James Hutton Sheriff Delivered
 in the presence of us John Dardington Thos. Richard Clerks
 within Dece Hall was duly acknowledged in open Court by the with-
 -in named James Hutton Esquire high Sheriff of Chester County at a
 Court of Common Pleas held the 3rd day of April
 A.D. 1804. In Testimony whereof I have hereunto
 - C. C. C. Seal affixed the seal of said Court at West Chester the day
 and Year aforesaid Demiel Clerk
 Witness my hand and Seal
 the 3rd day of April 1804.

I and John
James Hutton Sheriff of the County of Chester in the Common Pleas at West Chester
 do hereby certify that the within and above described
 messuage and plantation or tract of land situate in
 the township of Dece in the County of Chester
 and the premises thereunto in anywise appertaining
 and the reversions and remainders thereto issues
 and profits thereof and also all the estate right title
 Interest property claim and demand whatsoever
 of him the said Robert Valentine deceased or his
 representatives claim or out of the same To have
 and to hold the said Messuage and Plantation or
 tract of land here before mentioned and described
 the said Thomas Downing and Hunt Downing
 their heirs and assigns equally to be divided
 between them as tenants in common to have
 only joint power and sole power for such
 Estate and under such conditions and limitations
 the said Robert Valentine deceased at and
 immediately before his decease and his heirs
 and legal representatives of the said Robert
 Valentine deceased immediately before the
 taking thereof in limitation hereunto held
 the same according to the tenor and effect
 of the last aforesaid of the Common Pleas
 in such case made and provided In witness
 whereof the said Sheriff have hereunto set
 his hand and Seal Dated the third day of
 April in the year of our Lord one thousand
 eight hundred and four James Hutton
 Sheriff Delivered in the presence of us
John Dardington Thos. Richard Clerks
 within Dece Hall was duly acknowledged
 in open Court by the within named
James Hutton Esquire high Sheriff of
 Chester County at a Court of Common
 Pleas held the 3rd day of April A.D. 1804.
 In Testimony whereof I have hereunto
 affixed the seal of said Court at West
 Chester the day and Year aforesaid
Demiel Clerk
 Witness my hand and Seal the 3rd day
 of April 1804.

CARPENTERS HALL

said dollars lawful money of the United States of America to them hereunto by
 by the said Hunt Downing at and before the signing and delivery hereof the receipt
 whereof is hereby acknowledged hath granted bargained sold aliened conveyed
 leased and confirmed and by these presents doth grant bargain sell alien convey
 lease and confirm unto the said Hunt Downing and to his heirs and assigns
 a certain lot or parcel of land being part of the above mentioned land situate in the
 Township of West Whiteland aforesaid bounded and described as follows to wit
 N.W. 1/4 of a post town of the said Hunt Downing, North seventy
 degrees and a half East thirty six perches and eight tenths to a post or a public well
 thence along the same by land lots of Thomas Morris decess'd. North twenty six
 degrees and a half West thirty two perches and six tenths to the middle of the line
 a delphia one line also turnpike road thence along the same South seventy six
 degrees and three quarters West thirty one perches and seven tenths thence to
 said Roberts's other land. South seven teen degrees East thirty six perches and five
 tenths to the place of beginning containing seven acres and forty six perches to
 the same more or less together with all and singular the improvements water
 waters rights liberties privileges hereditaments and appurtenances whatso
 ever thunto belonging or in any wise appertaining and the reversions remainders
 rents issues and profits thereof. And also all the estate right title interest or possess
 property claim and demand whatsoever as well at law as in equity or otherwise
 whatsoever of him the said John Roberts of or to or out of the same he shall have or
 hold the said described lot or parcel of land hereditament and appurtenances hereby
 granted or mentioned or intended to be with the appurtenances unto the said
 Hunt Downing his heirs and assigns to the only proper and behoof of the said Hunt
 Downing his heirs and assigns forever. And the said John Roberts for himself his
 heirs and assigns and administrators doth covenant promise and grant to and with the
 said Hunt Downing his heirs and assigns by these presents that he the said John
 Roberts and his heirs the said described lot or parcel of land hereditaments and appur
 tenances hereby granted or mentioned or intended to be with the appurtenances
 to the said Hunt Downing his heirs and assigns against him the said John Roberts
 and his heirs and against all and every other person and persons whomsoever
 lawfully claiming or to claim by force or under force in any way or form shall
 and will command and govern defende by these presents IN WITNESS whereof the
 said John Roberts hath hereunto set his hand and seal the day and
 year first above written

John Roberts Seal

Witness my hand and seal the day and year first above written
 Received the day of the date of the above written Indenture of and from the a
 above named Robert Downing one thousand dollars being the full consideration
 money above mentioned Received for John Roberts, Wilson, Wm. &
 Saml. Miller, Mary Miller & Robert me the subscriber one of the Justices of
 the Peace in & for the County of Chester personally came the above named John
 Roberts and acknowledged the above written Indenture to be his act & deed
 in due form of Law and desired the same as such might be recorded at his
 money whereof I have hereunto set my hand and seal the nineteenth day of
 May Anno Domini eighteen hundred and twenty one (Saml. Miller J.S.)

Recorded April 23rd 1872

Deed of Release
 Thomas Downing dec'd
 to
 Hunt Downing

To all people

Shall come Thomas Downing, farmer of the Township of
 East Caln in the County of Chester & State of Pennsylvania
 Sarah his wife send greeting. Whereas James Miller one of the Justices of the Peace
 appointed by Great Roll bearing date the three days of April in the year one thousand

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eight hundred and five pounds executed under hand and seal for the consideration
then mentioned and by virtue of a writ of Replevin Capias Thomas Dowling
Grant and conform with the said Thomas Dowling and Hunt Dowling and to
their heirs and assigns. A certain Messuage plantation and tract of land with a
Moorland. With them in fee simple bounded and described as follows viz being
lying at a corner in the Bickings line thence S 87° East 37.5 D to a white oak thence
S 35° E 38 p thence S 87° E 27 p to a Stone thence S 22° E 18 p thence S 51° E 12 p thence
S 30° E 36 p to a white oak thence S 72° E 26 D to a white oak thence thence S 21° W
31.5 p thence S 37° E 6 p thence S 31° E 54 p thence S 5° E 11.5 p to a Stone thence S 35° W
70 p to a Stone thence S 51° E 102 p thence S 56° W 16 p to a Stone thence S 7° E 2 p to a big
wood thence S 35° W 15 p to a white oak thence S 16° E 11 p to a white oak
thence S 89° W 13.5 p to a white oak thence S 63° W 8.5 p to a Hickory thence S 31° W
20.5 p to a red oak thence S 68° W 10.5 p to a white oak thence S 67° W 14.5 p to a Gum tree
thence S 113° W 21 p to a Stone thence S 55° W 32 p to a post thence S 67° W 14 p to
a Buck thence S 19° E 20 p to the place of beginning containing fifty acres
been parcels more or less with the appurtenances bounded by lands of John Bick-
ing John Hoopes & John Mendenhall situate in the Township of East Calverton
said to hold the same to the said Thomas and Hunt Dowling their heirs and
assigns forever according to the act of Assembly in such case made and pro-
vided as by the said Act full and acknowledged and remaining among the records
of the Court of Common Pleas for the County aforesaid. Now know ye that the said Thom-
as Dowling and Sarah his wife for and in consideration of the sum of fourteen hun-
dred and fifty pounds lawful money of the State aforesaid to them in hand paid
by the said Hunt Dowling before the sealing and delivery hereof the receipt whereof
is here by acknowledged and then of discharge and forever discharge the said Hunt
Dowling his heirs and assigns by these presents He doth grant bargain sell re-
leased and confirmed unto by these presents It may be again sell release and con-
firm unto the said Hunt Dowling and to his heirs and assigns. All the Estate share
divided right title Inlet & property claims and demands whatsoever of them the
said Thomas Dowling and Sarah his wife both at law and in equity or otherwise
howsoever of into or out of all the above described Messuage Mill and Plantation
tract of fifty acres and fifty parcels of land more or less with the appurtenances
to them also with all and singular the other improvements rights liberties privi-
leges and appurtenances therunto belonging or in anywise appertaining and the
reversions and remainders rents issues and profits thereof He doth and He doth
all and singular the premises hereby revised and released or mentioned and in-
tended to be with the appurtenances unto the said Hunt Dowling his heirs
and assigns to the only proper use and behoof of the said Hunt Dowling his heirs
and assigns forever So that neither the said Thomas Dowling and Sarah his
wife nor their heirs nor any other person or persons whatsoever lawfully claim-
ing or to claim by form or under them or any of them shall or may at any time
or times hereafter have claim Challenge or demand any estate right title or In-
terest of into or out of the above described Messuage Mill and plantation or
tract of fifty acres acres of land more or less hereinafore and premises hereby
revised and released or mentioned or intended to be with the appurtenances
or any part or parcel thereof. But none of and these premises shall and will utterly be
revoked and forever departed by these presents. In Witness whereof the said Thom-
as Dowling and Sarah his wife have hereunto set their hands and seals this
fourth day of November in the year one thousand eight hundred and six
Sealed and Delivered in the presence of us
Robert Miller Isaac Dowling Thomas Dowling J. D.
Sarah Dowling J. D.
Received the day of the date of the above written release of the above named Hunt
Dowling the sum of fourteen hundred and fifty pounds being the consideration

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money therein mentioned of me Thomas Seawright, Robert Miller, and Sarah
Before me the Subscriber one of the Justices of the Peace and for the County of
Chester personally appeared the above named Thomas Seawright and Sarah his
wife and acknowledged the above written Indenture of Release to be their act
and deed and desired the same might be recorded as such. The said Sarah be-
ing of full age and by me examined as the law directs did declare and swear
the voluntariness signed seal do and as her act and delivered the above written In-
denture of Release. In Witness whereof I have hereunto set my hand and seal
the twenty fourth day of November in the year one thousand eight hundred
and six Robert Miller Justice Recorded. April 23rd 1832.

