

A HISTORY OF 5030 HORSESHOE PIKE

BY EDWARD G. LENDRAT

5030 HORSESHOE PIKE

HISTORIC NARRATIVE

At various times during the year 1681 William Penn Esq. did " Bargain, Sell and Convey unto" William Isaac, Thomas Sager and Susannah Bailey, Henry Barnard and Thomas ? 500 acres each of unlaidd out land in the Province of Pennsylvania.

In the years of 1685 and 1686 the aforementioned recipients of the land sold their 500 acres to a Daniel Smith. Daniel Smith sold the now 1900 acres of land to a Barbara Blagdon in September of 1687. Barbara resold to Daniel Smith the 1900 acres in February of 1687.

In December of 1702, 1000 acres of the 1900 was surveyed and divided into two separate 500 acre portions in Caln Township of Chester County.

After the death of Daniel Smith his eldest son John inherited the two 500 acre plots of land.

In September of 1723 John Smith who resided in London sold through Thomas Chalkley, his attorney in Philadelphia, one of the 500 acre plots to Thomas Lindley a blacksmith also of Philadelphia.

In December of 1725 Lindley and his wife Hannah passed the property on to Thomas Parke a yeoman (farmer) who resided in Chester Township in the County of Chester.

Thomas was born in Ireland in 1665. He and his wife Rebecca Ward were the parents of 9 children.

Thomas and his wife Rebecca In May of 1723, after selling their personal belongings at their home in County Carlow, Ireland, embarked with other members of their family on the ship Sizarghs to voyage from Dublin to Philadelphia. Those in their family who accompanied Thomas and Rebecca were Robert aged 29; their fourth child Rebecca Parke Stalker, aged 26 and her husband Hugh; their fifth child, Rachael , aged 24, Thomas , aged 19; Abel aged 17; Jonathan, aged 14; and Elizabeth, aged 13. Robert kept a daily journal of the voyage and from this journal we can determine that the journey was a rough one.

In August of 1723 they arrived in the New World and traveled to Chester where they stayed three months. It was after their sojourn in Chester that Thomas bought a 500 acre plot of land in the Great Valley of Chester County, in other words, in Caln Township. In a letter to his sister Mary, Robert Parke described the land that they had acquired as " beautifully situated, stretching from one hill to another, here on the Great Road leading from Philadelphia to the West". Another of the sons of Thomas, Abel, erected the first Inn in the township. The Inn was called "The Ship" and was located on the Great Road.

Thomas was a Quaker and on coming to Caln he carried with him a certificate from the Friends Meeting in Ireland which indicated that Thomas was highly recommended. He was later appointed to be Elder for Caln Meeting and he remained in that Station until his death on January 31st 1738.

Either through the will of Thomas or by purchase from him, three of the sons obtained ownership of the 500 acre holdings of Thomas. Thomas Jr. obtained 275 acres, Abel 100 and Robert 124.5. Sources differ on the method of transfer. However, a deed (Deed Book E, Page 318) records that Thomas and his wife Rebecca sold a 124.5 acre portion of the estate to Robert Parke in January of 1735/36 two to three years before the death of Thomas Sr. This portion of the 500 acres is the one of interest.

Robert was born in March of 1695. He worked as a storekeeper in Dublin in the 1720 –1721 time period. On arrival in Pennsylvania he became a clerk and a conveyancer in Chester. Robert made a trip to Bristol, England and Dublin in 1727 and on his return trip in 1728 he brought with him six indentured servants. Robert never married. He died in about 1736. Included in this report is a letter that he wrote to Mary and Thomas Valentine, sister and brother-in-law in Ireland in October of 1725.

Prior to his death Robert had sold his 124.5 acres to his brother Abel.

Abel was born in 1706 in Ballintrain, Cavan, Ireland. He married a Deborah ?. No children are mentioned as resulting. Abel was noted as being very industrious. As already indicated he erected the first Inn in the township, "The Ship". Prior to his death in 1757, Abel sold both his 100 acres and the 124.5 acres he had purchased from Robert to his brother Thomas Jr. in May of 1744.

Thomas Jr. Was born in Ireland in March of 1705. In April of 1739 he married Jane Edge. He and Jane were the parents of seven children. After his purchase of the land of his brother Abel, Thomas was proprietor of the Ship Inn. Thomas died in October of 1758.

The following is the obituary notice of Thomas Jr.

