

4413 EDGE'S MILL ROAD  
AN HISTORICAL OVERVIEW

PREPARED BY EDWARD G. LENDRAT

## 4413 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 Brintin. 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.

Through a deed poll John Hoopes the younger was awarded a "messuage tenement plantation and a tract of land" with the area of 280 acres by Caleb Kirk the executor of the will of Aaron Mendenhall.

John the younger was born in August of 1745. He was the son of John and Christian Reynolds Hoopes and the husband of Jane Pratt who he married in July of 1772. Twelve children blessed this marriage. The last birth occurred in 1796. Of the twelve only one child was born in East Caln. The others were born

in Goshen Township. This might indicate that John might have rented out the property rather than living on it.

In April of 1817 John had divested himself of a part of the property when he sold two parcels, one of 90 acres in East Caln Township on which was located a brick messuage and the other of 42 acres located in Brandywine Township.

John died in March of 1831 in his 86th year.

In a will dated 3/3/1827<sup>085</sup> John had left to his son Davis Hoopes "all the plantation whereon he lived with twenty-five acres ~~of~~ of the southwest corner of the land he purchased of the heirs of William Meldean with a certain cider mill"

Davis was born in December of 1796 to John and Jane Pratt Hoopes. At a date unknown he married a Susan Townsend. Two children, Franklin and Townsend were the result of this marriage. Unfortunately tragedy struck the marriage when Susan died in October of 1825 about a month and a half after the birth of Townsend. In April of 1827 Davis married Sarah Downing. Six children were born to Davis and Sarah.

Included is a letter that Davis wrote to the mother of Susan in February of 1827. In this letter Davis expresses the hope that she, the mother of Susan, and her family would "cordially" receive Sarah Downing his wife to be.

Davis died in June of 1858 and was buried at Old Caln Friends Meeting Burial Ground.

In October of 1858 the property described as "all that messuage and tract of land containing 142 acres of land" was adjudged to Thomas D. Hoopes.

Thomas was one of the six children of Davis and Sarah. Thomas was born in 1834.

During the Civil War Thomas D. was exempted from militia service because of a physical disability.

After his acquisition of the property he, his mother Sarah and his two sisters Sarah D. and Elizabeth resided on the property. His sister Elizabeth died in 1860 and his mother in 1890 leaving Thomas D. and Sarah D. the only residents of the property. Thomas D. never married.

In October of 1906 a fire hit the property destroying the barn, carriage house with its contents, and buildings in which the summer crops and hay were stored. Several animals also died. H. Edwin Groff, the person in charge of the farm, received many burns trying to fight the fire.

The property was sold in 1907 to H. Edwin Groff.

The property changed hands a number of times after its purchase by Groff. Further owners were John E. Wray in April of 1919, William C. Wood in March of 1924, William H. Wood in August of 1928, Ivan F. and Ida H. Griffith in November of 1935, Harriet C. Wylie in November of 1939, Harvey R. and Cornelia I. Givler in October of 1942(1949) and the present owner Joseph Choc in January of 1975.

East Caln 25<sup>th</sup> Decr 1827

24562

Dear Mother

As I have concluded (Health permitting) to be at Newblan monthly meeting the 8<sup>th</sup> next month I should be pleased if thou couldst feel freedom to be there and dine with us at Thomas Downings and bring one of the girls along, I do not expect to be up before that time if you are all well, I ~~th~~ have some prospect of being at your meeting at Nantmeal on the day following the monthly meeting (if Hicks should succeed in their expectations of getting a meeting appointed for the wedding) if so and circumstances will permit I shall then come and see you and my dear Son, hoping that my present prospects will not destroy the friendship and harmony existing between us, as my affection for thee and thy family remains the same, as when I enjoyed the happiness of loving and being beloved by one of <sup>the</sup> most amiable of women, ~~but~~ ~~the~~ my perhaps think that my affection for her has soon decayed, far otherwise; I still reverence her virtues and in so doing I have chosen one who was the friend of my dear ~~son~~ and I think will be the friend of her dear son — I feel that it will be a trial to thee to receive her as a substitute for thy own dear departed daughter, but if thou considerst the situation that I have been placed in and the anxiety that I have passed through since my loss, and contrast it with the pleasure that a cordial reception of her in thy family may be the means of producing to us all I

am induced to believe from my opinion of thee that  
her reception will be without coldness for I have often  
observed that lasting impressions that oftentimes hard  
to efface are made by a coldness in such cases, which  
which is my earnest desire to avoid on your part as well  
as my own, for if it should be the case, we could not  
with the same pleasure visit <sup>you</sup> to see my dear boy while  
with you - but you could not with pleasure come to  
see him while with us, - You must excuse the  
anxiety of this letter, for I have enjoyed so much  
pleasure in the bosom of your family that I am  
anxious to preserve the harmony between us  
I hope you and your dear little charge are all well,  
we are all well at present, with my love to you  
I remain thy affectionate son in law

Davis Hoopes

Davis Hoopes

1827

Sen

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
				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 now wife of David Price. Executrix of the will of Thomas Musgrave		400 Acres of land laid out in the Township of Caln
By Patent	4/9/1703	Hannah, widow of Thomas Musgrave.		500 Acres of land laid out in the Township of Caln
Patent Book A-2, P572	8/9/1703	Hanna Musgrave widow of Thomas Musgrave now wife of David Price	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
Deed Book X, P395	5/11/1771	By deed poll John Hoopes the younger	Caleb Kirk Executor of the will of Aaron Mendenhall	"messuage tenement plantation and tract of land" 280 acres, 1920 pounds

Deed Book Q-3, P433	4/15/1817	Joseph Hoopes	John Hoopes	"All these two certain tracts, pieces, or parcels of land the largest of which whereon the brick mansion house stands. #1) 90 Acres in East Caln Township. #2) 42 acres and 47 perches in Brandywine Township, \$ 3,000
Will	Dated 3/3/1827	Willed to Davis Hoopes	By his father John Hoopes	"all the plantation whereon he lived with twenty-five acres off the southwest corner of land he purchased of the heirs of William Meldean with a certain cider mill"
Partition Procedures	10/26/1858	Adjudged to Thomas D. Hoopes		"all that messuage and tract of land containing 142 acres of land.
Deed Book M-13, P58	4/1/1907	Harry Edwin Groff	Thomas D. Hoopes	"all that messuage and tract of land situate in the Township of Caln" 142 acres, \$ 10,650
Deed Book M-15, P420	4/21/1919	John E. Wray	Harry Edwin Groff	"all that messuage and tract of land situate in the Township of Caln, 142 acres, 69 perchs, one dollar and other valuable consideration.
Deed Book K-16, P558	3/31/1924	William C. Wood	William Wray and wife, et al	"all that certain tract or piece of ground with buildings and improvements: 11.22 acres, one dollar and other good and valuable consideration.
Deed Book K-17, P101	8/2/1928	William H. Wood	William C. Wood & wife	"all that certain tract or piece of land with the buildings and improvements there on erected, 11.22 acres, one dollar and other good and valuable consideration.
Deed Book H-19, P104	11/18/1935	Ivan F. Griffith Ida H. Griffith	William H. Wood, widower	"all that certain tract or piece of land with the buildings and improvements there on erected, 11.22 acres, \$ 3,800
Deed Book F-20, P70	11/10/1939	Harriett C. Wylie	Ivan F. Griffith Ida E. Griffith	"all that certain tract of piece or ground with buildings and improvements there on erected, 11.22 acres, one dollar and other good and valuable consideration.

Property Address - **4413 Edge's Mill Road,**  
Caln Township, Downingtown, PA

Tax ID# **39-2-7**

Deed Book C-21, P82	10/14/1942 (1949)	Harvey R. Givler Cornelia I. Givler	Harriett C. Wylie John A. Wylie	"all that certain messuage and lot or tract of land" 3.32 acres, one dollar and other valuable considerations
Book A-45, P114	1/3/1975	Joseph Choc	Cornelia I. Givler, widow	"all that certain messuage and lot of land: 3.32 acres, \$34,000



## DATE OF CONSTRUCTION

### 4413 EDGE'S MILL ROAD

The FARM MAP of 1874 shows the location of the home in question, while Breou's Map of 1883 indicates that the dwelling was of frame construction.

In the tax records for East Caln in 1799 we find that John Hoopes the younger owns 120 acres of land in the hilly area and 150 acres of land in the valley. On this land is located a stone house and a brick house.

In the tax records for East Caln in 1802 he owns , in addition the two plots of land and the stone and the brick houses, a stone and frame house and a log house.

In April of 1817 John sells to his son Joseph two properties, one in East Caln Township with the area of 90 acres and a second in Brandywine with the area of 42 acres. On the larger parcel is located a brick dwelling. This was most likely the brick dwelling listed in the 1799 and 1803 tax records.

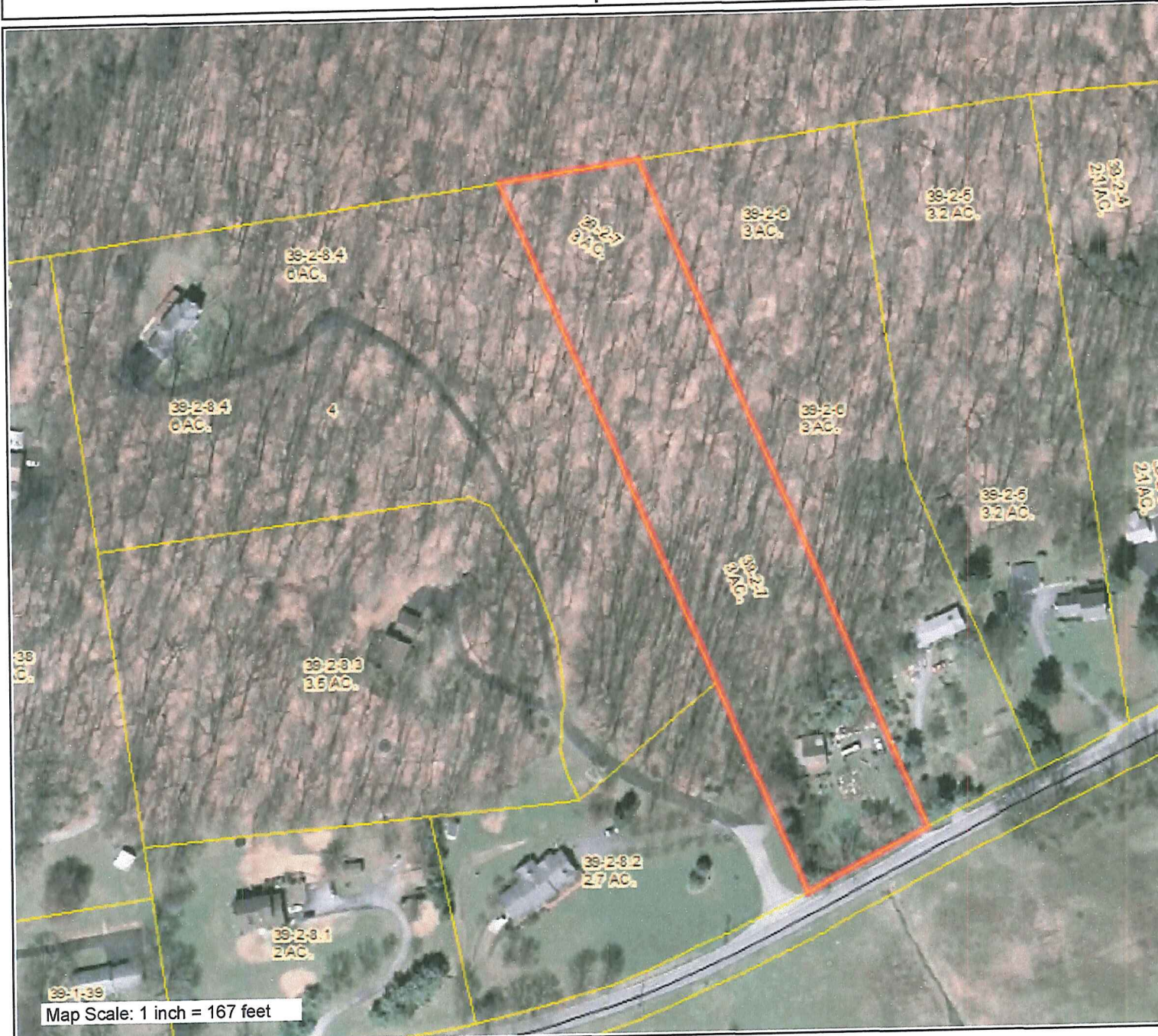
In a will dated 3/3/1827 John Hoopes willed to his son Davis Hoopes "all that plantation whereon he lived with 25 acres off the southwest corner of land he purchased of the heirs of William Meldean with a certain cider mill". The implication is that when Davis inherited the land there was already present a dwelling in which he lived.