Deed

Joseph Richardson and
Jacob Busby

This Indenture

Made this fifth day of April Anno Domini one
thousand eight hundred and twenty six Between
Joseph Richardson of Kennett Township Chester County and State of Pennsylv-
ania and Susanna his wife of the one part and Jacob Busby of Christiana Town-
ship Newcastle County and State of Delaware of the other part. Now Well
that the said Joseph Richardson and Susanna his wife for and in consideration
of the sum of six hundred dollars lawful money of the United States to them
in hand paid by the S^d Jacob Busby at or before the sealing hereof have the
receipt whereof is hereby acknowledged have granted bargained sold release
and confirmed and by these presents do grant bargain sell release and confirm
unto the said Jacob Busby his heirs and assigns all the following described tract
or lot of land situate in Kennett Township aforesaid and bounded as follows
beginning at a post corner of S^d Joseph Richardson's land thence by a line
of marked trees South four degrees East forty seven tenths perches to a post in a line
of Robert Lumbert thence North Eighty three & three fourth degrees East twenty six
& four tenths perches to a post corner of S^d Richardson's land thence North forty
and half degrees West forty two & nine tenths perches and South seventy five and half
degrees West twenty five & three tenths perches to the place of beginning containing
Six acres & eight perches of land to be the same more or less being part of a tract of
land which the upland Court for Chester County held at West Chester the 2^d day
of May 1820 adjudged to the aforesaid Joseph Richardson and entered on 20th Feb^r
1823 per 436 for S^d Richardson's part in favor thereof being read will more fully
appear together with all and singular the improvements rights privileges
benefit emolument appurtenances whatsoever thereto belonging the revenues to
maindrent rents issues profits thereof also all the estate right title interest claim de-
mand whatsoever of or to the same and likewise the privilege of a good cart
or wagon way from the said premises through the lands of S^d Joseph Richar-
son to the public highway joining the west end of S^d Richardson's land with
liberty to pass and repass at any time at all times without molestation to or from
S^d tract of land. All the S^d Jacob Busby or any for him to pass on such premises
as to do the least possible injury to the S^d Richardson's premises at all times
closing the gate or putting up the bars (as the case may be) he never shall while
the above described tract of land and the appurtenances hereto granted unto
and for the only purpose & behoof of him the said Jacob Busby his heirs and
assigns forever. The said Joseph Richardson & Susanna his wife do further
covenant and agree for themselves & their heirs & warrant forever defend
the above bargained premises unto the S^d Jacob Busby his heirs and assigns
against all persons whatsoever claiming the same or any part thereof. In
Witness whereof the said Joseph Richardson & Susanna his wife have
hereunto set their hand & seals the day and year first above written. //

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

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

(This is the same as the one named in the one on page 207)

Deeds
 Hunt Downing Junr. This indenture made the twenty second day of December in the year of our Lord one thousand eight hundred and thirty one Between Hunt Downing of the township of West Whitland in the County of Chester and State of Pennsylvania (Huntman) and Deborah his wife of the one part And Joseph M. Downing their son of the township of East Oak in the same County & State aforesaid of the other part Whereas James Cockton Esquire Sheriff of the County of Chester aforesaid by his deeds full duly executed and acknowledged in open court bearing date the third day of April Anno Domini 1808 and recorded in the office for Recording Deeds in and for the County of Chester in Deed Book No 2, Vol 26 Page 1472 did grant and convey a certain messuage plantation or tract of lands with a Merchant Store erected thereon situate in the township of East Oak (Beginning at a corner in John Bickings line thence south fifty degrees and an half east thirty seven perches and an half to a white oak thence south thirty five degrees east thirty eight perches thence North eighty eight degrees east twenty nine perches and five tenths thence south eighty two degrees and an half east forty seven perches to a white oak thence south twenty two degrees and an half east eighteen perches thence south fifty one degrees and an half east twelve perches thence south thirty degrees east thirty six perches and eight tenths to a white oak thence south half a degree east twenty six perches to a white oak stump thence south twenty one degrees and a quarter east thirty one perches and five tenths thence south three degrees and an half east six perches thence south sixty three degrees

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and on half east fifty nine perches thence south five degrees east eleven perches and five tenths to a stone thence south eighty five degrees west twenty nine perches to a stone thence north five degrees and a quarter east one hundred and three perches and eight tenths thence north eighty six degrees west sixteen perches to a stone thence north twenty two perches to a dog wood thence north thirty five degrees west fifteen perches and seven tenths to a white oak thence north sixty nine degrees and a quarter west fifteen perches and four tenths to a white oak thence south eighty nine degrees and an half west thirteen perches and five tenths to a chestnut oak thence south sixty three degrees and an half west eight perches and eight tenths to a hickory thence south eighty two degrees and a quarter west twenty perches and four tenths to a red oak thence north sixty eight degrees and a quarter west ten perches and eight tenths to a white oak thence north sixty seven degrees and a quarter west fourteen perches and five tenths to a Gum thence north thirteen degrees and an half west twenty one perches to a stone thence north thirty five degrees and an half west thirty two perches and seven tenths to a post thence north sixty seven degrees and an half west fourteen perches to a beach thence north nineteen degrees and an half east twenty perches to the Beginning (containing fifty acres and fifteen perches more or less) to Thomas Downing & Mount Downing then heirs and assigns in fee as tenants in common. And whereas the said Thomas Downing and Sarah his wife by their deed of Release duly executed bearing date the fourth day of November Anno Dom 1806 and Recorded in the office for recording deeds in and for Chester County in Book M 3 Vol 68 page 118 for the consideration therein mentioned did grant and convey all the estate share divided and right title interest property claim and demand of them the said Thomas Downing and Sarah his wife of in to or out of the above message plantation and tract of land and Merchant all well therein evoked above recited and described unto the said Mount Downing his heirs and assigns in fee. And whereas Isaac Spackmish by deed duly executed and dated the twenty fourth day of May Anno Dom 1803 recorded in the office for recording of Deeds in and for the County of Chester in Book Vol page for the consideration therein mentioned did grant unto the

said Mount Downing his heirs and assigns in fee all that certain piece or parcel of land situate in the township of East Calo aforesaid bounded and described as follow Beginning at a post on the south side of the pond in the line of lands late of Robert Valentine and along the south side of said road leading to Colm Macking house south eighty three degrees and an half west sixty nine perches to a post and by other part of said tract south four degrees east twenty one perches and six tenths to a post on the line of Thomas Sims land and by the same north eighty five degrees east sixty nine perches and three tenths to a white oak and by land of said Valentine north four degrees and an half west twenty three perches to the Beginning (containing nine acres and eighty seven perches more or less) to hold to the said Mount Downing his heirs and assigns forever. And whereas Thomas Vickers and Gemima his wife and John Vickers and Magat his wife by deed duly executed bearing date the ~~twelfth~~ tenth day of the fourth month Anno Dom 1811 and recorded in the office for recording deeds in and for the County of Chester in Book M 3 Vol 68 Page 295 did grant and confirm for the consideration therein mentioned all those two certain pieces or parcels of land situate partly in the township of Brandywine and partly in the township of East Calo unto the said Mount Downing his heirs and assigns in fee. The one begins at a stone thence by land of the said Mount Downing south eighty seven degrees east thirty one perches and one tenth to a stone and south eighty two degrees east forty eight perches to a white oak and thence the same course continued by a line dividing this from the residue of Thomas and John Vickers lands four