" On the death of Thomas Parke , in 1758, to the grief of his family and friends, and, although he kept a public house, he was adorned with so much regularity, that he gave content to most civilized persons that called at his house, indeed his whole economy was so full of decorum that at once the beholder admired and loved him. He was a loving husband, a tender father. He endeavored to train up his children in in the way they should walk; a kind master to his servants, a good neighbor, a friend to the poor, ready to assist in ending disputes, just to all men. A man of bright genius, a ready scribe, making him serviceable both to church and state, he passed through the vicissitudes of life cheerfully; he was not raised at silly weights. (Not by silly folks.) Not subject to grief at trifles, and as Kind Providence favored him with riches, he always inclined his heart to seek and serve after a better, and as he lived beloved, so he died lamented. We rejoice we have so many proofs that he is now in the fruition of happiness, feeding upon the increase of his labor, and drinking of the springs of Eternal Life, world without end."

In a will which Thomas had written in November of 1758 he left to his son Robert "all that tract and parcel of land ----- I now live on. At the time of the death of Thomas, Robert was about 18 years old. Therefore until he reached majority his mother, Jane was listed on the tax rolls as the owner of the property. It was in 1762 that Robert Parke first appeared on the tax rolls. The last available year on which Robert appeared on the rolls was in 1771.

Robert was born in February of 1740. He married Ann Edge in October of 1770. Robert and Ann had two children, Jane born in 1771 and Thomas R. born in 1773. Robert died in October of 1773.

For a short while after the death of Robert, his wife Ann appears on the tax rolls for the property. However from about 1778 until 1794 no Parke appears on the rolls. In 1795 a Thomas Parke is taxed on 250 acres of land, four horses and six cattle. It would appear that in the interval where no Parke appears that the property was leased out. The Thomas who appears in 1795 would most likely be Thomas R. the son of Robert and Ann who would be approximately 22 years of age in 1795. The tax record for Thomas R. in 1796 lists 210 acres of valley property, four cattle and eight horses. On the land had been constructed a stone house which was two stories high and a stone and log barn.

Thomas R. Parke as indicated was born in 1773. He married Elizabeth Bowen in December of 1798. He Elizabeth and were the parents of nine children. Thomas R. appeared on the tax rolls until 1814. It was in March of 1814 that he died. Elizabeth his wife appears on the tax rolls from 1815 until about 1835. Elizabeth died in 1839.

In April of 1841 Richard B. Parke, a son of Thomas R. Parke, and his wife Elousia, sold "all that certain messuage and tract of land" with the area of 92 acres, 51 perches to J Dutton Steele. This tract was a portion of the real estate of Robert Parke who died intestate in 1835.

I was unable to determine from genealogical information available where This Robert Parke fit into the Parke family. However, other information does indicate that there was a Robert Parke who died in 1835.

Information on J. Dutton Steele is included in another section of this report.

Steele in March of 1854 sold the property to Jonathan H. Butler who in April of 1864 sold it to Elhanan Zook, a farmer and a minister in the Society of Friends.

Ruth Lloyd acquired the property in January of 1907 and subsequently her son William M. in October of 1926. William M. was a stock broker and a senior partner in the firm of Lloyd and Palmer. William was a graduate of the Germantown Academy and attended Harvard University. He died in February of 1970. During the time the Lloyds owned property it was called Valley Brook Farm.

St. Joseph's Hospital acquired the property in July of 1977 from The First Pennsylvania Bank.

The hospital sold it to The Order of Felician Sisters of St. Francis.

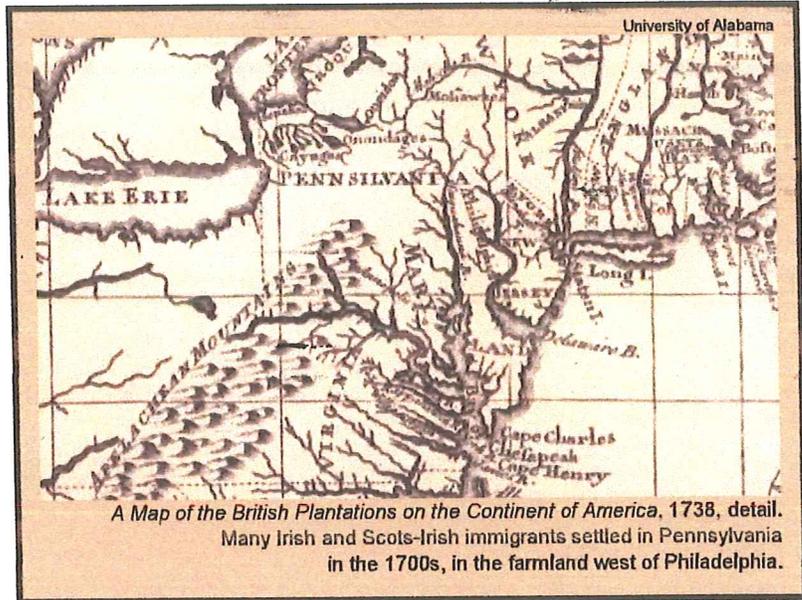
The property was purchased from the Order in July of 1996 by the Archdiocese of Philadelphia.