At the death of his father, Davis Hoopes, Thomas D. Hoopes obtained the property which was 142 acres in area and on which was located a dwelling. Thomas D., his mother and two sisters continued living on the property. This would indicate that the dwelling was fairly substantial in size.

The above two items indicate that a dwelling was on the property as early as 1827. Since the map of 1883 indicates that the home was of frame construction we can eliminate the stone house , the log house and the stone and frame as house as being the residence now know as 4413 Edge's Mill Road.

Tax records were of no help in trying to determine the approximate date of construction of this home. However, based on the two maps cited it would appear that the dwelling was present on the property as early as 1874.

# Map



Map Scale: 1 inch = 167 feet

## COUNTY OF CHESTER PENNSYLVANIA



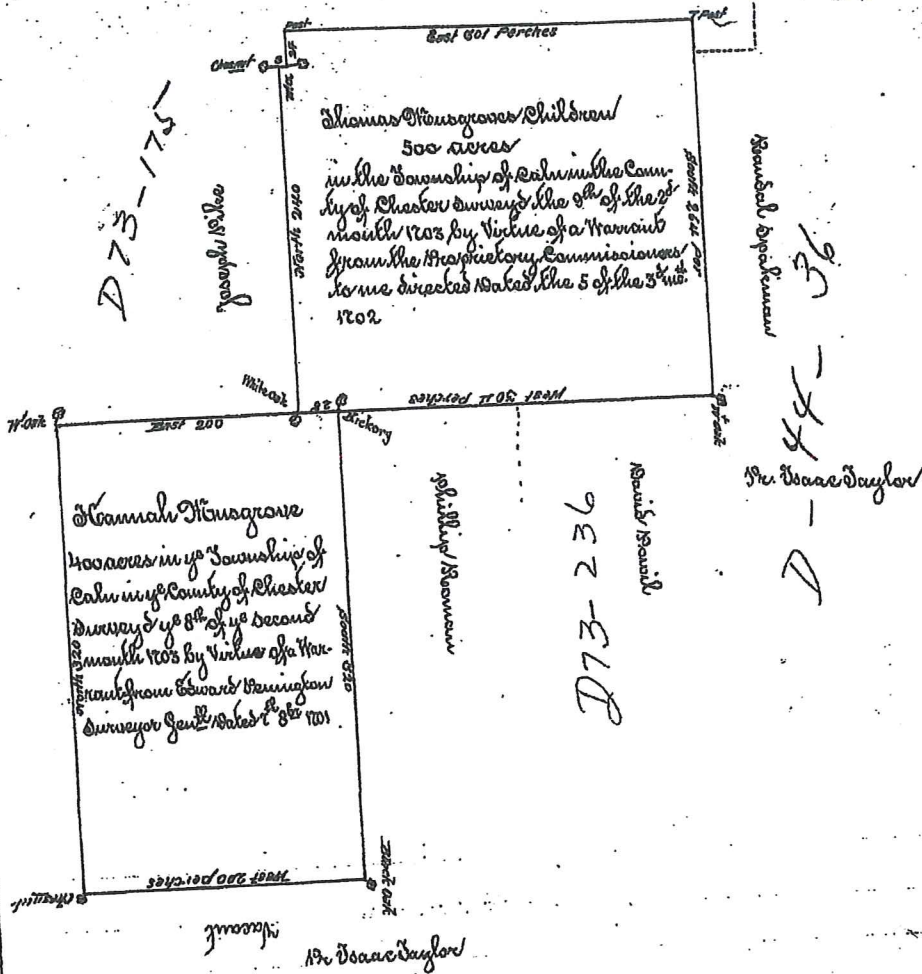
PARID	3902 0007000
UPI	39-2-7
Owner 1	CHOC JOSEF
Owner 2	
Mailing Address 1	4413 EDGES MILL RD
Mailing Address 2	DOWNTOWN PA
Mailing Address 3	
ZIP Code	19335
Deed Book	A45
Deed Page	114
Deed Recorded Date	
Legal Desc 1	NS EDGES MILL RD
Legal Desc 2	3.3 AC & DWG
Acres	3.0000
LUC	R-10
Lot Assessment	\$41,690
Property Assessment	\$75,990
Total Assessment	\$117,680
Assessment Date	12/19/2014
Property Address	4413 EDGES MILL RD
Municipality	CALN
School District	COATESVILLE AREA

Map Created:  
Wednesday, July 8, 2015

County of Chester



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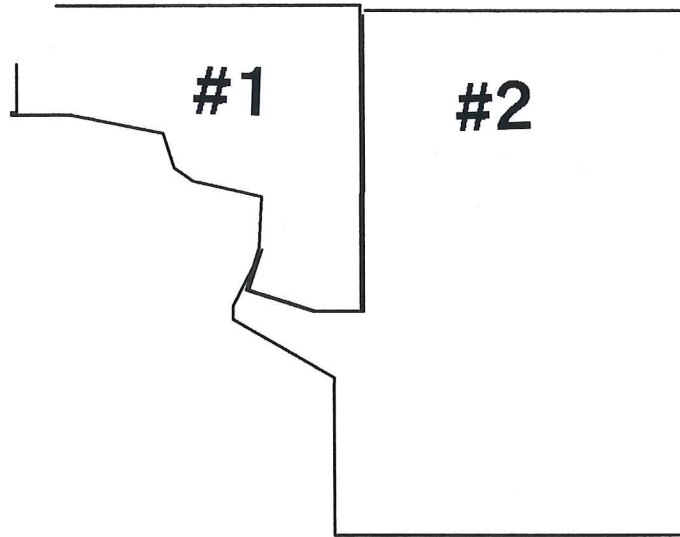


IN TESTIMONY that the above is a copy of the original remaining on file in the Department of Internal Affairs of Pennsylvania, made conformably to an Act of Assembly approved the 16th day of February, 1833, I have hereunto set my Hand and caused the Seal of said Department to be affixed at Harrisburg, this

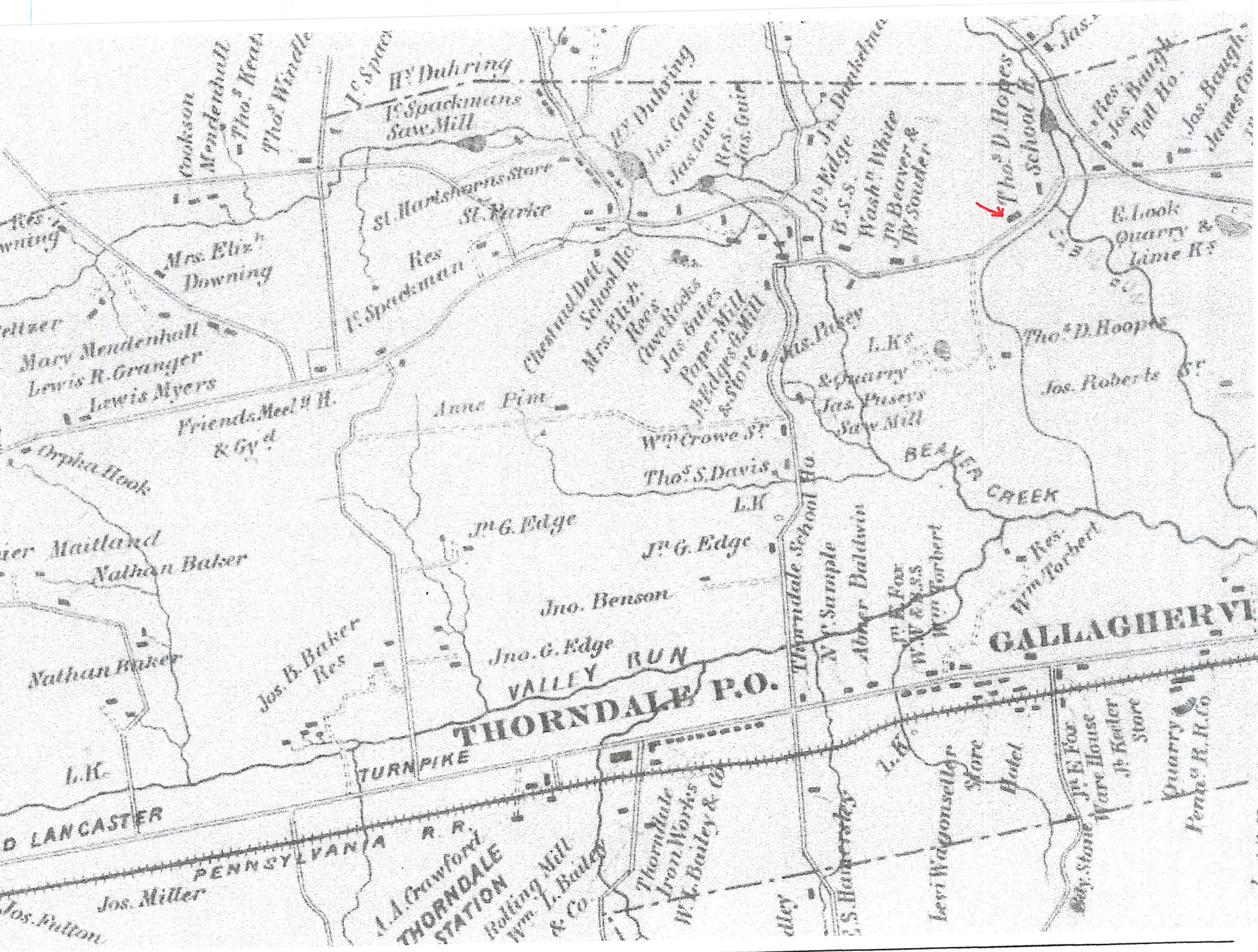
\_\_\_\_\_ day of July 1897

*James W. Pitta*  
Secretary of Internal Affairs.

# DISPOSITION OF PROPERTY OF AARON MENDENHALL



<b>Aaron Mendenhall Property</b>		
<b>#1 Aaron Mendenhall to Griffith Mendenhall</b>		
<b>#2 Aaron Mendenhall to John Hoopes the younger</b>		



**THORNDALE P.O.**

**GALLAGHER VI**

**THORNDALE STATION**

Tho. D. Hoopes - School H.

VALLEY RUN

BEAVER CREEK

PENNSYLVANIA R.R.