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

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

In witness whereof the parties to these presents have hereunto set their hands and seals the day and year first above written. Hunt Downing and Deborah Downing Esq. Sealed and delivered in the presence of us Es. Bradley Saml. Miller. Received the day of the date of the above written indenture of and from the above named Joseph M. Downing one Dollar the money consideration above mentioned in full. Hunt Downing. Witness Es. Bradley Saml. Miller Esq. Chester County Pa. Before me the undersigned one of the Justices of the peace in and for Chester County personally appeared the above named Hunt Downing and Deborah his wife and acknowledged the above indenture to be their act and deed in due form of law to the intent the same may be recorded as such according to law. The said Deborah being of full age and separately and apart from her husband by me examined and the full contents of the above Deed being by me first made known to her and upon such and a separate examination she declared that she voluntarily and of her own free will and accord signed sealed and delivered the above deed without any compulsion or constraint from her or her said husband. In testimony whereof I have hereunto set my hand and seal this twenty second day of December in the year of our Lord one thousand eight hundred and thirty one 1831. Saml. Miller Esq. (Recorded May 14 1832)

Deed

David Morrison et al: } This indenture made the eighteenth day of February in the }
George Humblet Esq. } year of our Lord one thousand eight hundred and }
Esq. } thirty two Between David Morrison of the township of }
Pennsylvania Yeoman and Elizabeth his wife of the one part and George Humblet }
Merchant and Esq. } New London in the County of Chester and State }
of the other part. Whereas Alexander Morrison late of the township County and State }
of Pennsylvania deceased became in his life time lawfully seized in his demise as if he in }
his last will and testament in writing bearing date the twentieth day of February Anno Dom. one thousand }
eight hundred and twenty three wherein and whereby amongst other things he did give and }
devise unto his sons John and David as tenants in common and to their respective heirs }
and assigns forever all the residue of his real estate including as well that which he held by }
his brother Ephraim as that owned by himself the division to be made by three disinterested }
men one to be chosen by each of the parties and one by his executors and that his son David }
should take that division wherein the mansion house stands as in and by the said will }
recited being therein to had appears. And whereas in pursuance of the said recited }
will the residue of the said real estate was divided between the said John Morrison and }
David Morrison in conformity and agreeably to the direction in the said will given and }
the said John Morrison in do Charlotte his wife by indenture of release under their hands and }
seals bearing date the seventeenth day of September Anno Dom. one thousand eight hundred }
and twenty three did release the eastern division in which the mansion house stands to the }
said David Morrison and to his heirs and assigns forever as in and by the said release }
indenture being therein to had appears. Now this indenture witnesseth that the said }
David Morrison and Elizabeth his wife for and in consideration of the sum of six hundred }
and seventy three Dollars and nineteen cents to them in hand paid by the said

Anna Somers 1835 before me
 and for said County came the above named John Yeager and William Somers and both
 his wife and acknowledged the above written Indenture to be their act and deed
 and desired that the same might be recorded as such according to law. The said wife
 being of full age and by me duly examined separate and apart from her said husband
 and the contents thereof being first made known to her declared that she did volun-
 tarily and of her own free will and accord seal and as her act and deed deliver the said
 Indenture without any coercion or compulsion of her said husband. In testimony
 whereof I have hereunto set my hand and seal the day and year above written

Recorded April 8th 1835
 Sampson Davis (Jr)

Deed
 Joseph M Downing et al
 to
 Thomas Steele Jr

This Indenture made the thirty first day of March in
 the year of our Lord one thousand eight hundred and
 thirty five Between Joseph M Downing of the town-
 ship of West Whiteland in the County of Chester and
 State of Pennsylvania and Grace his Wife of the one part and Thomas Steele of the
 Township of Maple in the County of Delaware and State aforesaid of the other part
 Whose names are subscribed to the said Indenture by deed dated the twenty second day
 of December A.D. 1831 and recorded in the Office for recording deeds of Chester Count-
 ty in Book 64 fol 77 page 510 did grant and convey with their appurtenances
 unto the said Joseph M Downing his heirs and assigns in fee and whereas Joshua
 Hunt executor of the last will and testament of Absalom Roman late of the town-
 ship of East-Caln by deed dated the twenty eighth day of March A.D. 1833
 and recorded in the Office for recording deeds in and for the County of Chester in
 Book fol page did grant and convey unto Joseph M Downing a tract
 a parcel of land situate in the township of East-Caln his heirs and assigns in fee
 Now this Indenture witnesseth that the said Joseph M Downing and Grace his
 wife for and in consideration of the sum of eight thousand six hundred and sixty
 six dollars lawful money of the United States of America unto them in hand well and
 truly paid by the said Thomas Steele Jr at and before the insuing and delivery
 hereof the receipt whereof they do here by acknowledge and thereof do acquit and per-
 ever discharge the said Thomas Steele Jr his heirs executors and administrators by
 these presents Have granted bargained sold aliened conveyed released and confir-
 med and by these presents do grant bargain sell alien convey release and confirm
 unto the said Thomas Steele Jr and unto his heirs and assigns all those three certain
 tracts and parcels of land situate in the township of East Caln bounded and described
 as follows The One on which the Buildings are situate Begins at a stone cor-
 ner of land of the heirs of Robert Valentine thence South seven degrees West One hundred
 and three perches and eight tenths and North eighty six degrees and three quarters East
 seventy five perches and ten tenths to David Thrope's line and by the same North three degrees
 and a half West eleven perches and six tenths to a poplar tree and North twenty one degrees
 and a half West fifty nine perches and North one degree and a half West six perches and
 North twenty degrees and a quarter East thirty two perches and North twenty seven and a
 half degrees West twenty two perches to the middle of a road and along the same
 North eighty seven degrees West four perches and North thirty eight degrees East four
 ten perches and two tenths and North thirty two degrees West twenty nine perches and
 two tenths and North fifty seven degrees and a half West thirteen perches thence by
 other land of the said Joseph M Downing South fifty nine degrees West twenty
 five perches and six tenths and South twenty seven degrees East four perches and
 three tenths and South two degrees West twenty two perches and South eighty five
 degrees and a half East twenty four perches to the Beginning Containing twenty eight
 acres and twelve perches more or less The other Tract Begins at a post on the South
 side of the Road in the township of East Caln in the line of Land late of Robert Bacon
 and along the South side of said Road leading to Caln meeting house South
 eighty three degrees and a half West sixty nine perches to a post and by other

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part of said tract South four degrees East twenty one perches and six tenths to or past in Thomas
 Cini's line and by the same North eighty five degrees East eighty nine perches and three tenths to
 a white oak and by land of said Valentine North four degrees and a half West twenty three
 perches to the place of Beginning containing nine acres and eighty seven perches of land more
 or less The other lot situate in part betwixt between the turnpike and Rail Road Deems
 in the middle of the turnpike road thence one the line of John Cini's land South three
 degrees and a half East twenty perches to the middle of the Rail Road and along the
 same North eighty four degrees East four perches and by other land said Downing North three
 degrees and a half West twenty perches to the middle of the turnpike aforesaid and along the same
 South eighty four degrees West four perches to the Beginning containing half an acre of land
 more or less Also the right and knowledge of the Head Race of said Mill as far as the
 Dam and one perch in width on each side of said Race up to the dam to pass and repass
 upon and down upon for the purpose of cleaning and repairing the dam and the right and
 Room above and below said dam to build rebuild and repair the same and to raise said dam
 two feet above the water in said Race so as to answer all the purposes of said Grist Mill and to
 enter upon the lands of the said Joseph all Downing at all times for the purpose of obtaining
 earth gravel a stone for the purpose of building rebuilding or repairing said dam and Race
 taking such materials as not in use and doing as little damage as may be in getting the
 same and it is further covenanted between said parties that the waste way from the water
 mill race is to be and remain where it is now used and not else where together with
 all and singular the houses and buildings thereon erected Grist Mill and all its fix-
 tures and every other matter therunto belonging Head Race Tail Race and Dams and
 Mark ways and other ways woods water courses rights liberties privileges here-
 ditaments and advantages whatsoever therunto belonging or in anywise appertaining
 And the Reversions and Remainders rents issues and Profits thereof And also all the
 Estate right title interest claim and demand whatsoever of them the said Joseph all
 Downing and Grace his wife or their heirs or in to or out of the same To have and to
 hold the said three above described tracts or parcels of Land Grist Mill with all
 its fixtures Head Race and one perch in width on each side thereof as far up as the
 Dam and right of the dam and right to build and raise the same two feet in height above
 the water in said Race and rebuild and Repair the said Dam and Head Race and getting
 and taking materials thereof from the lands of the said Joseph all Downing as above des-
 cribed from time to time forever doing as little damage to the property of the said Joseph
 all Downing as the case may require as well as the water waste way of the paper mill to be
 and remain where it is now and not elsewhere to the said Thomas Steele Jr. his heirs and
 assigns to the only proper use and behoof of the said Thomas Steele Jr. his heirs and assigns
 forever And the said Joseph all Downing for himself and his heirs executors and admorsors
 doth covenant grant and agree to and with the said Thomas Steele his heirs and assigns
 that he the said Joseph all Downing the said three parcels of land above described and
 buildings thereon erected Grist Mill and all its fixtures Head Race and one perch in each
 side thereof to the dam and dam and to build rebuild and repair the same and to raise
 said dam two feet above the water in the Race and to repair said head Race and to
 enter upon and pass and Repass on the land of the said Joseph all Downing and to get
 materials for the same and the water waste way of the paper mill hereditaments and
 premises hereby granted or mentioned or intended to be with the appurtenances unto the
 said Thomas Steele Jr. his heirs and assigns against him the said Joseph all Downing
 and his heirs and against all and every other person or persons whomsoever lawfully
 claiming or to claim by from or under him or them shall and will warrant and forever
 defend by these presents In witness whereof the parties hereunto have interchangedly set their
 hands and seals the day and year first above written Jas all Downing Seal
 Grace Downing Seal
 Sealed and delivered in the presence of us
 Geo W Callanan Jnr. J. Downy
 Received the day of the date of the above Indenture of and from the above named
 Thomas Steele the consideration money above mentioned in full Jas all Downing
 Witness Chester County Nc