*"The best Country for
working folk & tradesmen
of any in the world."*

Two Irish Settlers in America

1720s-1740s

In 1790 Irish colonists and their descendants made up one fourth of the white settlers in Pennsylvania, and substantial minorities in other colonies. Among them were ROBERT PARKE, a well-to-do Quaker from Dublin, and FRANCIS CAMPLE, a Catholic from northern Ireland. Both wrote accounts of their new lives in America.



Robert Parke, an Irish Quaker in Pennsylvania

Letter to Mary & Thomas Valentine, his sister & brother-in-law in Ireland, October 1725

Parke emigrated with his parents and several siblings in 1724 and soon purchased land near Philadelphia. In a letter to relatives back in Ireland, he dispels the rumor that they were not "Satisfyed in Coming here, which was utterly False" and encourages them to come to America, "it being the best Country for working folk & tradesmen of any in the world."

Dear Sister
Mary Valentine

This goes with a Salutation of Love to thee, Brother Thomas & the children & in a word to all friends, Relations & well Wishers in Generall as if named, hoping it may find you all in Good Health, as I with all our family in Generall are in at this present writing, & has been Since our Arival, for we have not had a days Sickness in the family Since we Came in to the Country, Blessed be god for it, my father in Particular has not had his health better¹ these ten years than since he Came here his Ancient age considered. Our Irish Acquaintance in general are well Except Tho Lightfoot² who Departed this Life at Darby in a Good old age about 4 weeks Since Thee writes in thy Letter that there was a talk³ went back to Ireland that we were not Satisfyed in Coming here, which was Utterly false; now let this Suffice to Convince you, In the first place he that carried back this Story was an Idle fellow, & one of our Ship-Mates, but not thinking this Country Suitable to his Idleness; went back with Cowman⁴ again

National Humanities Center, 2008: nationalhumanitiescenter.org/pds. In *Irish Immigrants in the Land of Canaan: Letters and Memoirs from Colonial and Revolutionary America, 1675-1815*, eds. Kerby A. Miller, et al. (Oxford University Press, 2003), pp. 76-81, 319-322; permission pending. Footnotes from Kirby, et al., *Irish Immigrants*, unless otherwise noted. Complete image credits at nationalhumanitiescenter.org/pds/becomingamerica/imagecredits.htm.

¹ Has not enjoyed better health.

² Thomas Lightfoot was a prominent Quaker minister who had moved from England to Ireland and then in 1716 to Chester County, Pennsylvania.

³ Rumor.

⁴ Jeremiah Cowman, captain of the *Sizaragh* of Whitehaven, which brought the Parkes, Valentines, and many other Irish Quaker families to America during the 1720s.