TURNPIKE

Rolling Mill  
Wm. L. Bailey & Co.

Thorndale Iron Works  
W. A. Bailey & Co.

Levi Wagonseller  
Store  
Hotel

J. E. Fox  
Ware House  
J. Kester  
Store  
Quarry  
Vente & H. Co.

J. G. Edge

J. G. Edge

Jno. Benson

Jno. G. Edge

Tho. S. Davis

Wm. Crowe Sr.

Anna Pint

Chestnut Hill School Ho.  
Mrs. Eliz. H. Hoops  
Cave Rocks

Paper Mill  
J. Hedges & Mill  
& Store

Jas. Pusey & Quarry  
Jas. Pusey  
Saw Mill

Tho. D. Hoopes

Jos. Roberts Sr.

E. Look  
Quarry & Lime R.

Jos. Baugh  
Toll Ho.

Jos. Baugh  
James Co.

Wash. White  
Jm. Beaver & W. Souder

J. D. Hodge

J. D. Hodge

Jas. Gule  
Jas. Gule  
Mrs. Gule  
Jas. Gule

W. Duhring  
E. Spackmans  
Saw Mill

St. Mark's Store  
St. Marice

Res  
E. Spackman

Mrs. Eliz. Downing

Mary Mendenhall  
Lewis R. Granger  
Lewis Myers

Friends Meet H.  
& G. d.

Orpha Hook

Nathan Baker

Nathan Baker

L.K.

D LANCASTER

Jos. Miller

Jos. Patton

J. A. Crawford

alley

J. S. Humphreys

L.K.

Abner Baldwin

J. E. Fox

W. V. S. S.

Wm. Vorbert

W. V. S. S.

Wm. Vorbert

W. V. S. S.

Wm. Vorbert

W. V. S. S.

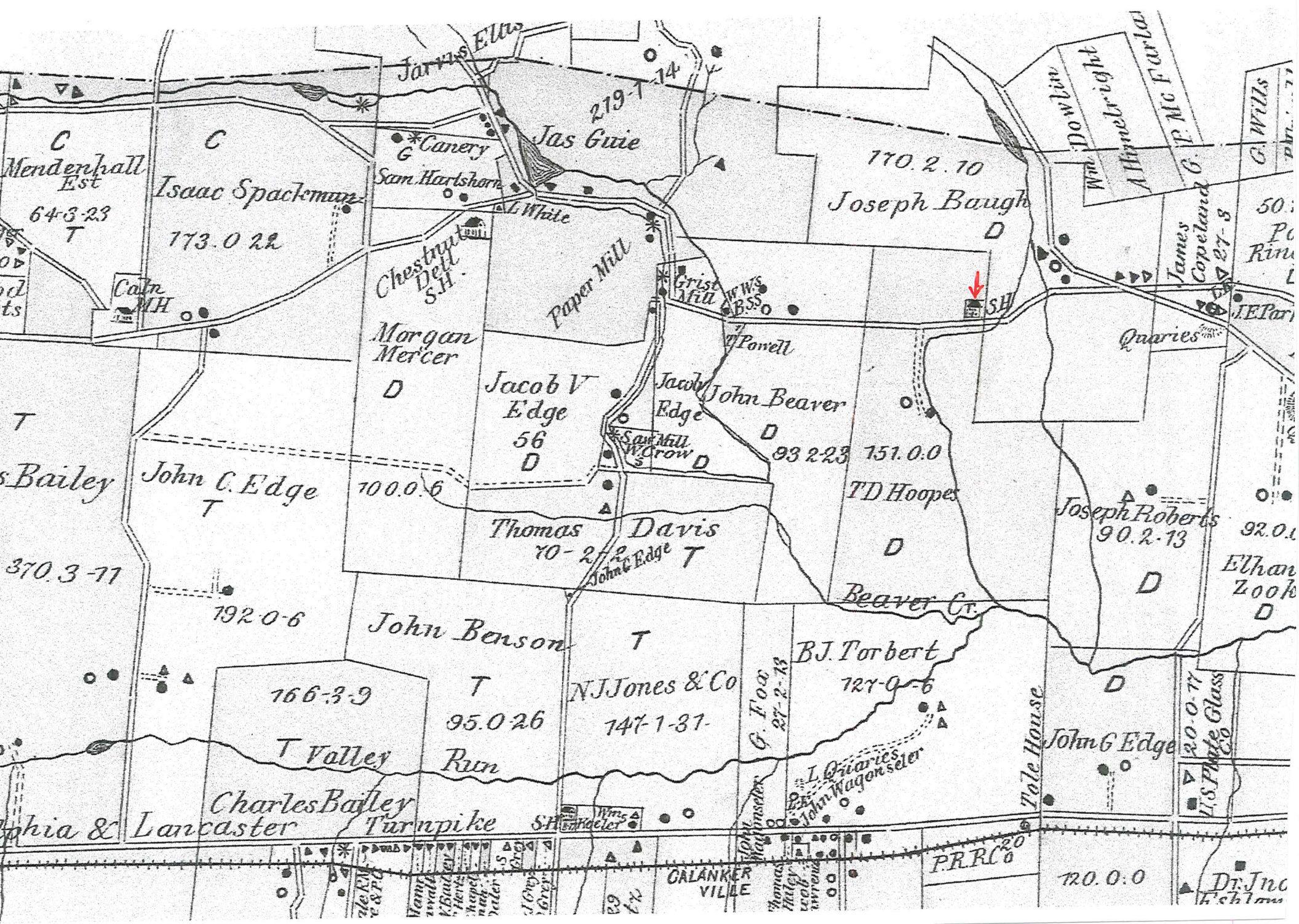
Wm. Vorbert

W. V. S. S.

Wm. Vorbert

W. V. S. S.

Wm. Vorbert



C  
Mendenhall  
Est  
64-3-23  
T

C  
Isaac Spackman  
173.0 22

\*Canery  
San Hartshorn  
L White

Jarvis Ellis  
219-1-14  
Jas Guie

170.2.10  
Joseph Baugh  
D

Wm Dowling  
A Himebright  
P Mc Farla  
G. Wills  
50  
Po  
Rim  
L  
J E Par

Caln  
MH

Chestnut  
Dell  
S.H.  
Morgan  
Mercer  
D

Paper Mill

Grist  
Mill  
W W S  
B S S  
Powell

SH

Quarries

T  
s Bailey

John C. Edge  
T

Jacob V  
Edge  
56  
D

Jacob  
Edge  
D

John Beaver  
D  
93 2-23

151.0.0  
TD Hoopes  
D

Joseph Roberts  
90.2-13  
D

370.3-77

192.0-6

John Benson  
T

Thomas  
70-2-2  
Davis  
John C Edge T

Beaver Cr

92.0.0  
Elhan  
Zook  
D

166-3-9  
T Valley  
Run

95.0 26

N J Jones & Co  
147-1-37

G. F. Co  
27-2-73

BJ. Torbert  
127-9-6

Tale House

John C Edge  
D

phia & Lancaster Turnpike

SH  
Wm  
Hager

CALANKER  
VILLE

PRR Co

120.0.0

Dr. Inc  
H'shlaw

# CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

## I. Site Information

Form No. 029

County 029

Region 09

Municipality 39

Site # 067

Recorded by Douglas Turner

USGS Quad 4413

Street # 4413

Date 9-1982  
Street Name EDGE'S MILK ROAD

UTM West

East

Reference South

North

Photographic Log  
Roll No. 09-39-C Frame(s) 15A

Photographer: E. CREMERS

Owner/Contact S. Earl Entekin Phone \_\_\_\_\_

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

A Present Use

A Original Use

- A. Residence - Non-Farm
- B. Residence-Farm
- C. Commerical
- D. Educational
- E. Entertainment
- F. Government

- G. Industrial
- H. Museum
- I. Military
- J. Religious
- K. Scientific
- L. Transportation

- M. Park/Cemetery
- N. Row House
- O. End Row House
- P. Semi-Detached or Duplex
- Q. Can't Determine
- R. Other

## III. Date of Construction

F Core maybe over older bldg. Major Wing

- A. 1680-1730
- B. 1730-1780

- C. 1780-1820
- D. 1820-1860

- E. 1860-1900
- F. 1900-1930

Source of Date

- Estimate
- Deed, Tax list, etc.
- Datestone
- Hearsay
- Other

Sketch Datestone (Optional)

Architect/Builder (if known) \_\_\_\_\_

## IV. Historical Significance (if known)

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

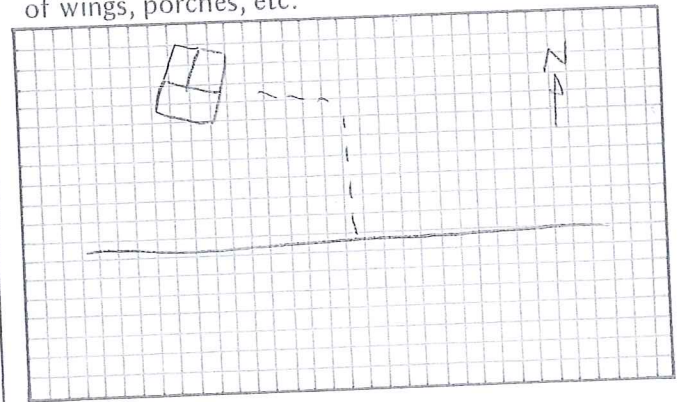
- 1873 Witmar's Farm Atlas
- 1883 Breou Farm Atlas
- Sanborn Maps
- Franklin Maps

Additional Maps/Information:

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

- Barn(s)
- Springhouse
- Smokehouse
- Ice house
- Root Cellar
- Shed
- Stable
- Other
- Carriage House
- Kiln
- Outhouse
- Corn Crib
- Cemetery
- Windmill
- Tenant house

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



## Bibliography

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

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

Other sources checked were

Google

At the Chester County Historical Society

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



Be it Remembered, That I Aaron Mendenhall of Calhoun, in  
the County of Chester & Province of Pennsylvania, forman, Being of sound  
Disposing Mind & Memory; do make this my Last Will & Testament in Manner  
following; That is to say; My Will is, that all my just Debts, & Funerals Charges,  
be paid as soon as may be after my Decease. Item, I give & Bequeath to my  
son Aaron, the sum of Five Pounds, Current Money of Pennsylvania; to be  
paid him in Twelve Months after my Decease.

Item I Give & Bequeath to my Daughter Lydia; Two Hundred pounds Current  
Money; Fifty pounds to be paid in Twelve Months after my Decease, & the Remainder  
after the Decease of my Wife.

Item I Give & Bequeath to my son James, the sum of Five Shillings.

Item I Give & Bequeath to my son John the sum of Five Shillings.

Item My Will is, that my Wife shall have the profits of the Remaining  
part of my Estate, Both Real & Personal, to be at her own Disposing  
while she Remains a Widow, and after, to be Sold by my Executor, of the  
Money arising by such sale; to be Equally Divided between my Daughter  
Elizabeth, & my Daughter Rose; share & share alike, only Elizabeth is to have <sup>one</sup> <sup>fourth</sup>

And I do appoint my son in Law Caleb Kirk; to be sole Executor  
of this my last Will & Testament, Revoking all others Will by me made.

This Will was made & signed by me Aaron Mendenhall, in presence of  
Seventh Day of the tenth Month; One Thousand Seven Hundred & Sixty  
Four. 1764.

Signed Sealed & Declared by the Above Named Aaron Mendenhall,  
as of his Last Will & Testament.