Be it remembered that on the thirty first day

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

(Recorded April 9 1835)

Deed
 Isaac Stubbs Wife
 to
 Edward Wall




This Indenture made the sixteenth day of March in the year of our Lord one thousand eight hundred and thirty five Between Isaac Stubbs of the township of Upper Oxford in the County of Chester and State of Pennsylvania Woman and Sarah A his wife of the one part and Edward Wall of the township of Upper Oxford in the County and State aforesaid Labourer of the other part Witnesseth that the said Isaac Stubbs and Sarah A his wife for and in consideration of the sum of One hundred and ninety eight dollars and seventy five cents to them in hand paid by the said Edward Wall at and before the making and delivering hereof the receipt whereof they do here by acknowledge and they acquit and forever discharge the said Edward Wall his heirs executors and administrators by these presents Have granted bargained sold aliened in feoff released and confirmed and by these presents do grant bargain sell alien in feoff release and confirm unto the said Edward Wall and to his heirs and assigns All that lot or parcel of land situate in the township of Upper Oxford aforesaid bounded & described as follows Beginning at a stone on the main line thence along the same and by Edward Wall's land North eighty seven degrees and one half East thirty seven perches & three tenths to a post thence leaving Main line & by John Turners land North eight degrees and one half East thirty two perches and eight tenths to a post thence by Isaac Stubbs other land of which this was a part North seventy five degrees and three quarters West forty six perches to a post in a line of Robert Smith's land thence by the same South three degrees East fifty five perches and three tenths to the place of Beginning containing nine acres three quarters and thirty perches strict measure to the same more or less $\frac{1}{4}$ being a part of the same land and premises which William Thatcher and Beulah his wife by Deed dated 20th of March A.D. 1833 in the consideration therein mentioned did grant and confirm to the said Isaac Stubbs and to his heirs and assigns forever Recorded in the Records Office of Chester County in Deed Book G 4 vol 79 page 231 &c. Together with all and singular other the buildings improvements ways woods waters rights liberties privileges hereditaments and appurtenances what soever thereunto belonging in any wise appertaining and the revenues and Remainder rents issues and profits thereof And also all the estate right title interest property claim and demand whatsoever of them the said Isaac Stubbs and Sarah A his wife in said a equity or otherwise whatsoever or in or out of the same To have and to hold the said lot or parcel of nine acres three quarters and thirty perches more or less of land here delineated and premises here by granted or mentioned intended so to be with the appurtenances unto the said Edward Wall his heirs and assigns to the only proper use and behoof of the said Edward Wall his heirs and assigns forever And the said Isaac Stubbs and Sarah A his wife and their heirs the above granted and described premises with the appurtenances against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof by from or under them or any or either of them to the said Edward Wall his heirs and assigns shall and lawfully warrant and forever defend by these presents In witness whereof the said Isaac Stubbs and Sarah A his wife have hereunto set their hands and seals dated the day and year first above written sealed and delivered in the presence of Andrew W. Hill Rebecca W. Hill Isaac Stubbs (Deed) Sarah A Stubbs (Deed)

Received on the day of the date of the above written Indenture { Sarah A Stubbs (Deed) }
 the sum of One hundred and ninety eight dollars and seventy five cents
 for consideration aforesaid in full Witness present in the presence of Andrew W. Hill Rebecca W. Hill

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containing two perches and south eighty five degrees and a half feet twenty four perches to the place of
beginning containing twenty eight acres and twelve perches more or less with the appurtenances. Also a certain
lot of land situate below the turnpike and said road bounded and described as follows (beginning in the
middle of the turnpike road thence in the line of John Sims land South three degrees and a half feet
twenty perches to the middle of the said road and along the same north eighty five degrees east four
perches and by the land of said Thomas with three degrees and a half feet twenty perches to the middle
of the turnpike aforesaid and along the same south eighty five degrees east four perches to the beginning
containing half an acre more or less with the appurtenances together with the right and privilege of
the head race of said Mill as far as the dam and one perch in width on each side of said race up to the
dam to pass and repair up and down upon for the purpose of cleansing and repairing the same and
the right and room above and below said dam to build rebuild and repair the same and to raise said
dam ten feet above the water in said race so as to answer all the purposes of said Mill and to
enter upon the lands of the said Joseph M. Manning at all times for the purpose of obtaining earth gravel
or stone for the purpose of building or rebuilding or repairing said dam and race to him such materials
as not in use and doing as little damage as may be in getting the same and it is further covenanted
and agreed between the said Joseph M. Manning and Thomas Steel Jr that the waste water from the
Paper mill race is to be and remain where it is now used and not elsewhere as in and by the said
Indenture recorded in the Recorder's Office of Chester County in Deed Book L 2d 83 page 133 of record being
themselves had may more fully and at large appear in his indenture together with that the said Thomas
Steel Jr and Abigail his wife and in consideration of the sum of eight thousand five hundred dollars
lawful Money of the United States to them in hand paid by the said David M. Beaver at and the time of
the execution hereof the receipt whereof is hereby acknowledged have granted bargained sold released and
conveyed unto their heirs and assigns with full power unto the said David M. Beaver his heirs and assigns
and assigns all those things and two tracts or pieces of land one of them with a mill race
and the other of them containing half an acre or thereabouts in the same ~~and~~ respectively more or less situate
and being as the same are hereinafter particularly mentioned and described with the appurtenances
and privileges appurtenant therewith all the buildings improvements ways waters water courses streams
water works implements fixtures utensils tenements liberties privileges franchises and appurtenances
whatsoever unto the hereby granted premises respectively belonging and the revenues and commodities
rights dues and profits thereof and also all the estate right title interest property claim and demand
whatsoever of them the said Thomas Steel Jr and Abigail his wife of in and out of the same. It is covenanted
and agreed that the said two tracts or pieces of land above described hereditaments and premises
herely granted with the appurtenances unto the said David M. Beaver his heirs and assigns to the
only proper use and behoof of the said David M. Beaver his heirs and assigns and the said Thomas Steel
Jr for himself his heirs and assigns and administrators both present present and future and agree to and with the
said David M. Beaver his heirs and assigns by their presents that neither the said Thomas Steel Jr and his heirs the
said above described Mill race and two tracts or lots of land with the appurtenances appurtenant
privileges hereditaments and premises hereby granted or mentioned or intended to be with the appurtenances
unto the said David M. Beaver his heirs and assigns against him the said Thomas Steel Jr and his
heirs and assigns all and every other person and persons whomsoever lawfully claiming or to claim
by force or violence then or any of them shall demand will warrant and force defend by their presents. In
witness whereof the said parties to their presents have interchangedly set their hands and seals hereunto
I dated the day and year first above written Thomas Steel ^{Jr} Abigail Steel ^{Jr}
Sealed and delivered in the presence of Mary C. Muller Samuel Miller Received the day of the date
of the above mentioned written Indenture of the above named David M. Beaver the sum of eight thousand five
hundred dollars being the full consideration money above mentioned. Witness my hand and seal this

The second day of November Anno Domini one thousand eight hundred and thirty five
before me the subscriber one of the Justices of the peace in and for the County of Chester came the above
named Thomas Steel Jr & Abigail his wife and acknowledged the above written Indenture to be their act
and deed and desired the same as such might be recorded according to law. The said Abigail being
of full age and being duly examined separate and apart from her said husband and she contents thereof
being first made known to her declared on said separate examination that she did voluntarily and of her
own free will and accord and without duress and compulsion deliver the said Indenture without any coercion
or compulsion of her said husband. In testimony whereof I have hereunto set my hand & seal the day and year
expressed.
(Recorded November 2nd 1835) Samuel Miller

buildings barns stables wood woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders unto issues and profits thereof And also all the estate right title interest property claim and demand whatsoever of the said John Thomas at and ^{immediately} before the time of his decease in law or equity or otherwise howsoever of in or out of the same To have and to hold the said Fee Simple and three tracts of land hereditaments and premises hereby granted or mentioned or intended to be with the appurtenances unto the said Amos Barnard his heirs and assigns to the only proper use and behoof of the said Amos Barnard his heirs and assigns forever In witness whereof the said John Woodward and Amos Boston to these presents have hereunto set their hands and seals the day and year first above written John Woodward  Amos Boston  Sealed and delivered in the presence of us John M. Kelton Robert C. Kelton. Received on the day of the date of the above written indenture of the above named Amos Barnard the sum of two hundred and twenty seven dollars and fifty five cents it being the consideration money in full John Woodward Amos Boston John M. Kelton Robert C. Kelton Chester County ff; on the twentieth day of March in the year of our Lord one thousand eight hundred and thirty seven before me John M. Kelton Esquire one of the Justices of the peace in and for the County of Chester personally appeared John Woodward and Amos Boston the grantors in the within written indenture named and in all due form of law acknowledged the same to be their act and deed and desired that it might be recorded as such. Witness my hand and seal the day and year aforesaid John M. Kelton 

Recorded March 23rd A.D. 1837.