he is a Sort of a Lawyer, or Rather a Lyar as I may term him therefore I wod not have you give Credit to Such false reports for the future,⁵ for there is not one of the family by what likes the Country very well and Wod If we were in Ireland again Come here Directly it being the best Country for working folk & tradesmen of any in the world, but for Drunkards & Idlers, they Cannot live well any where it is like to be an Extrardin<ary> Country; We were all much troubled when we found you did not Come in with Cap^t Cowman as Expected nor none of our acquaintance Except Isaac Jackson & his family tho, at first Coming in one thinks it Something odd but that is Soon over, Land Is all of Prices Even from ten Pounds; to one hundred pounds a hundred,⁶ according to the goodness or else the Scituation therof, & Grows dearer every year by Reason of Vast Quantities of People that Come here yearly from Several Parts of the world, therefore thee & thy family or any that I wish well, I wod desire to make what Speed you can to Come here the Sooner the better, we have traveled over a Pretty deal of this country to Seek for Land, & (tho) we met with many fine Tracts of Land here & there in the Country, yet my father being Curious & somewhat hard to Please Did not buy any Land until the Second day of the 10th mo: Last and then he bought a Tract of Land Consisting of five hundred Acres for which he gave 350 pounds, it is Excellent good land but non Cleared⁷ Except about 20 Acres, with a Small log house, & Orchard Planted, we are going to Clear some of it Directly, for our next Sumer fallow we might have bought Land much Cheaper but not so much to our Satisfaction, We stayed in Chester 3 months & then we Rented a Place 2 mile from Chester, with a good brick house & 200 Acres of Land for 1 pound a year where we continue till next may we have Sowed about 200 Acres of wheat & 7 acres of rye, this Season we Sowed but a bushel an acre 3 pecks is Enough on new ground I am grown an Experienced Plowman & my brother abell is Learning, Jonath<an> & thy Son John drives for us he is grown a Lusty⁸ fellow Since thou Saw him we have the finest plows that can be, We plow up our Summers fallows in may & June, with a Yoak of Oxen & 2 horses & the<y> goe with as much Ease as Double the number in Ireland, We plow & like wise Sows our wheat with 2 horses, a boy of 12 or 14 years old Can hold Plow here, a man Comonly hold<s> and Drives himself, they Plow an Acre, nay Some Plows 2 Acres a day, they Sow wheat & Rye in August or September. We have had a Crop of oates, barley & very good flax & hemp Indian Planted a bushel of white Potatoes Which Cost us 5 shill^s & we had 10 to 12 bushels In Crease this Country yields Extrardinary Increase of all Sorts of Grain Likewise for Nicholas hopper had of 3 acres of Land & at most 3 bushels of Seed Above 80 bushels Increase, so that it is as Plentifull a country as any Can be if people will be Industrious, wheat is 4 Shill^s a bushell, Rye 2^s: 9^d oats 2^s: 3 pence, barley 3 Shill^s, Indian Corn 2 Shill^s all Strike measure,⁹ Beef is 2 a pound Sometimes more & Sometimes less, mutton 2 1/2, Pork 2 1/2 [] pound Turnips 13 pence a bushel heap'd measure, & so Plenty that an acre Produceth 200 bushels, all Sorts of provisions are Extrardinary Plenty in Philadelphia market where Country people bring in their Comodoties their Markets are on the 4th days and the 7th days this country Abounds in fruit Scarce an house but has an Aple, Peach, & Cherry Orchard, as for Chesnuts, Wallnuts & hazel nuts Strawberrys, Billberrys & Mulberrys they grow wild in the woods & fields in Vast Quantities, they also make great Preparations

“Vast Quantities of People that Come here yearly from Several Parts of the world”

⁵ In future.

⁶ I.e., hundred acres.

⁷ Written above: & Covered with woods.

⁸ Strong, in rude health.

⁹ Strike measure: measurement by use of the strike, an instrument which levels off the commodity to be measured; opposed to heaped measure.