In the Presence of

Thomas Coates

Thos. Stalker

Benj. Davies

Aaron Mendenhall

If it should so happen that my said Executor, should be in my Debts at  
the Time of my Decease; My Will is that it shall be Satisfied, with the  
part of my Estate.

Given at  
Calhoun the 10th June

1795  
 The Twentieth second day of September in the year of our Lord one thousand and Six hundred and Eighty three Before me Adam Grubb Esq. one of the Justice of the Court of Common Pleas for the County of Chester came the within named Executors Joseph Talbot and John Talbot and Acknowledged the within written Indenture to their act and Deed and were willing the same should be Recorded According to Law As Witness my hand and Seal  
 Adam Grubb Seal Recorded April 23<sup>d</sup> 1784

**Deed** Caleb Kirk Executor of **Joel Hoops** to whom these presents shall come Caleb Kirk late of East Caln Township in the County of Chester now of York County in the Province of Pennsylvania Executor of the last will and Testament of Aaron Mendenthall late of Caln aforesaid Deceased In doth speaking Whereas the said Aaron Mendenthall was in his Lifetime and at the time of his death lawfully seized his Demesne as of Fee of an in a certain Capital Meuage or Tenement Plantation and Tract of Land Situate Lying & being in East Caln Township bounded as follows (Viz) Beginning at a post in a corner of Griffiths Mendenthalls land near a marked Chesnut Tree Thence by Land formerly surveyed for the proprietors West East one Hundred and Sixty three perches to a post Thence by the same Land formerly of Richard Speakman South two hundred and Sixty four perches to a White Oak West by Land formerly of David Powal and Philip Roman one Hundred and Eighty perches to a post Thence by Robert Valentines Land North seventy nine perches to a Black Oak North Eighty Degrees West fifty nine perches to a post North six perches to a Hickory Sapling and North twenty seven Degrees East thirty three perches to a post near a marked White Oak by the East side of the Creek thence by Griffiths Mendenthalls Land South Eighteen Degrees West Twenty two perches to a Spanish Oak South seventy three Degrees East Thirty six perches to a Spanish Oak East Twenty four perches to a Stone and North one hundred and fifty four perches to the place of Beginning containing by Estimation two thousand and Eighty Acres be the same more or less All being so the said seized Deceased this Life having first made his last Will and Testament in Writing bearing date the Twentieth seventh day of the Tenth month in the year 1768 wherein are the following words "I Will my will is my wife shall have the profits of the remaining part of my Estate both real and personal to at her disposing while she remains a Widow and after to be sold by my Executors and the money arising from the sale to be Equally Divided between my Daughter Elizabeth and my Daughter Rose Share and Share alike" All of his said Will did appoint his Son in Law the said Caleb Kirk sole Executor and the said Caleb Kirk taking upon him the Execution of the said Testament and prove and proved the same in due form of Law by the said Testament remaining in the Register Generals office at Chester may at large appear and the Widow and Heirs of the said Testator being Deceased NOW KNOW ALL that the said Caleb Kirk for and in consideration of seven hundred and Twenty five pounds Lawfull money of Pennsylvania to him in well and truly paid by John Hoops the younger late of York Township in the said County of Chester now of East Caln aforesaid at and before the Enacting and Deliberation of the Receipt whereof the said Caleb Kirk doth hereby Acknowledge and thereof acquit and forever discharge the said John Hoops his Heirs and Assigns by these presents hath granted bargained sold Released and confirmed and by his presence and by force and virtue of the said last will and Testament of Aaron Mendenthall aforesaid doth Grant bargain sell Release and confirm unto the said John Hoops and to his Heirs and Assigns forever All the Estate Right Title and Interest which was of the said Aaron Mendenthall of in and to the aforesaid Capital Meuage Tenement Plantation and Tract of Land herein above Described containing two thousand and Eighty Acres be the same more or less and of in and to all and singular other the Houses Buildings

Deed Book  
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396 Barns Stables Gardens orchards fields fences meadows Pastures ways waters  
 waters Water Courses Fishings foulings Hawking's Huntings Rights Liberties  
 Priviledges Hereditaments and appurtenances whatsoever that unto belong  
 ing or in any wise appurtening and the Reversions and Remainders Tenures  
 Issues and profits thereof and all Deeds, Evidence and Writing touching or  
 concerning the same TO HAVE AND TO HOLD all the Estate and Right  
 appertaining which was of the said Aaron Mendenhall of and in the said Messu-  
 age Plantation and Tract of Land Hereditaments and premises hereby  
 granted or mentioned to be with the appurtenances unto the said John  
 Hoops and to his heirs and assigns to the only proper use and behoof of the said  
 John Hoops his heirs and assigns forever UNDER the yearly Quitrent here-  
 after accruing for the same to the Chief Lord or Lords of the fee thereof ANd the  
 said Caleb Kirk doth covenant promise and grants to and with the said  
 John Hoops his heirs and assigns by these presents that he the said Caleb  
 Kirk hath not done Committed or Wittingly or unwittingly suffered to be done or committed  
 any act matter or thing whereby the said Messuage land and premises hereby  
 granted or mentioned so to be is or may be impeached charged or incum-  
 bered in title otherwise ANd the said Caleb Kirk doth covenant further for  
 himself his heirs Executors by these presents that he or they or any other Person  
 or Persons any thing having or Lawfully claiming in the said Messuage  
 Land and premises hereby mentioned to be granted or any part  
 thereof by from or under him them or any of them shall and will at  
 any time or times hereafter upon the reasonable request and at the proper  
 cost and charges in the Law of the said John Hoops his heirs and assigns  
 make Do Execute and Acknowledge or cause to be all and every such  
 Acquittance and other reasonable act Deeds Deed or Deeds conveyances or Affir-  
 mances in Law whatsoever for the further and better and more perfectly main-  
 taining and assuring of all and singular the said Messuage Land and premis-  
 es with the appurtenances unto the said John Hoops his heirs and assigns  
 as by him or them or by his or their counsel legitimated in the Law shall be  
 Reasonably advised advised or required IN WITNESS whereof the said Caleb  
 Kirk hath to these presents set his hand and seal dated the Eleventh  
 day of the fifth month in the year of our Lord one thousand seven hundred  
 and Seventy One. Caleb Kirk <sup>seal</sup> sealed and Delivered in the  
 presence of us Thomas Hoopes M<sup>r</sup> Justice Jun<sup>r</sup> Received the day of the  
 date of the above written Deed Poll from the above named John Hoops the  
 sum of nineteen pound red and twenty five pence lawfull money of Pennsylv-  
 in full of the consideration money above said. I say Received by me Caleb Kirk  
 Witness present Thomas Hoopes M<sup>r</sup> Justice Jun<sup>r</sup> The Eleventh day of the fifth  
 month anno Dom<sup>o</sup> 1775 before me Warrick Miller one of the Justices of the Peace and for  
 the County of Chester personally appeared the above named Caleb Kirk and  
 Acknowledged the above written Deed Poll to be his act and Deed for the Intent  
 that the same may be Recorded as his Deed according to Law In Testimony  
 whereof I have hereunto set my hand and seal the day & year aforesaid.  
 Warrick Miller <sup>seal</sup> Record April 23<sup>d</sup> 1775

Deed John Ottey et ux This Indenture made the nineteenth day of  
 to William Pennell April in the Year of our Lord one Thousand seven hundred &  
 Eighty three Between John Ottey of Middletown Township in the County of Chester  
 and Pennsylvania Freeman and Ann his wife of the one part and William Pennell  
 all of the same Township and County Miller of the other part Witnesses that the said  
 John Ottey and Ann his wife for and in consideration Twenty pounds fifteen shillings  
 current Silver money of Pennsylvania unto them in hand well and truly paid  
 by the said William Pennell at or Immediately before the Signing and Delivery  
 hereof the Receipt whereof they do hereby Acknowledge and thereof do Quiet Release  
 and forever Discharge the said William Pennell his heirs and assigns by these presents

# Deed Book

## X Vol. 22

lime stone corner in a line dividing Epheland and Charlestown townships thence  
 along said line by land of Frederick through North thirty eight degrees and an half East fifty  
 five perches and one half to a red oak tree thence South forty nine degrees East by land of  
 Philip DeFauick fifty three perches and three tenths to a lime stone thence South thirty eight  
 degrees and a quarter West by other land of said Bull and Neiler forty two perches to a  
 lime stone and North sixty seven degrees and three quarters West fifty one perches and six  
 tenths to the beginning containing fifteen acres and one hundred and four perches of  
 land be it more or less (The two described tracts of land being parts of a larger tract  
 of Land which Thomas J. Davis and Isaac Davis Administrators to the Estate of Lovell  
 Davis deceased sold and Conveyed to the said John G. Bull and Jacob Neiler as read  
 in fee said Indenture intended to be Recorded &c.) Together with all and singular  
 the Building Improvements ways Woods Waters Watercourses rights liberties Privileges Heredi-  
 taments and appurtenances whatsoever therunto belonging or in any wise appertaining  
 and the Reversions and remainders rents issues and profits thereof And all the Estate  
 right title Interest use Possession Property Claim and demand whatsoever of them the  
 said Parties of the first part in Law equity or otherwise howsoever of in to or out of the  
 same To have and to hold the said two above described tracts of Land He-  
 reditaments and promises hereby granted or mentioned or intended to be  
 with the appurtenances unto the said Jacob Neiler and to his heirs assigns  
 to the only proper use benefit and behoof of the said Jacob Neiler his heirs and  
 assigns forever And the said John G. Bull and Jacob Neiler for themselves  
 their heirs Executors and Administrators doth Covenant promise grant and  
 agree to and with the said Jacob Neiler his heirs and assigns by these presents  
 that they the said John G. Bull and Jacob Neiler and their heirs the said  
 above two described tracts of Land hereditaments and promises hereby granted  
 or mentioned or intended so to be with the appurtenances unto the said Jacob  
 Neiler his heirs and assigns against themselves the said John G. Bull and Jacob  
 Neiler and their heirs and against all and every other Person or persons whomsoever  
 lawfully claiming or to claim the same by from or under them or any of them  
 shall and will warrant and for ever defend by these presents In Witness whereof  
 the said Parties of the first have interchangeably set their hands and Seals hereunto  
 the day and Year first above Written John G. Bull *Seal* Sarah Bull *Seal* Jacob  
 Neiler *Seal* Mary Neiler *Seal* Sealed and delivered in the presence of Isaac Davis  
 Tho. Bodley Received on the day of the date of the above Indenture of the above named  
 Jacob Neiler the full consideration money above mentioned to be paid John G. Bull  
 Jacob Neiler Before me the subscriber one of the justices of the peace in and for Chester  
 County came John G. Bull and Sarah his Wife and Jacob Neiler and Mary his Wife and  
 acknowledged the within written Indenture to be their Act and deed and directed the  
 same might be recorded as such they the said Sarah and Mary being of full age  
 and being separately and apart from their said husbands by me examined according  
 to Law the contents thereof being made known to them and they declaring it was  
 of their own voluntary free will and accord without any coercion or compulsion what-  
 ever Witness my hand and seal this thirtieth day of April in the Year of our Lords  
 one Thousand eight hundred and eighteen Tho. Bodley *Seal*

Recorded May 2. 1819 +

# Deed This Indenture

made the fifteenth  
 day of the fourth month in the year of our Lord one thousand  
 eight hundred and seventeen Between John Hoopes of East  
 Joseph Hoopes Calm Township in the County of Chester and Commonwealth of  
 Pennsylvania Farmer of the one part And Joseph Hoopes  
 of the Township and County aforesaid one of the sons of the said John Hoopes of the  
 other part Witnesseth that the said John Hoopes for and in consideration of the  
 natural love and affection which he hath and doth bear unto his son the said  
 Joseph Hoopes and for the furtherance of them the said Joseph Hoopes in business