Deed

This Indenture

Made the twenty sixth day of May in the year of our Lord one thousand eight hundred and thirty eight Between John Brown of the township of New London in the County of Chester and State of Pennsylvania colored man and Casander his wife of the one part, and Amos Barnard of the township of New Garden in the County and State aforesaid of the other part Witnesseth that the said John Brown and Casander his wife for and in consideration of the sum of seventy five dollars & 55 cents to them in hand paid by the said Amos Barnard at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said Amos Barnard his heirs Executors and Administrators by these presents have granted bargained sold aliened in fee simple released and confirmed and by these presents do grant bargain sell alien in fee simple release and confirm unto the said Amos Barnard and to his heirs and assigns all that certain messuage or tenement and lot of land situate in the township of New London aforesaid bounded and described as follows to wit **Beginning** at a stone a corner of the said Amos Barnards land thence by the same South eighty six degrees west eleven perches and four tenths to a Stone and North twenty five degrees and three quarters West sixteen perches and six tenths to a Stone a corner of Daniel W. Thompsons land thence by land which the said John Brown had now sold to the said Daniel W. Thompson North eighty seven degrees East seventeen perches and nine tenths to a post in the road thence along said road by land of David Syle South two degrees and a quarter East fifteen perches and three tenths to the place of beginning **Containing** one acre and sixty four perches of land Exact measure of being a part of that same lot of land which John Brown by Indenture under his hand and seal duly had and executed bearing date the 3rd day of April A.D. 1828 and recorded at North Hallow in deed Book

A 4 vol. 73 p. 276 W. did grant and confirm unto the said John Brown his heirs and assigns forever in and by said Indenture relation being thereunto had appeared together with all and singular other the houses out houses buildings barns stables ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereto belonging or in any wise appertaining. And the reversion and remainders rents issues and profits thereof. And also all the right title interest property claim and demand whatsoever of them the said John Brown and Casander his wife in law or equity or otherwise howsoever of in law out of the same. To have and to hold the said leasehold or tenement and lot of land above mentioned and described hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Amos Barnard his heirs and assigns to the only proper use and behoof of the said Amos Barnard his heirs and assigns forever. And the said John Brown and Casander his wife for themselves their heirs Executors and Administrators doth covenant promise grant and agree to and with the said Amos Barnard and his heirs and assigns by these presents that they the said John Brown and Casander his wife and their heirs the said above mentioned and described lot of one acre and sixty four perches of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Amos Barnard his heirs and assigns against them the said John Brown and Casander his wife and their heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him her them or any of them their and will warrant and forever defend by these presents. In witness whereof the said John Brown and Casander his wife to these presents have hereunto set their hands and seals the day and year first above written. John X. Brown & Casander his wife. Sealed and delivered in the presence of John W. Thomas Joseph Thompson. Received the day of the date of the above written Indenture of the above named Amos Barnard the sum of seventy five ⁰⁰/₁₀₀ dolls. that being the consideration money above mentioned in full. John X. Brown. Witnesses present John W. Thomas Joseph Thompson. Chester County, Pa. It is remembered that on the twenty sixth day of May Anno Domini 1838 before me the subscriber one of the Justices of the peace in and for said County came the above named John Brown and Casander his wife and acknowledged the above written Indenture to be their act and deed and desired the same might be recorded as such according to law, the said Casander being of full age and by me duly examined separate and apart from her said husband and the full contents thereof being first made known unto her declared that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. In witness whereof I have hereunto set my hand and seal the day and year above written. John W. Thomas



Recorded March 23rd 42. 1839.

Deed

This Indenture

Daniel H. Weaver & wife
vs
Charles Busby

Made the 20th day of March in the year of our Lord one thousand eight hundred and thirty nine Between Daniel H. Weaver of the township of East Caln County of Chester and State of Pennsylvania and Hannah his wife of the one part and Charles Busby of Chester County of Delaware State aforesaid of the other part. Witnesseth that the said Daniel H. Weaver and Hannah his wife for and in consideration of the sum of eight thousand

five hundred dollars lawful money of the United States to them in hand paid by the said Charles Bussey at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and provide discharge the said Charles Bussey his heirs Executors and Administrators by these presents having granted bargain - ed sold aliened enfeoffed released and confirmed and by these presents do grant bargain - ed sold aliened enfeoffed released and confirmed unto the said Charles Bussey and to his heirs and assigns, All that messuage Windmill and tract of land situate in the township of East Caln in the County of Chester adjacent bounded by lands of Elizabeth Waterman, David Hoopes Joseph Adams James King and others containing twenty eight acres be the same more or less "together with the right and privilege of the Windmill race of said Mill as far as the dam and one perch in width on each side of said race up to the dam to pass and repass up and down ^{upon} for the purpose of cleansing and repairing the dam and the right and room above and below said dam to build rebuild and repair the same and to raise said dam two feet above the water in said race as to answer all the purposes of said Windmill and to enter upon the lands now or late of Joseph M. Downing at all times for the purpose of obtaining earth gravel or stone for the purpose of building rebuilding or repairing said dam and excavating such materials as not in use and doing or suffering little damage as may be in getting the same. And that the waste water from the paper Mill race shall be and remain where it now is used and not elsewhere." (Being part of the same premises which Thomas Steel Jr and Abigail his wife by indenture bearing date the second day of November Anno Domini one thousand eight hundred and thirty five and recorded in the Records Office of Chester County in deed Book K. 4 vol. 82 page 380 granted and conveyed to the said Daniel H. Weaver in fee.) And together also with all and singular other the Houses out Houses buildings barns Stables ways woods waters water courses rights liberties privileges hereditaments ^{appurtenances} whatsoever therunto belonging or in anywise appertaining and the reversions and remainments rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said Daniel H. Weaver and Hannah his wife in law or equity or otherwise howsoever of in to or out of the same. To have and to hold the said messuage Windmill and tract of twenty eight acres of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Charles Bussey his heirs and assigns to the only proper use and behoof of the said Charles Bussey his heirs and assigns forever. And the said Daniel H. Weaver for himself his heirs Executors and Administrators doth covenant promise grant and agree to and with the said Charles Bussey his heirs and Assigns by these presents that he the said Daniel H. Weaver and his heirs the said above mentioned and described messuage Windmill and tract of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Charles Bussey his heirs and assigns against time the said Daniel H. Weaver and his heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and lawfully defend by these presents. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals dated the day and year first above written. Daniel H. Weaver  Hannah Weaver  Sealed and delivered in the presence of, David Finch, Ebenezer Finch, Chester County, Pa. It is remembered that on the 20th day of March Anno Domini one thousand eight hundred and thirty nine before me the Subscriber one of the Justices of the Peace in and for said County came the above named Daniel H. Weaver and Hannah his wife and acknowledged the above written indenture to be their act and deed and desired that the same might be recorded as such according to law. The said Hannah being of full age and by me duly examined separate and apart from

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hereditaments and appurtenances whatsover thenceunto belonging or in anywise apper-
taining, and the reversion remainder rents issues and profits thereof. Also all the
estate right title interest claim and demand whatsover of the said Nathaniel Walton
and Elizabeth his wife in law or equity or otherwise howsoever in or out of the same.
To have and to hold the said Messuage and lot of land hereditaments and premises
herby granted or released or mentioned or intended so to be with the appurtenances unto
the said Chubbly Coates his heirs and assigns to the only proper use benefit and com-
fort of the said Chubbly Coates his heirs and assigns forever. And the said Nathaniel
Walton for himself his heirs executors and administrators doth covenant promise
grant and agree to and with the said Chubbly Coates his heirs and assigns by these
presentes that he the said Nathaniel Walton and his heirs the said above described mes-
uage and lot of land hereditaments and premises herby granted or mentioned or inten-
ded so to be with the appurtenances unto the said Chubbly Coates his heirs and assigns
against him the said Nathaniel Walton and his 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
shale and unto Warrant and force of law by these presentes. In Witness whereof the said parties
to these presentes have hereunto interchangeably set their hands and seals the day and year
first above written. Nathaniel Walton Elizabeth Walton

Sealed and delivered in the presence of James Hostlet John W. Mearns

Cheshire County N. H. Be it remembered that on the third day of March in the year of our
Lord one thousand eight hundred and fifty two before the not public one of the Justices of
the Peace for the County aforesaid personally appeared the above named Nathaniel Walton
and Elizabeth his wife and acknowledged the foregoing Instrument to be their act and deed
and desired the same as such to be recorded according to law. She the said Elizabeth being
of full age and being first by me separately and apart from her said husband examined and
the contents of said Instrument made known to her and she 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 upon the said Instrument without any coercion or compulsion of her said husband.
Witness my hand and seal the day and year aforesaid. James Hostlet

Recorded August 31st A.D. 1852

Deed } This Instrument, Made the twenty third day
of Charles Pusey and } of 3rd March in the year of our Lord one thousand eight
Jacob Edge } hundred and fifty two Between Charles Pusey of East Calm
Township County of Chester and State of Pennsylvania and Ann
his wife of the one part and Jacob Edge of the same Township County and State of the
other part Witnesseth that the said Charles Pusey and Ann his wife for and in con-
sideration of the sum of Eight thousand five hundred dollars lawful money of the Unit-
ed States of America unto them well and truly paid by the said Jacob Edge at and before
the sealing and delivery of these presentes the receipt whereof is truly acknowledged have
granted bargain sold aliened conveyed released and confirmed and by these
presentes do grant bargain sell alien convey release and confirm unto the said Jacob Edge
and to his heirs and assigns all that Messuage Grist Mill and tract of land being in
the Township of East Calm aforesaid bounded by lands of Davis Hoopes James Pusey
James Greig and Joseph Pusey containing twenty eight acres of land more or less
together with the ~~privilege~~ right and privilege of the head race of said Mill as far as
the dam and one perch in width on each side of said race up to the dam to pass and
repass up and down upon for the purpose of cleaning and repairing the same
and the right and room above and below said dam to build rebuild and repair
the same and to raise said dam two feet above the water in said race so as to answer
all the purposes of said Grist Mill and to enter on the lands now of James Greig

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at all times for the purpose of obtaining earth gravel or stone for the purpose of building rebuilding or repairing said dam and race taking such materials as not in use and doing as little damage as may be in getting the same. And that the waste water from the paper mill race shall be and remain where it is now used and not discharge. The said premises are bounded and described as follows to wit, Beginning at a stone a corner of James Pusey's land thence south seven west one hundred paces and six tenths South eighty six and three quarters fourths East seventy five paces and two tenths to land of Davis Hoopes thence by the same North three and half west eleven paces and six tenths North sixty one and half west fifty nine paces north one and half west six paces north twenty and one fourth East thirty two paces north twenty seven and half west one and four tenths North six east twenty five paces and six tenths north thirty nine East three and one tenth paces north thirty eight East two and eight tenth paces north thirty two west twenty nine paces and two tenths North forty seven and half west thirteen paces South forty nine west twenty five and five tenths paces south twenty seven East four paces and three tenths south two west twenty two paces and south eighty five East twenty four paces to piece of Beginning it being the same land and premises that Dan W Beaton and Hannah his wife by deed duly executed bearing date the 30th day of March 1839 and Recorded in Recorder's Office of Chester County in Deed Book 24 Vol. 88 page 348, 23rd of March 1839 for a consideration mentioned granted and conveyed to the said Charles Pusey in fee simple. They shall with all and singular the buildings Improvements ways waters roads courses rights liberties privileges tenements and appurtenances whatsoever thereto belonging or in any wise appertaining and the recessions and remainder rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever of the said Charles Pusey and Ann his wife in law equity or otherwise howsoever of in and to the same and every part thereof. To have and to hold the said Messuage Grist Mill and tract of land tenements and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Jacob Edge his heirs and assigns to and for the only proper use and behoof of the said Jacob Edge his heirs and assigns forever. And the said Charles Pusey for himself his heirs Executors and administrators doth by these presents covenant grant and agree to and with the said Jacob Edge his heirs and assigns that he the said Charles Pusey and his heirs all and singular the hereinaforements and premises herein above described and granted or mentioned and intended so to be with the appurtenances unto the said Jacob Edge his heirs and assigns against him the said Charles Pusey and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof. Shall and will warrant and forever defend. In witness whereof the said parties to these presents have hereunto inlanchangably set their names and seals. Dated the day and year first above written.

Sealed and delivered in the presence of us
 Joshua Hunt Susanna Hunt. Charles Pusey
 Ann W Pusey

Received the day of the date of the above Indenture of the above named Jacob Edge the consideration money above mentioned in full. Charles Pusey.
 On the twenty third day of March Anno Domini 1832 before me the subscriber a Justice of the Peace for said County of Chester personally appeared the above named Charles and Ann his wife and in due form of law acknowledged the above Indenture to be their act and deed and desired the same might be recorded as such: and the said Ann being of full age and capable and of sound mind from her said husband by me then and privately examined and the full contents of the above Deed being by me just made known unto her and 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 seal the day and year above written
 Joshua Hunt

Recorded Sept 27th A.D. 1832

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I Jacob Edge of Caln township County of Chester and State of Penna. being of sound and disposing mind and memory do make and publish this my last will and testament hereby revoking all former wills.

First it is my will that all my just debts and funeral expenses be paid by my Executor hereinafter named as soon as may be convenient after my decease.

Item I give and bequeath to my beloved wife Anna W Edge. all my household goods, and all my other personal property, except what is hereinafter disposed of, also the dwelling house and lawn attached thereto on which we now reside during her natural life, together with ground sufficient for Vegetable garden

Item I give devise and bequeath to my son Jacob W. Edge and to his heirs and assigns, all the real estate on which we now reside situate in Caln town ship, aforesaid bounded by lands of James Guic Jacob W Edge, John D Bearer and others containing about twenty seven acres of land more or less, subject to the rights and privileges of his mother in the dwelling house and lawn before mentioned and also, to pay to his said mother the interest on two thousand dollars, and after her decease to pay the principal sum of "2000 to his sister Elizabeth D Edge

(Form 22.)

Commonwealth of Pennsylvania,

CHESTER COUNTY, SS:

Enos E. Hatcher and *Samuel J. Parker*

being affirmed in due form of law, do say they are well acquainted with the handwriting and signature of *Jacob Edge Slaton* witness in the foregoing Will

having frequently seen *him* write, and from such their knowledge they verily believe the signature

Jacob Edge signed as *Slaton* witness to said Will

is the proper handwriting and signature of the said *Jacob Edge* and

that *he* is now *deceased*

AFFIRMED before me, this *22nd*

day of *March* 18 *89*

Nathan J. Wainwright REGISTER.

Enos E. Hatcher
Samuel J. Parker

Be it Remembered, That on the *Twenty Second* day of *March* A. D. 188 *9*
the last Will and Testament of *Jacob Edge* late of *Calw township*
deceased, was proved in due form of law, and Letters Testamentary
thereon duly granted to *Anna V. Edge*
who was affirmed well and truly to administer the goods and
chattels, rights and credits of said deceased, according to law; also, diligently and faithfully regard, and
well and truly comply, with the provisions of the law relating to Collateral Inheritances.

Nathan J. Wainwright Register.

32375
WILL OF

Jacob Edge

Proved March 22nd 1889

Recorded in Will Book 62, Vol 28,

Page 205

Form Deed—Grant, No. 441—B

Dec 30 10 40 AM '75

Printed and Sold by John G. Clark Co., 1116 Walnut St., Phila., PA.

RECORDER OF DEEDS
CHESTER CO., PA.

AFFIDAVIT

This Indenture Made this thirtieth 10 40 AM '75
day of December in the year of our Lord one thousand nine
hundred and seventy-five (1975).
CHESTER CO., PA.

Between ANN WHYTE EDGE, Executrix of the Estate of Jacob V. Edge,
deceased (hereinafter referred to as the Grantor) and
ANN WHYTE EDGE, Widow (hereinafter referred to as the
Grantee)

Witnesseth, That the said Grantor

for and in consideration
of the sum of one dollar (\$1.00) and other good and valuable consideration
lawful money of the United States of America, unto her

will and truly sold by the said Grantee

at and before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, has
released and confirmed, and by these presents does
grant, bargain, sell, alien, enfeoff, release and confirm unto the said

Grantee, her Heirs

and Assigns,

all those certain tracts and pieces of ground hereinafter described:

E 47 98

PREMISES "A"

ALL THAT message, grist mill and tract of land being in the Township of East Caln, Chester County, Pennsylvania:

BEGINNING at a stone, a corner of James Pusey's land; thence South 7 degrees West 100.6 perches, South 86 3/4 degrees East 75.2 perches to land of Davis Hoopes; thence by the same North 3 1/2 degrees West 11.6 perches, North 61 1/2 degrees West 59 perches; North 1 1/2 degrees West 6 perches, North 20 1/4 degrees East 32 perches, North 27 1/2 degrees West 1.4 perches, North 6 degrees West 25.6 perches, North 39 degrees East 3.1 perches, North 38 degrees East 2.8 perches, North 32 degrees West 29.2 perches, North 47 1/2 degrees West 13 perches, South 69 degrees West 25.5 perches, South 27 degrees East 4.3 perches, South 2 degrees West 22 perches and South 85 degrees East 24 perches to place of beginning.