207  
798  
161  
111

434 and also for and in Consideration of Three Thousand Dollars current lawful money of the United States of America to him the said John Hoopes in hand well and truly paid by the said Joseph Hoopes at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged hath given granted aliened, conveyed and confirmed and by these presents doth give grant alien convey and Confirms unto the said Joseph Hoopes and to his heirs and assigns All those two Certain Tracts pieces or parcels of land the largest of which when on the Brick Mansion house stands situate in East Calm Township aforesaid is bounded and described as follows to wit Beginning at a stone on the line of Joseph Arters land thence by other land of the said John Hoopes North eighty four degrees and a half East one hundred and eight perches to a small Chestnut tree South four degrees East one hundred and six perches to a post and north eighty four degrees and a half East fifty trees and on the line of land late of Thomas D Parke deceased thence by the same and land of James Donaldson North four degrees West one hundred and fifty four perches to a post thence by said Donaldson's land and the herein after described tract South eighty four degrees and a half West one hundred and sixty three perches and three tenths to a stone standing seven tenths of a perch West of an Old marked Chestnut tree being a corner (mutually) agreed upon by the parties of the aforesaid Joseph Arters land thence by the same South two degrees and three quarters East fifty four perches to the place of beginning containing Ninety Acres be the same more or less And the other tract situate in the Township of Mandrywine and County of Chester aforesaid is bounded and described as follows to wit Beginning at a corner of land of James Donaldson in the line of the above described tract thence by the said line South eighty four degrees and a half West one hundred and sixty four perches to a <sup>stone</sup> corner of Joseph Arters land thence by the same and land of Hunt Downing North five degrees and a half West forty perches to the corner of Samuel Haines land and by the same North eighty five degrees East ninety perches and North six degrees West thirty one perches and seven tenths to the line of land late of Samuel M Farlan thence by the same and land of James Donaldson South sixty two degrees East fifty four perches and a half and South forty degrees and a half East fifty perches to the place of beginning containing Forty two acres and forty seven perches be the same more or less (The first above described tract of land is part of a larger tract of land and premises containing two hundred and eighty acres more or less which Caleb Kirk by Deed Poll under his hand and seal duly executed dated the eleventh day of the fifth month Anno Domini One Thousand Seven hundred and seventy one did grant and convey unto the above named John Hoopes (by the name of John Hoopes the younger) and to his heirs and assigns for ever as in and by the said in part recited Deed Poll which is recorded in the Recorders Office for Chester County in Book A Vol 27 page 395 &c may more fully appear And the last described tract of land is the same land and premises which Titus Taylor Esq<sup>r</sup> late high Sheriff of Chester County by Deed Poll under his hand and seal duly executed and acknowledged bearing date the third day of May Anno Domini One thousand eight hundred and nine did grant and convey unto the above named John Hoopes in fee simple referred to the said last in part recited Deed Poll being had may more fully appear Together with all and singular the Houses Buildings Gardens Orchards Woods meadows Ways Waters Watercourses rights liberties privileges hereditaments and Appurtenances whatsoever to the said two described tracts or parcels of land belonging or in anywise appertaining (Excepting and reserving nevertheless the saw mill that is now in Use on the first above described tract of land and the ground upon which the same now stands with two perches of land on each side and ends of said Mill with free privilege of the Water as the same is now conveyed by the head race or Artificial Watercourse from a Dam above the tan Yard to the aforesaid Saw Mill the said Dam and Head race to be kept open and in good repair by the said Joseph Hoopes his heirs and assigns from the Dam aforesaid to the head of the Fountain Pump at the tan yard and for his and theirs so doing he and they shall be entitled to and have as much water as may be necessary for the Use of the said

John Hoopes, who has privilege to remove the said Saw Mill and to erect any other Water works in lieu thereof that the said John Hoopes his heirs and assigns may hereafter think proper preserving also the tail race of and the Water Course that conveys the water from the said Saw Mill to the present dwelling house of the said John Hoopes together with the free ingress egress and regress to and for the said John Hoopes his heirs and assigns and his and their Workmen and Labourers with Horses Carts and Carriages at all convenient times and Seasons hereafter forever through the land of the said Joseph Hoopes his heirs and assigns in and along the banks of the said three Water Courses for the mending clearing and repairing the same with liberty and privilege for that purpose to dig and take stone and earth from the adjoining land of the said Joseph Hoopes when and as often as need be or occasion requires And the reversions remainders rents issues and profits thereof And also all the Estate Right title and interest the possession property claim and demand whatsoever well at Law as in equity or otherwise whatsoever of him the said John Hoopes of in to or out of the same To have and to hold the said two described tracts pieces or parcels of land hereditaments and premises hereby granted or mentioned or intended to be with the Appurtenances (except as before excepted) and reserved unto the said Joseph Hoopes his heirs and assigns to the only proper use and behoof of the said Joseph Hoopes his heirs and assigns forever And the said John Hoopes for himself his heirs Executors and Administrators and Administrators doth Covenant promise grant and agree to and with the said Joseph Hoopes his heirs and assigns by these presents that he the said John Hoopes and his heirs the said two above mentioned and described tracts pieces or parcels of land hereditaments and premises hereby granted or mentioned or intended to be with the Appurtenances (except as before excepted) and reserved unto the said Joseph Hoopes his heirs and assigns against him the said John Hoopes and his heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by Law or under him them or any of them shall and will Warrant and forever defend by these presents In Witness whereof the said John Hoopes hath hereunto set his hand and seal dated the day and year first above Written

John Hoopes (S) sealed and delivered in the presence of us Jane Hoopes Lewis Hoopes Received the day of the date of the above Written Indenture of and for the above named Joseph Hoopes the sum of three thousand dollars being the full Consideration money above mentioned H. Rec. for John Hoopes Witness present H. Jane Hoopes Lewis Hoopes - Chester County Pa On the eighteenth day of the fourth month Anno Domini one thousand eight hundred and seven personally appeared before me the Subscriber one of the Justices of the Peace in and for said County the above named John Hoopes and acknowledged the above written Indenture to be his Act and deed in due form of Law and desired the same as such might be Recoded In Testimony whereof I have hereunto set my hand and seal the day and year aforesaid James M. Farland (S)

Recorded May 3<sup>rd</sup> 1819

Deed This Indenture

made the twentieth day of April in the Year of our Lord one thousand eight hundred and eighteen Between Joshua Haines of the township of Honeybrook in the County of Chester and State of Pennsylvania Cutlers of the one part and David H. Hackett of the township Honeybrook and State aforesaid Mason of the other part Witnesses that the said Joshua Haines for and in Consideration of the sum of sixty Dollars to him in hand paid by the said David H. Hackett at and before the making and delivering hereof the receipt whereof he doth hereby acknowledge and thereof acquit and forever discharge the said David H. Hackett his heirs Executors and Administrators by these presents have bargained granted sold Aliened enfeoffed released and confirmed and by these presents do grant bargain sell Alien enfeoff release and confirm unto the said David H. Hackett and to his heirs and assigns All that Lot Number nine in the Town of Waynesburg in Honeybrook township Chester County and State aforesaid bounded and limited as follows Viz Beginning at a Stone on the North Side of the Turnpike road there by the same South fifty degrees



and Samuel Hoopes, and partition proceedings upon the estate of the said David Hoopes were had in the Orphans Court of Chester County in pursuance whereof the premises hereinbefore described with said water right and appurtenances were on October 26<sup>th</sup>, 1858 adjudged and decreed to the said Thomas D Hoopes, party hereto in fee, as by reference to said proceedings will more fully and at large appear. Excepting and reserving all that lot of land sold and conveyed by Thomas D. Hoopes to the School District of East Calw Township, by deed dated August 5, 1862 recorded in Deed Book P. C. page 365, bounded and described as follows, viz: Beginning in the middle of a public road leading from the Downingtown & Harrisburg Turnpike to Edger's Mill, in line of Mary J. Raugh; thence along the same north one and a quarter degree west, thirteen and thirty-three hundredths perches to a stone; thence by other land of Thomas D. Hoopes south seventy-two degrees west six perches to a stone; thence south one and a quarter degree east thirteen and thirty-three hundredths perches to a stone in the middle of said road; thence along the middle of the same north seventy-two degrees east six perches to the place of beginning. Containing half an acre of land to the same

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

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

AND the said Thomas D. Hoopes, for himself, his ..... Heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said party, his ..... Heirs and Assigns forever, that, his ..... the said Thomas D. Hoopes, his ..... heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party ..... of the second part, his ..... Heirs and Assigns, against, him, the said Thomas D. Hoopes, his ..... heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by force or under him, them, or any of them .....

SHALL AND WILL, by these presents, WARRANT AND FOREVER DEFEND. In Witness Whereof, The said party ..... of the first part to these presents, his ..... hereunto set, his ..... hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of  
 Sarah D. Hoopes  
 Elizabeth Hoopes  
 Thomas D. Hoopes  
 Received the day of the date of the above indenture, of the above named .....

State of Pennsylvania County of Chester ss:

ON THE 17<sup>th</sup> day of April Anno Domini 1907 before me, the undersigned a Notary Public in and for said state

Thomas D. Hoopes personally appeared the above named, being of full age and separate and apart from his said husband by me thereupon privately examined, and the full contents of the above Deed being by me first made known unto him, did thereupon declare and say that, he did voluntarily and of his own free will and accord, sign, seal and as witness, act and deed delivered the above written Indenture, Deed or Conveyance, without any coercion or compulsion of his said husband.

WITNESS my hand and seal the day and year aforesaid.  
 E. C. Austin  
 Notary Public  
 my commission expires January 17, 1911.  
 Recorded April 17, 1907.



DEED

M-15

This Indenture, Made the Twenty-first day of

HENRY EDWIN GROFF & WIFE  
TO  
JOHN B. WRAY.

April, in the year of our Lord one thousand nine hundred and nineteen,  
BETWEEN Henry Edwin Groff and Irene Groff his wife, of Oaln Township,  
Chester County, Pennsylvania, parties of the first part,  
AND  
John B. Wray of the same place, party

of the second part, Witnesseth: That the said part 1st of the first part, for and in consideration of the sum of One dollar and other value- ble consid- eration of the United States of America, well and truly paid by the said part 1st of the second part to the said part 1st of the first part, at and before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm unto the said part y. of the second part, his Heirs and Assigns.

ALL THAT messuage and tract of land situate in the Township of Oaln, Chester County, Pennsylvania, bounded and described as follows, viz: BEGINNING at a stone at the southeast corner of Henry Edwin Groff's land; thence north eighty seven and three quarter degrees east one hundred and thirty one and seventy two hundredths perches to land formerly of Robert Parke; now of John Gardiner's Estate; thence along the same north one and a quarter degrees west one hundred and thirteen perches to Joseph Baugh's land; thence by the same south eighty seven degrees east fifty six and one tenth perches to a stone; thence by the same north one and a quarter degrees west one hundred and one perches, thence by the same south eighty seven degrees west seventy eight and eight tenths perches to a corner of Henry Edwin Groff's land; thence by the same south two degrees east two hundred and thirteen perches to the place of beginning.