CONTAINING 28 acres of land more or less.

PREMISES "B"

ALL THAT message and tract of land with the appertences in the said Township of Caln, Bounded and described as follows:

BEGINNING at a post, a corner of James Guio's land, in line of land of Jacob Edge, thence along the line of Guio's land South 1 3/4 degrees East 14.6 perches to a corner; thence along the line of land of the said Jacob V. Edge, South 14 degrees West 5.6 perches to a stake, a corner near the middle of a large gully, thence down said gully South 55 1/4 degrees East 9.6 perches to a corner in the Public Road, thence along said road North 2 degrees East 15.1 perches to a corner in said road near the spring house, thence North 11 degrees East 9.7 perches to a corner in the line of Jacob Edge's land, thence along said line North 84 3/4 degrees West 9.6 perches to the place of beginning.

CONTAINING 1 acre and 17 perches of land be the same more or less.

PREMISES "C"

ALL THOSE TWO CERTAIN tracts or pieces of land SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described as follows:

TRACT No. 1

BEGINNING at an iron pin set at a corner of other land of the said Jacob Edge and land of Harry Guio and land formerly of James Guio, deceased and extending thence along said Orantes's other land South 52 degrees East 181.5 feet to an iron pin; thence still by said Orantee's land South 28 degrees 57 minutes East 493.25 feet to an iron pin at a corner of land belonging to Thomas Flowers, which corner was set agreeable to Thomas Flowers; thence by said Flower's land by

a line agreeable to him South 36 degrees and 24 minutes East 61.28 feet to an iron pin; thence by other land of said Grantors, North 41 degrees and 52 minutes East 385.65 feet to an iron pin; thence still by said Grantors other land North 18 degrees and 25 minutes West 69.90 feet to an iron pin; thence still by said Grantors other land North 47 degrees and 20 minutes West 376.6 feet to an iron pin set in line of land formerly of James Guio, deceased thence by said last mentioned land South 87 degrees and 41 minutes West 377.15 feet to the first mentioned point and place of Beginning.

CONTAINING 4.321 acres of land more or less.

TRACT No. 2

BEGINNING at an iron pin a corner of Grantees other land; thence by the same South 60 degrees and 30 minutes East 49.74 feet to an iron pin; thence by Grantor's other land North 21 degrees and 17 minutes East 151.46 feet; to an iron pin; thence by Grantee's other land the remaining two courses and distances, to wit: North 80 degrees and 36 minutes West 68.5 feet, thence South 13 degrees and 5 minutes West 131.75 feet to the first mentioned point and place of beginning.

CONTAINING 8157 square feet of land be the same more or less.

PREMISES "D"

ALL THAT CERTAIN tract of land SITUATE in Caln Township, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at a stone in the public road a corner of land of Jacob Edge; thence by said land and along said road North 2 degrees East 15.1 perches to a stone and North 11 degrees East 9.7 perches to a stone and South 83 degrees East 3.4 perches to a corner and still by land of Jacob Edge South 7 degrees West 26.23 perches to the new corner between land of Jacob Edge and W. Gilbert Edge Estate; thence by other land of H. Oraham Rambo, North 55 1/4 degrees West 2.22 perches to the place of beginning.

CONTAINING 82 square perches of land be the same more or less.

PREMISES "E"

ALL THAT CERTAIN lot or tract of land SITUATE in Caln Township, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at a limestone in the middle of the Old Lancaster Road in a line of land belonging formerly to Morgan Mercer, now Humpton, and being also a corner of land belonging formerly to Jacob Edge, thence by the last mentioned land South 88 degrees 5 minutes East 1,283.00 feet to an iron pin; thence still along the Old Lancaster Road by the last mentioned land and land of Jacob Edge North 72 degrees 10 minutes

E 47 100

East 522.72 feet to a limstone; thence by Edge's land leaving the Old Lancaster Road North 43 minutes East 241.00 feet to an iron pin; thence by the same North 83 degrees 10 minutes West 165.00 feet to a stone; thence by the same North 3 degrees 21 minutes East 292.05 feet to an iron pin; thence still by Edge's land North 6 degrees 36 minutes East 74.25 feet to an iron pin; thence by other land of Harry Guio South 76 degrees 56 minutes West 123.5 feet to an iron pin, a corner of land recently conveyed by Guio to Edward Wirth, thence by Wirth's land South 72 degrees 53 minutes West 457.00 feet to an iron pin; thence by the same South 69 degrees 23 minutes West 629.5 feet to an iron pin; thence by the same South 79 degrees 21 minutes West 512.00 feet to an iron pin set in a line of land belonging to Humpton aforesaid; thence by the same South 45 minutes East 264.2 feet to the first mentioned point and place of beginning.

CONTAINING 19.704 acres of land be the same more or less.

TOGETHER with a Right of Way through land now belonging to Jacob Edge, as now open and in use, leading from a Public Road, at a point near Edge's Mill to the ground herein conveyed.

EXCEPTING THEREFROM AND THEREOUT OF PREMISES "A" ALL THAT CERTAIN lot or tract of ground which Jacob Edge and Mildred Clarkson Edge, his wife by Deed dated March 23, 1926 and recorded in Deed Book A 17 page 322 conveyed unto Edna May Ingram, as follows, to wit:

ALL THAT CERTAIN tract or piece of woodland, SITUATE in the Township of Cain, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin a corner of other land of Grantee; thence by Grantee's land, North 1 degree 45 minutes West 253.3 feet to an iron pin; thence still by grantee's land North 60 degrees and 30 minutes West 516 feet to an iron pin, a corner of other land of Grantors; thence by the said Grantors land South 1 degree 45 minutes East 547.08 feet to an iron in a line of land belonging formerly to Thomas Davis, thence by said land, North 88 degrees 40 minutes East 490.01 feet to the first mentioned point and place of beginning.

CONTAINING 4.502 acres of land be the same more or less.

EXCEPTING THEREFROM AND THEREOUT OF PREMISES "A" AND "C" ALL THAT CERTAIN lot or tract of ground which Jacob Edge and Mildred Clarkson Edge, his wife by Deed dated October 20, 1936 and recorded in Deed Book R 19 page 269 conveyed unto Maria E. Martin, as follows, to wit:

ALL THAT CERTAIN lot or piece of land SITUATE in the Township of Cain, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the middle of the public road leading from Edge's Mill to State Highway Route No. 5 it being the Southwesterly

corner of land of the grantee herein and also in the Northerly line of land of Theodore Patterson, Jr., and extending thence by the last mentioned land along the middle of the said public road North 78 degrees 15 minutes West 17.1 feet to a point in the middle of the bridge over Beaver Creek; thence leaving said road and bridge and up the middle of said creek by other land of Jacob Edge North 10 degrees 34 minutes West 131.4 feet to a stake; thence leaving said creek and still by other land of Jacob Edge as follows: first, North 45 degrees East 38.2 feet to an iron pin in the East bank of said creek, second, still by the same course the further distance of 135.5 feet to an iron pin, and third South 32 degrees 15 minutes East 98.65 feet to an iron pin in the Northerly line of land of Elizabeth D. Pollock, it being also in line of land of grantee herein; thence by said land of grantee as follows: first, South 45 degrees West 102.6 feet to a point, second, North 32 degrees 15 minutes West 61.3 feet to an iron pin, and third South 42 degrees and 30 minutes West 51.15 feet to a corner on the East bank of Beaver Creek, and fourth, South 4 degrees 15 minutes East passing over a crowfoot cut in the North parapet of said bridge over Beaver Creek the distance of 117.3 feet to the point of beginning.

CONTAINING 15,340 square feet of land.

BEING, as to Premises "A", the same premises which Charles Pusoy and Ann Pusoy, his wife, by Deed dated March 23, 1852 and recorded in the office of the Recorder of Deeds in and for Chester County on September 2, 1852, in Deed Book Q 5 at page 286, etc., granted and conveyed to Jacob Edge, in fee.

AND BEING, as to Premises "B", the same premises which George W. Carpenter and Mary Carpenter, his wife, by Deed dated September 15, 1876 and recorded in the office of the Recorder of Deeds in and for Chester County on September 26, 1876, in Deed Book V 8 at page 355, etc., granted and conveyed unto Jacob V. Edge, in fee.

AND BEING, as to Premises "C", the same premises which Edna May Ingram and Howard C. Ingram, her husband, by Deed dated March 23, 1926 and recorded in the office of the Recorder of Deeds in and for Chester County on March 23, 1926, in Deed Book A 17 at page 321, etc., granted and conveyed unto Jacob Edge, in fee.

AND BEING, as to Premises "D", the same premises which H. Graham Rambo, by Deed dated March 31, 1919 and recorded in the office of the Recorder of Deeds in and for Chester County on March 31, 1919, in Deed Book N 15 at page 136, etc., granted and conveyed unto Jacob Edge, in fee.

AND BEING, as to a portion of Premises "E", the same portion of Premises "E" which Lota Watts Gibbs and W. Waytt Gibbs, her husband, by Deed dated April 25, 1930 and recorded in the office of the Recorder of Deeds in and for Chester County on May 2, 1930, in Deed Book H 18 at page 71, etc., granted and conveyed unto Jacob Edge, in fee.

AND BEING, as to the remaining portion of Premises "E", the same portion of Premises "E" which Lota Watts Gibbs, Widow, by Deed dated September 8, 1944 and recorded in the office of the Recorder of Deeds in and for Chester County on September 14, 1944, in Deed Book H 21 at page 297, etc., granted and conveyed unto Mildred C. Edge and Jacob Edge, wife and husband, in fee.

AND the said Jacob Edge died on March 13, 1889, leaving a Will registered in the office of the Register of Wills in and for Chester County in Will Book 28, page 205, wherein he devised as follows: "to my son Jacob V. Edge all the real estate on which we now reside situate in Cain Township aforesaid bounded by lands of James Gule, Jacob V. Edge, John D. Deaver and others containing about 27 acres of land".

AND the said Jacob V. Edge died on January 14, 1913, leaving a Will registered in the office of the Register of Wills in and for Chester County in Will Book 39, page 277, wherein he devised as follows: "I give, devise and bequeath to my son Jacob Edge the flour mill property I inherited from my father Jacob Edge. I also devise and bequeath to said son Jacob Edge the house and lot I bought from George W. Carpenter, both in Cain".

AND the said Jacob Edge died on July 24, 1945, leaving a Will registered in the office of the Register of Wills in and for Chester County in Will Book 60, page 200, wherein he devised as follows: "All the rest, residue and remainder of my estate, real personal and mixed I give bequeath and devise unto my wife Mildred C. Edge in trust however to hold the same for her own use and benefit so long as she may remain unmarried and in case of her remarriage in trust for my children so long as she may live, and at her death it is my will and I so direct that all my estate shall pass and belong to my children in equal shares absolutely".

AND the said Mildred C. Edge died on June 21, 1969, leaving a Will registered in the office of the Register of Wills in and for Chester County in Will Book 98, page 582, wherein she appointed Jacob V. Edge, Elizabeth Edge Moncure and Sarah Edge Worth co-executors to whom Letters Testamentary were granted on June 24, 1969.

AND by Family Agreement filed December 29, 1970 in Orphans' Court No. 1969-550 in the Estate of Mildred C. Edge, deceased and Jacob Edge

TRUST all real estate is to go to Jacob V. Edge subject to \$7,858.00 to be paid to Elizabeth Edge Moncure and Sarah Edge Worth, each.

AND the said Jacob V. Edge died on February 23, 1973, leaving a Will registered in the office of the Register of Wills in and for Chester County in Will Book 106, page 675, wherein he devised as follows: "I give, bequeath and devise all my goods and estate of every kind and description, real, personal and mixed, wherever to Ann Whyte Edge and to her heirs and assigns, forever".

AND by Release and Discharge of Indebtedness under Family Agreement and Property Settlement signed by Sarah Edge Worth on September 25, 1975 and by Elizabeth Edge Moncure on October 30, 1975, the same intended to be recorded in the office of the Recorder of Deeds in and for Chester County, the said Sarah Edge Worth and Elizabeth Edge Moncure did remise, quit claim, release and discharge the said Jacob V. Edge, his estate, his heirs, executors and assigns from any and all actions, suits and demands arising out of the said Family Agreement and Property Settlement.

UNDER AND SUBJECT to certain conditions and restrictions as appear of record in Deed Book Q 5, page 286 and Deed Book N 15, page 136.

Prepared by and Return to:

Whitford Land Transfer Company
403 West Lincoln Highway
Exton, PA 19341
Phone: 610-363-4935 Fax: 610-363-4938
File No. 22239
UPI # 139-1-112

This Indenture, made the 16th day of June, 2011,

Between

**ROBERT W. EDGE, EXECUTOR OF THE ESTATE OF ANN WHYTE EDGE,
DECEASED**

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

LAWRENCE S. MOORE AND BEVERLY E. MOORE

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

Witnesseth that in consideration of the sum of **one hundred sixty-two thousand five hundred and 00/100 Dollars (\$162,500.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as tenants by the entirety, their 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 for Robert Edge, made by D.L. Howell & Associates, Inc. 9/23/09 revised 3/8/10 recorded in Chester County as Plan #18955, as follows, to wit

BEGINNING at a point on the east side of Bondsville Road a corner of Lot 2 as shown on said plan; thence from said point of beginning along Bondsville Road the two following courses and distances: (1) north 08 degrees 24 minutes 55 seconds east 167.68 feet to a point of curve; (2) on the arc of a circle curving to the right a radius of 35.00 feet the arc distance of 52.26 feet to a point on the south side of Edge's Mill Road; thence along the same the two following courses and distances: (1) south 86 degrees 01 minute 52 seconds east 68.77 feet to a point; (2) south 88 degrees 11 minutes 58 seconds east crossing a stream, 191.09 feet to a point a corner of lands now or late of Debbie L. and Stephan L. Axelrod; thence along the same south 13 degrees 51 minutes 35 seconds east 205.42 feet to a point a corner of Lot 2; thence along Lot 2 the two following courses and distances: (1) south 89 degrees 58 minutes 46 seconds east recrossing the said stream 271.47 feet to a point; (2) north 81 degrees 35 minutes 05 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING LOT 1 ON SAID PLAN

BEING PART OF UPI #39-1-42

BEING part of the same premises which ANN WHYTE EDGE, EXECUTRIX OF THE ESTATE OF JACOB V. EDGE, by deed dated 12/19/1975, and recorded 12/30/1975 in RECORD BOOK E 47 PAGE 98, granted and conveyed unto ANN WHYTE EDGE.

AND THE SAID ANN WHYTE EDGE departed this life on 5/2/98 leaving a Will filed and probated in Chester County as #1598-0653, in which the said descendant appointed ROBERT W. EDGE as EXECUTOR, to whom Letters Testamentary were granted on 5/13/1998.

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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 Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said , Executor of the aforesaid covenants, promises and agrees to and with said Grantees, their heirs and assigns, that he/she, the said Executor of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

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

SEALED AND DELIVERED
IN THE PRESENCE OF US:

THE ESTATE OF ANN WHYTE EDGE

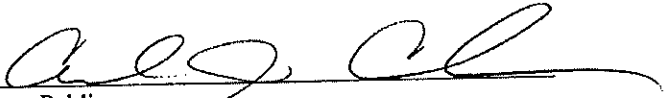
By: Robert W. Edge {SEAL}
ROBERT W. EDGE, EXECUTOR

By: _____ {SEAL}

Commonwealth of Pennsylvania } ss
County of Chester

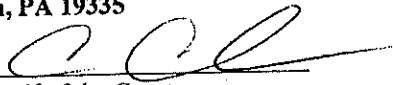
On this, the 16th day of June, 2011, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared ROBERT W. EDGE, EXECUTOR OF THE ESTATE OF ANN WHYTE EDGE, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

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 Grantees is:
2104 Jacob's Mill Circle
Downingtown, PA 19335



On behalf of the Grantees

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol J. Calstin, Notary Public
West Whiteland Twp., Chester County
My Commission Expires Nov. 12, 2014
Member, Pennsylvania Association of Notaries



11107761
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B-8203 P-890

WHITFORD LAND TRANSFER

06/30/2011 02:14P

This Document Recorded
06/30/2011 02:14PM State RTT: 1,625.00
Local RTT: 1,625.00
Doc Code: DEE Chester County, Recorder of Deeds Office
Recorded Electronically by Simplifile

Doc Id: 11107761
Receipt #: 565291
Rec Fee: 65.00

Prepared by:

Whitford Land Transfer
403 West Lincoln Highway
Exton PA 19341
Phone 610-363-4935

Return to:

Whitford Land Transfer
403 West Lincoln Highway
Exton PA 19341
Phone 610-363-4935

Property Address:

4002 EDGES MILL RD, Downingtown, PA 19335
Caln Township
Chester County, Pennsylvania

File No. 22239

UPI # 39-1-42 ✓

JD

DEED

Grantor: THE ESTATE OF ANN WHYTE EDGE

Grantee: LAWRENCE S. MOORE and BEVERLY E. MOORE

Check Number _____ Date _____