CONTAINING one hundred and forty two acres, sixty nine perches of land, be the same more or less; TOGETHER with the saw mill site and the ground upon which said mill formerly stood with two perches of land on each side and end of said mill with free privilege of the water as the same is now and has heretofore been conveyed by the head race or artificial water courses from a dam above the old tan yard to the premises hereby conveyed as excepted and reserved by John Hoopes in his Deed dated April 18th, 1817 to Joseph Hoopes, recorded in Deed Book Q 3, Vol. 64, Page 433.

EXCEPTING AND RESERVING all that lot of land containing half an acre sold and conveyed by Thomas D. Hoopes to the School District of East Oaln Township by Deed dated August 5th, 1862, recorded in Deed Book T 6, Page 365. BEING the same premises which Thomas D. Hoopes by Deed dated April 1st, 1907 recorded in the Recorder's Office of Chester County in Deed Book M 13, Vol. 309, Page 58 granted and conveyed in fee unto Henry Edwin Groff, Grantor herein.

TOGETHER with the free and uninterrupted right at all times hereafter forever to take to and use on the here in conveyed premises so much water as will naturally flow through a two inch pipe inserted in the spring on other land of said Grantor known as the Beaver Farm, (which is about to be conveyed to Howard O. Ingram) and also the right to enter upon said Beaver Farm at all times hereafter forever for the purpose of repairing, renew- ing and maintaining said pipe on and along its present location.

And the said Henry Edwin Groff, for himself, his heirs and assigns, owners, tenants or occupants, of the said Beaver Farm, hereby covenants that he and they shall not at any time or in any way cause or permit the said water supply hereby granted to be diminished to a greater extent than will naturally occur as a result of plac- ing in said spring a similar two inch pipe upon exactly the same level as the pipe first above mentioned, which second two inch pipe shall be used in securing an equal water supply for the Beaver Farm. Nothing herein con- tained shall prevent the Grantor herein or his heirs and assigns from using all of the overflow of said spring or all the water that can be drawn thereout by means of other pipes inserted in said spring at a high level than that of the pipe supplying the hereby conveyed premises.

TOGETHER with all and singular the buildings, improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part 1st of the first part, of, in and to the said premises, with the appurtenances.

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

And the said parties of the first part for themselves, their Heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said part y of the second part his Heirs and Assigns forever, that they the said parties of the first part, their Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part y of the second part, his Heirs and Assigns, against them the said parties of the first part, their Heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under him, them or any of them SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND

IN WITNESS WHEREOF, The said part 1st of the first part to these presents have hereinto set their hand and seal this day and year first above written.

Signed, Sealed and Delivered in the presence of  
Walter S. Talbot.  
Arthur P. Reid.

Henry Edwin Groff. (SEAL)  
Irene Groff. (SEAL)

Received the day of the date of the above Indenture of the above named Grantee the consideration money in full for the within described premises.

Henry Edwin Groff.

State of Pennsylvania, County of Chester, ss:  
ON THE Twenty-first day of April, Anno Domini 1919 before me the subscriber, a Notary Public duly commissioned in and for said Commonwealth, residing in West Chester, personally appeared the above named Henry Edwin Groff and Irene, his wife, and in due form of law acknowledged the above INDENTURE to be their act and deed, and desired the same might be recorded as such. Witness my hand and Notarial seal the day and year aforesaid  
Recorded April 21st, 1919.

Arthur P. Reid, Notary Public.  
Commission expires Feb. 3, 1923.

NOTARIAL SEAL

C-478-729  
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10-30-19

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stone in the middle of the public road leading from the Borough of Oxford to Holmes Bridge aforesaid, and in line of land late of the said David W. Crosby, deceased and running thence by the same north thirty and a half degrees west, twelve and seven tenths perches to a corner of the first herein mentioned tract; thence by the same south seventy eight and a half degrees west, thirty three and fifty nine hundredths perches to a line of land now or late of John M. Drennen; thence by the same south seven and a half degrees west, twenty two and seven tenths perches to a stone; thence by land of James H. and Samuel Walker, north sixty seven and one fourth degrees east, forty six perches to the place of beginning; CONTAINING four acres and ten square perches of land, more or less; BEING the same premises which James H. Harding and wife by their Indenture bearing date the 1st day of December A. D. 1914 and recorded in the Recorder's Office at West Chester, in Deed Book V-14, Vol. 343, Page 295 granted and conveyed unto the said George E. Nowell, in fee; TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of them the said grantors as well at law as in equity of, in and to the same; TO HAVE AND TO HOLD the said lots or pieces of ground above described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said grantee, his heirs and assigns, to and for the only proper use and behoof of the said grantee, his heirs and assigns forever; And the said George E. Nowell, for himself, his heirs, executors and administrators doth covenant, promise and agree to and with the said grantee, his heirs and assigns, by these presents that he the said George E. Nowell and his heirs, all and singular the hereditaments and premises here by granted or mentioned and intended so to be with the appurtenances unto the said grantee, his heirs and assigns, against him the said George E. Nowell, his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them shall and will by these presents warrant and forever defend; IN WITNESS WHEREOF, the parties of the first part herein have hereunto set their hands and seals: Dated the day and year first above written:

Sealed and delivered in the presence of us: ..... \$5.00 L.  
 Alfred M. Wilson I. R. Geo. E. Nowell (SEAL)  
 Thos. F. Crier STAMP Helen G. Nowell (SEAL)

Received on the day of the date of the above Indenture of the above named Grantee full payment of said purchase money:

Geo. E. Nowell

On the 31st day of March Anno Domini, 1924; before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the Borough of Oxford, personally appeared the above named George E. Nowell and Helen C. his wife, and in due form of law acknowledged the above Indenture to be their act and deed and desired the same might be recorded as such: WITNESS my hand and Notarial seal the day and year aforesaid:.....

Alfred M. Wilson, Notary Public NOTARIAL  
 My commission expires March 6, 1927 SEAL

Recorded April 1, 1924:

15-16

DERD : THIS INDENTURE, Made the Thirty First (31) day of March in the year of our Lord  
 WILLIAM WRAY, & W.F. ET. AL : one thousand nine hundred and twenty four (1924); BETWEEN William Wray and  
 TO : Mary Bott Wray, his wife, of the City of Pittsburgh, Pennsylvania, and John E.  
 WILLIAM C. WOOD : Wray and Helen Pollock Wray, of the Borough of Downingtown, Pennsylvania, parties  
 : of the first part; AND William C. Wood, Downingtown, Pennsylvania, party  
 : of the second part; WITNESSETH, That the said parties of the first part for and  
 in consideration of the sum of One Dollar and other good and valuable considerations lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents, do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, his heirs and assigns; ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in Caln Township, Chester, County, Pennsylvania, and bounded and described as follows:- BEGINNING at an iron pin in the middle of the public road leading from the Downingtown and Lancaster Turnpike to Edge's Mill at a corner of land belonging to Horace Miller and a corner of other land belonging to the said William Wray and John E. Wray; thence along the public road by the Wray land, south sixty seven degrees, twenty six minutes west, four hundred and sixty four feet to an iron pin; thence leaving the road and still by the Wray land, north thirteen degrees, forty eight minutes west, nine hundred twelve and seven tenths feet to a spike driven in a chestnut tree in a line of land belonging to Abner Williams; thence by the latter, north eighty seven degrees east, seven hundred and sixteen feet to an iron pin; thence still by Williams' land south one degree, fifteen minutes east, four hundred ninety five and two hundredths feet to

a stake, a corner of land belonging to Horace Miller, aforesaid; thence by the same, south seventy two degrees west, ninety nine feet to an iron pin; thence by the same, south one degree, fifteen minutes east, two hundred nineteen and ninety four hundredths feet to the first mentioned point and place of beginning; CONTAINING eleven and twenty two hundredths acres of land be the same more or less; BEING a portion of the same farm or tract of land which H. Edwin Spoff, and wife by deed dated the 31st day of April, 1919 and recorded in the Recorder of Deeds Office of Chester County in Deed Book N-15, Page 420, granted and conveyed unto John E. Wray party hereto in fee; and the said John E. Wray being so seized thereof by deed dated the 31st day of April, 1921 and recorded in the Office of the Recorder of Deeds of Chester County, in Deed Book N-16, Page 420 granted and conveyed unto the said William Wray, an undivided half interest in and to the whole of the aforesaid farm or tract of land; It is understood and agreed that the parties of the first part reserve the title to twenty eight certain blazed trees now standing in the wood land on the premises hereby conveyed and it is further agreed that the parties of the first part shall have the right at any time on or before the 1st day of March, 1928 to enter upon said premises for the purpose of cutting and removing the said trees or any part thereof; TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity, of the said parties of the first part, of, in and to the said premises with the appurtenances; TO HAVE AND TO HOLD the said premises with all and singular the appurtenances, and the buildings and improvements thereon erected, unto the said party of the second part, his heirs and assigns, to the only proper use benefit and behoof of the said party of the second part, his heirs and assigns forever; And the said parties of the first part, their heirs, executors and administrators do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be with the appurtenances unto the said party of the second part, his heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof, from or under him, her, them or any of them shall and will warrant, and forever defend. IN WITNESS WHEREOF, the said parties of the first part to these presents hereunto set their hands and seals: Dated the day and year first above written. Signed, sealed and delivered in the presence of

Walter K. Elder	(	.....	William Wray	(SEAL)
	)	! \$2.60 !	Mary Bott Wray	(SEAL)
R. A. Pannebaker		! I. R. !	John E. Wray	(SEAL)
		! STAMP !	Helen Pollock Wray	(SEAL)
		!.....		

Received, the day of the date of the above Indenture of the above named William C. Wood the full consideration herein stated  
 Witnesseth  
 Walter K. Elder  
 William Wray

State of Pennsylvania, County of Allegheny, SS:-

On the 31st day of March Anno Domini, 1924, before me, a Notary Public in and for said County and State personally appeared the above named William Wray and Mary Bott Wray, his wife, and in due form of law acknowledged the above Indenture to be their act and deed and desired the same might be recorded as such; WITNESS my hand and Notarial seal the day and year aforesaid:

.....  
 Walter K. Elder, Notary Public      ! NOTARIAL !  
 My commission expires March 10, 1925      ! SEAL !  
 .....

State of Pennsylvania, County of Chester, SS:-

On the Thirty First day of March, 1924, before me a Notary Public in and for the State and County aforesaid personally appeared John E. Wray and Helen Pollock Wray, his wife and in due form of law acknowledged the foregoing Indenture to be their act and deed: WITNESS My hand and Notarial seal the day and year aforesaid:

.....  
 Robert A. Pannebaker, Notary Public      ! NOTARIAL !  
 My commission expires March 6, 1927      ! SEAL !  
 .....

Recorded April 1, 1924:

DEED	!	THIS INDENTURE, Made the 31st day of March in the year of our Lord one thousand
CHARLES G. JONES & WIFE	!	nine hundred and twenty four. BETWEEN Charles G. Jones, of the Township of New
TO	!	Garden, County of Chester and State of Pennsylvania, and Maluan H. Pe his wife
JOSEPH P. ROSS & WF.	!	(hereinafter called the Grantors) of the one part; AND Joseph P. Ross and
	!	Lenora V. Ross, his wife, of the same place, (hereinafter called the Grantees)
	!	of the other part; WITNESSETH, That the said Grantors for and in consideration
of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto them well and truly paid		

DEED

WILLIAM C. WOOD & WIFE  
TO  
WILLIAM H. WOOD

This Indenture, Made the 2nd day of August in the year of our Lord one thousand nine hundred and twenty eight (1928) BETWEEN William C. Wood of the Township of Cain, County of Chester and State of Pennsylvania, and Stella J. Wood, his wife of Abol, State of Massachusetts (hereinafter called the Grantors) of the one part; AND William H. Wood of the Township of Cain, County and State aforesaid (hereinafter called the Grantee)

of the other part: WITNESSETH, That the said Grantors for and in consideration of the sum of One dollar and other good and valuable considerations lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents do Grant, bargain, sell, alien, convey, release and confirm unto the said Grantee, his heirs and assigns

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

BEGINNING at an iron pin in the middle of the public road leading from the Downingtown and Lancaster Turnpike to Edge's Mill at a corner of land belonging to Horace Miller and a corner of land belonging to William Wray and John B. Wray; thence along the public road by the Wray land, south sixty seven degrees, twenty six minutes west, four hundred and sixty four feet to an iron pin; thence leaving the road and still by the Wray land, north thirteen degrees forty eight minutes west, nine hundred twelve and seven tenths feet to a spike driven in a Chestnut Tree in a line of land belonging to Abner Williams; thence by the latter, north eighty seven degrees east, seven hundred and sixteen feet to an iron pin; thence still by Williams' land south one degree, fifteen minutes east, four hundred ninety five and two hundredths feet to a stake, a corner of land belonging to Horace Miller aforesaid thence by the same, south seventy two degrees west, ninety nine feet to an iron pin; thence by the same south one degree fifteen minutes east, two hundred nineteen and ninety four hundredths feet to the first mentioned point and place of beginning;

CONTAINING eleven and twenty two hundredths acres of land be the same more or less;

BEING the same tract or piece of land which William Wray and wife and John B. Wray and wife by Indenture bearing date the 31st day of March A. D. 1924 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book K-16, Volume 382, Page 558 to; granted and conveyed unto the said William C. Wood in fee;

EXCEPTING thereout, however, a certain portion of the aforesaid tract or piece of land which the said William C. Wood and wife by Indenture bearing date the 15th day of August A. D. 1925 and duly recorded in the Office aforesaid, granted and conveyed to Horace V. Miller as follows:- BEGINNING at an iron pin set in the middle of the public road leading from the Horseshoe Turnpike to Edge's Mill at a corner of land belonging to Horace V. Miller; thence leaving the road and extending along lands of the said Miller, north one degree and fifteen minutes west, two hundred nineteen and ninety four one hundredths feet to an iron pin; thence by the same land north seventy two degrees east, ninety nine feet to a stake in the line of land of Abner Williams; thence by William' land north one degree and fifteen minutes west, four hundred ninety five and two one hundredths feet to an iron pin; thence still by Williams' land south eighty seven degrees west, one hundred twenty four and six tenths feet to an iron pin; thence by other lands of the said William C. Wood south twenty eight minutes east, seven hundred fifty five and thirty six one hundredths feet to an iron pin in the middle of the public road first mentioned; thence along the middle of the same by Wray Brothers north sixty seven degrees twenty six minutes east, forty two and ninety five one hundredths feet to the place of beginning. CONTAINING one and six hundred twelve one thousandths acres of land more or less: UNDER and SUBJECT to a certain mortgage given and executed by the said William C. Wood to Downingtown Building & Loan Association together with interest and instalment dues as therein set forth;

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State of Massachusetts, County of Worcester, SS:-

On the 6th day of August A. D. one thousand nine hundred and twenty eight, before me a Notary Public in and for the State and County aforesaid, personally appeared Stella J. Wood, wife of William G. Wood and in due form of law acknowledged the above Indenture to be her act and deed and desired the same might be record ed as such. WITNESS my hand and Notarial seal the day and year aforesaid:

Allice V. Goodnow, Notary Public : NOTARIAL :  
My commission expires May 12, 1933 : SEAL :

TOGETHER with all and singular the buildings, improvements ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining; and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor

In law, equity or otherwise howsoever, of, in and to the same and every part thereof. TO HAVE AND TO HOLD the said lot or piece of ground above described with the Buildings and improvements thereon hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND the said Grantors their heirs, executors and administrators do by these presents covenant, grant and agree, to and with the said Grantee, his heirs and assigns that they the said Grantors, their heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them the said Grantors, their heirs, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her them or any of them shall and will by these presents warrant and forever defend.

IN WITNESS WHEREOF, The said part 108 set forth hereby and seal. Dated the day and year first above written. Stated and delivered in the presence of us:

R. A. Pannebaker William G. Wood

Stella J. Wood

Received, on the day of the date of the above Indenture of the above named Grantee the full consideration money hereinbefore mentioned Witness at signing R. A. Pannebaker William G. Wood

ON THE 2nd day of August A. D. Anno Domini 1928 before me, the subscriber a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia personally appeared the above named William G. Wood

and in due form of law acknowledged the above INDENTURE to be his act and deed, and desired the same might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid. XXX RECORDRD August 26, 1928 Everett J. Hoopes, Notary Public NOTARIAL My commission expires March 7, 1934

DEED

This Indenture,

Made the 19th day of November 1934

WILLIAM H. WOOD  
TO  
IVAN P. GRIFFITH & WIFE

November 19, 1934, in the year of our Lord, and of our said State the hundred and thirty five (1934)  
MORRIS WILLIAM H. WOOD of the Borough of Downingtown, County of Chester and State of Pennsylvania, Widower, Grantor of the first part;  
AND  
IVAN P. GRIFFITH of Oakh Township, County and State aforesaid; and  
IDA M. GRIFFITH, his wife, Grantees; parties

H-19

of the second part; Witnesseth, that the said party of the first part, for and in consideration of the sum of THIRTY EIGHT HUNDRED DOLLARS lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, both of the first part, and before the executing and delivery of these presents, both of the second part, have granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents unto the said party of the second part, the full and entire right and title therein and thereto, unto the said party of the second part, their heirs and assigns.

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected situate in OAKH Township, County of Chester and State of Pennsylvania, and bounded and described as follows: BEGINNING at an iron pin in the middle of the public road leading from Downingtown and Ephrata Turnpike to Edge's Hill at a corner of land now or late of Horace Miller and a corner of land belonging to William Wray and John R. Wray; thence along the public road by the Wray land, south sixty seven degrees twenty six minutes west, four hundred and sixty four feet to an iron pin; thence leaving the road and still by the Wray land, north thirteen degrees forty eight minutes west nine hundred twelve and seven tenths feet to a spike driven in a chestnut tree in a line of land belonging to Abner Williams; thence by the latter north eighty seven degrees east, seven hundred and sixteen feet to an iron pin; thence still by Williams' land south one degree fifteen minutes east four hundred ninety five and two hundredths feet to a stake, a corner of land now or late of Horace Miller aforesaid; thence by the same south seventy two degrees west ninety nine feet to an iron pin; thence by the same south one degree fifteen minutes east two hundred nineteen and ninety four hundredths feet to the first mentioned point and place of beginning. CONTAINING eleven and twenty two hundredths acres of land or the same, more or less.

TA 11-24-34

BEING the same tract or piece of land which William C. Wood and Stella J. Wood, his wife by deed dated the 2nd day of August A. D. 1928 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book X-17, Vol. 420, Page 101, granted and conveyed unto the said William H. Wood party hereto, in fee.

EXCEPTING thereout, however, a certain portion of the aforesaid tract or piece of land CONTAINING one and six hundred twelve one thousandths acres, more or less, which the said William C. Wood and wife by deed dated the 15th day of August A. D. 1928 and recorded in the Office for the Recording of Deeds aforesaid in Deed Book — Vol. — Page —, granted and conveyed unto Horace V. Miller and ALSO EXCEPTING there out, however, another certain portion of the aforesaid tract or piece of land CONTAINING two and seventy five hundredths acres, more or less, which the said William H. Wood and Lena J. Wood, his wife by deed dated the 9th day of May A. D. 1934 and recorded in the Office for the Recording of Deeds aforesaid in Deed Book C-19, Vol. 450, Page 34, granted and conveyed unto J. Nelson Norris et al reference being had thereto as will more fully appear.

UNDER AND SUBJECT, nevertheless, to the lien of a certain mortgage debt or principal sum of \$1,200.00 (reduced by payment on account to the sum of \$800.00) with instalment dues and interest as therein provided, given and executed by the said William C. Wood to Downingtown Building and Loan Association dated the 6th day of January A. D. 1926, and duly recorded in the Office for the Recording of Deeds aforesaid in Mortgage Book I-8, Page 83, which said mortgage debt the said parties of the second part assume and agree to pay as part of the purchase price.

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TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any way appertaining, and the revenues and reversions, tenements and possessions, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part y

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, with the buildings and improvements thereon erected into the said part 166 of the second part, the ir heirs and assigns, to the only proper use, benefit, and behoof of the said parties of the second part, the ir heirs and assigns forever, as tenants by entailment.

And the said William H. Wood for himself, his heirs, executors and administrators, do hereby, execute and assign forever, that he the said party of the first part, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part 166 of the second part, the ir heirs and assigns, against him the said party of the first part, his heirs, and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said part y of the first part to these presents hath hereunto set his hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

*****	*****
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1 I. R. 1	1 PENNA 1
1 STAMP 1	1 STAMP 1
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R. A. Pannebaker  
 Chandler P. Roberts

William H. Wood

Received, the day of the date of the above Indenture, of the above named Grantees the full consideration within stated.

William H. Wood

State of Pennsylvania County of Chester  
 ON THIS 18th day of November Anno Domini 1936 before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the Borough of Downingtown personally appeared the above named William H. Wood

and in due form of law acknowledged the above INDENTURE to be their act and deed, and desired the same might be recorded as such.  
 Witness my hand and Notarial seal the day and year aforesaid  
 The residence of the within named Grantee is Downingtown, Pa.

R. A. Pannebaker Atty On behalf of the Grantee  
 Transcribed by Casville  
 Compared by DENGLER RONSORQUE

Everett J. Hoopes, Notary Public  
 My commission expires June 10, 1939

Recorded November 19 1936

DEED

IVAN E. GRIFFITH ET UX  
TO  
HARRIETT O. WYLIE

This Indenture,

Made the Tenth day of

November In the year of our Lord, one thousand nine hundred and thirty nine (1939)  
BETWEEN Ivan E. Griffith, of Cain Township, County of Chester and State  
of Pennsylvania, and Ida E. Griffith, his wife, Grantors of the first  
part, And Harriett O. Wylie, of the City of Washington, District of  
Columbia, party

F-20

of the second part Witnesseth, That the said part y of the first part, for and in consideration of the sum of One dollar and other valuable  
considerations, Lawful money of the United States of America, well and truly paid by the said part y of the second part to the said part 108  
of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained,  
sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm  
unto the said part y of the second part, her Heirs and assigns,

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

BEGINNING at an iron pin in the middle of the public road leading from the Downingtown and Ephrata  
Turnpike to Edge's Mill at a corner of land now or late of Horace Miller and a corner of land belonging  
to William Wray and John E. Wray, thence along the public road by the Wray land, south sixty seven degrees  
twenty six minutes west, four hundred and sixty four feet to an iron pin, thence leaving the road and still by  
the Wray land, north thirteen degrees forty eight minutes west nine hundred twelve and seven tenths feet to a  
spike driven in a chestnut tree in a line of land belonging to Abner Williams, thence by the latter north eighty  
seven degrees east seven hundred and sixteen feet to an iron pin, thence still by Williams' land south one degree  
fifteen minutes east four hundred ninety five and two hundredths feet to a stake, a corner of land now or late  
of Horace Miller aforesaid; thence by the same south seventy two degrees west ninety nine feet to an iron pin;  
thence by the same south one degree fifteen minutes east two hundred nineteen and ninety four hundredths feet  
to the first mentioned point and place of beginning.

CONTAINING eleven and twenty two hundredths acres of land be the same more or less.

BEING the same tract or piece of land which William O. Wood and Stella J. Wood, his wife, by deed  
dated the 2nd day of August A. D. 1928, and recorded in the Office for the Recording of Deeds in and for Chester  
County, Pennsylvania, in Deed Book X-17, Vol. 420, Page 101, granted and conveyed unto the said William H. Wood  
party hereto, in ree.

TA 112500

EXCEPTING thereout, however, a certain portion of the aforesaid tract or piece of land containing  
one and six hundred twelve one-thousandths acres, more or less, which the said William O. Wood and wife by  
deed dated the 16th day of August, A. D. 1926, and recorded in the Office for the recording of Deeds aforesaid  
in Deed Book \_\_\_, Vol. \_\_\_, Page \_\_\_, granted and conveyed unto Horace V. Miller, and

ALSO EXCEPTING thereout, however, another certain portion of the aforesaid tract or piece of land  
containing two and seventy five hundredths acres, more or less, which the said William H. Wood and Lena J. Wood  
his wife, by deed dated the 19th day of May A. D. 1934, and recorded in the Office for the Recording of  
Deeds aforesaid in Deed Book C-19, Vol. 450, Page 34 granted and conveyed unto J. Nelson Norris et al.,  
reference being had thereto as will more fully appear.

UNDER AND SUBJECT, nevertheless, to the lien of a certain mortgage debt or principal sum of \$1,200.00  
(reduced by payment on account to the sum of \$ 800.00) with instalment dues and interest as therein provided  
given and executed by the said William C. Wood to Downingtown Building and Loan Association dated the 9th day  
of January A. D. 1925, and duly recorded in the office for the recording of Deeds aforesaid in Mortgage Book  
1-9, Page 83 which said mortgage debt the said parties of the second part assume and agree to pay as part of  
the purchase price.

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

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, with the buildings and improvements thereon erected unto the said part of the second part, her heirs and assigns, to the only proper use, benefit, and behoof of the said part of the second part, her heirs and assigns forever.

And the said Ivan F. Griffith and Ida E. Griffith, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part of the second part, their heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part of the second part, their heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them SHALL AND WILL and hereby do WARRANT AND FOREVER DEFEND.

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

Signed, Sealed and Delivered in the presence of  
W. H. Wood  
Everett J. Hoopes

Ivan F. Griffith



Ida E. Griffith



Received, the day of the date of the above Indenture, of the above named party of the second part the full consideration for the within described premises, which we certify is less than \$ 100.

Ivan F. Griffith  
Ida E. Griffith

State of Pennsylvania County of Chester  
ON THE 10th day of November Anno Domini 1939, before me, the subscriber, the Notary Public, commissioned for said State and residing in West Chester, personally appeared the above named Ivan F. Griffith and Ida E. Griffith, his wife

and in due form of law acknowledged the above INDENTURE to be their act and deed, and desired the same might be recorded as such.  
Witness my hand and Notarial seal the day and year aforesaid  
The address of the within named Grantee is  
226 Conard N. W., Washington, D. C.

Transcribed by King  
Compared by Slaymaker  
November 10, 1939

Ruth H. Zipse, Notary Public  
My commission expires May 11, 1940



C-21

DEED

HARRIETT C. WYLIE ET AL;  
TO  
HARVEY R. OLIVER ET UX

This Indenture, Made the 14th day of October  
in the year of our Lord one thousand nine hundred and forty-two / (1942) BETWEEN Harriett C. Wylie,  
of Washington, D. C., and John A. Wylie, her husband,

do hereby (hereinafter called the Grantor(s)), of the  
one part, and Harvey R. Oliver, of the Borough of Downingtown, County of  
Chester and State of Pennsylvania, and Cornelia I. Oliver, his wife,  
(hereinafter called the Grantee(s)), of the other part.

WITNESSETH, That the said Grantor(s)  
for and in consideration of the sum of One Dollar and other good and valuable considerations in  
lawful money of the United States of America, unto them well and truly paid by the said Grantee(s)  
of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released and confirmed and by these  
presents do grant, bargain, sell, alien, convey, release and confirm unto the said Grantee(s), their  
heirs and assigns, as tenants by entireties,

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

M.P. 1945

BEGINNING at an iron pin in a public road in line of land now or late of  
William and John Wray, thence along said road and said Wray's land South sixty-seven  
degrees and twenty-six minutes West one hundred sixty-four and ninety-six hundredths  
feet to an iron pin; thence still in line of said Wray's land North thirteen degrees  
and forty-eight minutes West nine hundred fourteen and seventy-three hundredths feet  
to an iron pin, a corner of land now or late of Abner Williams; thence in line of said  
Williams' land North eighty-seven degrees East one hundred sixty-five and ninety-nine  
hundredths feet to a stake, a corner of remaining land of Harriett C. Wylie; thence  
along the same South thirteen degrees and forty-eight minutes East eight hundred fifty-  
eight and forty-seven hundredths feet to the first mentioned point and place of begin-  
ning.

CONTAINING three and thirty-two hundredths acres of land, be the same more  
or less.

BEING a part of the same premises which William H. Wood by deed dated the  
18th day of November, A. D. 1935, and recorded in the Office for the Recording of  
Deeds in and for Chester County, Pennsylvania, in Deed Book H-19, Vol. 455, Page  
164, granted and conveyed unto Ivan F. Griffith and Ida E. Griffith, his wife, in  
fee, and which said premises were duly granted and conveyed by the said Ivan F.  
Griffith and Ida E. Griffith, his wife, unto the said Harriett C. Wylie, one of the  
grantors herein by deed dated the 10th day of November, A. D. 1939, and recorded in  
the Office for the Recording of Deeds aforesaid in Deed Book P 20, Vol. 478, Page 70.

TOGETHER with all and singular the **buildings** Improvements, Ways, Streets, Alleys, Passages,  
 Waters, Water Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever therunto belonging or in any wise appertaining and the  
 Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the said  
 Grantee... In Law, Equity or otherwise howsoever of  
 In and to the same and every part thereof.  
 TO HAVE AND TO HOLD the said **lot or piece of ground above described with the buildings and improvements there-**  
**on erected, hereditaments and** heirs and Assigns,  
**Premises hereby granted or mentioned and intended so to be with the Appurtenances,** heirs and Assigns forever.  
 unto the said Grantee **s, their**  
 to and for the only proper use and behoof of the said Grantee **s, their**  
**As tenants by entireties,**

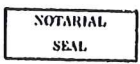
And the said ~~Grantor~~ **Harriett C. Wylie and John A. Wylie, her husband,** Grantors, for themselves, their  
 by these presents covenant, grant and agree to and with the said Grantee **s, their** Heirs, Executors and Administrators do  
 heirs and Assigns, that they **the said Grantors, their**  
 Heirs, all and singular the Hereditaments and Premises herein described and granted or mentioned and intended so to be with  
 the Appurtenances unto the said Grantee **s, their**  
 heirs and Assigns, against **them** the said Grantor s, their  
 every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him-her, <sup>him</sup> Heirs and against all and  
 shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said **parties of the first part** to these presents  
 set **their** hand<sup>s</sup> and seal<sup>s</sup>. Dated the day and year first above written. have hereunto  
 Signed, Sealed and delivered in the presence of us  

R. A. Pannebaker	: \$2,75 :	Harriet C. Wylie	(SEAL)
Chandler P. Roberts	: I. R. :	John A. Wylie	(SEAL)
	: STAMP :		

 Received on the day of the date of the above Indenture of the above named grantee **s, the full consideration within stated.**  
 Witness at signing:  
 Chandler P. Roberts Harriet C. Wylie

ON THIS 14th day of **October** Anno Domini 1942, before me, the undersigned officer, personally appeared **Harriett C. Wylie and John A. Wylie, her husband,** known to me within my jurisdiction and acknowledged that they  
 executed the same for the purposes therein mentioned. In Witness Whereof I hereunto set my hand and official  
 seal.  
 Witness my hand and seal the day and year aforesaid.  
 THE residence of the within named grantee, is **Thorndale, Pa.**  
 R. A. Pannebaker, Atty. On behalf of said Grantee.  
 Transcribed by: **Quayson**  
 Compared by: **WILLIAM STAYMAKER**  
 Recorded **October 16, 1942**  
 Chandler P. Roberts, Notary Public  
 My Commission expires at end of  
 next Session of Senate



This Deed, made this 31st day of January 1975,  
Between, CORNELIA I. GIVLER, Widow

(hereinafter called the "Grantor"),

of the one part, and JOSEF CHOC

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

Witnesseth, That in consideration of Thirty-four thousand (\$34,000.00) Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor doth hereby grant and convey unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN message and lot of land, with the hereditaments and appurtenances, Situate in Cain Township, Chester County, Pennsylvania bounded as follows:

BEGINNING at an iron pin in a public road in line of land now or late of William and John Wray, thence along said road and said Wrays' land South Sixty-seven degrees and twenty-six minutes West, One hundred sixty-four and ninety-six one-hundredths feet to an iron pin; thence until in line of said Wrays' land North Thirteen degrees and forty-eight minutes West, Nine hundred fourteen and seventy-three one-hundredths feet to an iron pin, a corner of land now or late of Abner Williams; thence in line of said Williams' land North Eighty-seven degrees East, One hundred sixty-five and ninety-nine one-hundredths feet to a stake, a corner of remaining land of Harriett C. Wylie; thence along the same South Thirteen degrees and forty-eight minutes East, Eight hundred fifty-eight and forty-seven one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 3.32 acres of land, be the same more or less.

BEING the same premises which Harriett C. Wylie and John A. Wylie, her husband, by indenture bearing date the 14th day of October, A.D. 1942 and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book C-21, volume 500, page 82 Re., granted and conveyed unto Harvey R. Givler and Cornelia I. Givler, his wife, in fee.

AND the said Harvey R. Givler has since departed this life whereby the above described premises became vested in the said Cornelia I. Givler, in fee.

A 45 114

COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 REALTY TRANSFER TAX  
 FEB. 27th 1976  
 340.00  
 RD. 11170

MUNICIPAL TRANSFER TAX  
 PAID IN AMOUNT OF \$ 340.00

*Jean K. Eitel*  
 COLL. 2

And the said Grantor do hereby covenant to and with the said Grantee that she, the said Grantor, shall and will, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, his heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.

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

SEALED AND DELIVERED In the Presence of:

*Alma B. Ham*

*Cornelia I. Givler*  
 Cornelia I. Givler



State of Pennsylvania County of Chester  
 On this 31st day of January 1975, before me, the undersigned officer, personally appeared CORNELIA I. GIVLER, Widow known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and seal at Philadelphia, Pa. this 31st day of January, 1975.  
 WILLIAM P. COZZO  
 Notary Public, Upper Darby Twp., Delaware Co.  
 My Commission Expires April 7, 1976



Title Abstract Company

183,645  
 40251  
 DEED  
 CORNELIA I. GIVLER, WIDOW  
 9 20 AM '75  
 JOSEF CHOC

The address of the Grantee is  
 1500 Hill Road  
 P.O. #1  
 Downingtown, Pa.

RECORDED IN DEED BOOK 445 PAGE 115  
 GIVEN UNDER MY HAND AND THE SEAL OF THE OFFICE, THE DATE ABOVE WRITTEN.  
*Jean K. Eitel*  
 RECORDER OF DEEDS

A 45 115