against harvest, both Roast & boyled, Cakes & Tarts & Rum, Stand at the Lands End,¹⁰ so that they may Eat & Drink at Pleasure, a Reaper has 2 shill^s & 3 pence a day, a mower has 2 Shill^s & 6 pence & a Pint of Rum beside meat & Drink of the best, for no workman works without their Victuals in the bargain throughout the Country, a Labouring man has 18 or 20 pence a day in Winter, the winters are not so Cold as we Expected nor the Summers so Extreme hot as formerly, for both Summer & Winter are moderater than ever they were known, in Summer time they wear nothing but a Shirt & Linnen Drawers & Trowsers which are breeches & Stockings all in one made of Linnen¹¹ they are fine Cool wear in Summer, as to what thee writt about the Governours Opening Letters¹² it is Utterly false & nothing but a Lye & any one Except <a> bound Servantt may go out of the Country when they will & Servants when they Serve their time may Come away If they please but it is Rare that any are such fools as to leave the Country Except mens business Require it, they pay 9 Pounds for their Passage (of this mony) to go to Ireland there is 2 fairs yearly & 2 markets weekly in Philadelphia also 2 fairs yearly in Chester & Likewise in Newcastle, but they Sell no Cattle nor horses nor no Living Creatures but altogether¹³ Merchants Goods, as hatts, Linnen & woolen Cloth, handkerchiefs, knives, Scizars, tapes & treds buckles, Ribonds & all Sorts of Necessarys fit for our wooden Country & here all young men and women that wants¹⁴ wives or husbands may be Supplied. Lett this suffice for our fairs As for [Quaker] meetings they are so plenty one may ride to their choice of 10 or a Dozen in 6 morning¹⁵ I desire thee to bring or Send me a bottle of good Olye fit for guns, thee may buy it in Dublin, Martha weanhouse Lives very well about 4 mile from James Lindlys we Live all together Since we Came into the Country Except hugh Hoaker & his family who Lives 6 or 7 mile from us & follows his trade Sister Rebecka was Delivered of a Daughter y^e < . . . > day 11 month Last past its name is mary Abels wife had a young son 12 months Since his name is Thomas; Dear Sister I wod not have thee Doubt the truth of what [I] write, for I know it to be true tho I have not been Long here I wod have you [c]loath your selves very well with Woolen & Linnen, Shoes & Stockings, & hats, for Such things are dear [expensive] here, & yet a man will Sooner Earn a Suit of Cloths here than in Ireland, by Reason workmens Labour is So dear, A wool hat costs 7 Shill^s, a pair of mens Shoes 7 Shill^s, wemens Shoes Cost 5 Shill^s & 6 pence, a pair of mens Stocking yarn costs 4 Shill^s feather beds are very dear here and not to be had for money. Gunpowder is 2 Shill^s & 6 pence a pound Shott & Lead 5 pence a pound, I wod have you to bring for your own use 2 or 3 good falling Axes,¹⁶ a pair of beetlerings¹⁷ & 3 Iron wedges, for they are of good Service here, your Plow Irons will not answer¹⁸ here, therefore you had better bring 1 or 2 hundred of Iron you may bring your Plow Chains as they are < . . . > also a good [awnd] Iron There other Letters going to you that gives you an Accompt what to bring into the Country & also for your Sea Store or else I should not omitt it but besure you come with Cap^t Cowman & you will be well Used for he is as honest a man & has as Civill Saylor as any that Cross the Seas which I know by Experie[nce] the Ship has been weather bound Since before Chirstmass by reason of frost & Ice that floats about in the River & the Saylor [being] at a Loo[se E]nd came down to C[hester] to See us [&] we have given them < . . . > Dear Sister I desire thee may tell my old friend Samuel Thornton that if he could give so much Credit to

¹⁰ At the Lands end (=land-end): on a piece of ground at the end of the "land," one of the strips into which a field has been plowed.

¹¹ I.e., "trousers consisting of legs and stockings in one piece, made of linen."

¹² I.e., about Pennsylvania's governor intercepting and opening letters sent back to Ireland or Britain.

¹³ Exclusively.

¹⁴ Lacks, needs.

¹⁵ Meetings: Quaker meetings. 6 morning: Friday morning.

¹⁶ Felling axes (for chopping down trees).

¹⁷ Metal rings used in fashioning a beetle, a mallet- or pestle-like instrument used in washing or fulling cloth and in beating flax to improve its luster.

¹⁸ Be serviceable, do the job.

my words, & find no Iffs nor ands in my Letter, that in Plain terms, he could not do better than Come here, for both his & his wife's trade are Very good here, the best way for him to do is to pay what mony he Can Conveniently Spare at that Side & Engage himself to Pay the rest at this Side & when he Comes here if he Can get no friend to lay down the mony for him, when it Comes to the worst, he may hire out 2 or 3 of <his> Children, & I wod have him Cloath his family as well as his Small Ability will allow, thee may tell him what things are Proper to bring with him both for his Sea Store & for his Use in this Country I wod have him Procure 3 or 4 Lusty Servants & agree to pay their passage at this Side, he might sell 2 & pay the others passage with the mony, I fear my good will to him with be of Little Effect by reason he is So hard of belief, but thou mayest Assure him from me that if I had not a Particular Respect for him & his family I Should not have writ so much for his Encouragement, his brother Joseph & Moses Coats Came to See us Since we came here they live about 6 or 7 miles apart & above 20 from where we live, Unkle James Lindly & family is well & Trives¹⁹ exceedingly, he has 11 Children & Reap'd last harvest about 800 bushels of wheat, he is as triving a man as any where he lives, he has a thousand Acres of Land, A fine Estate, Unkle Nicholas hopper lives very well he rents a Plantation & teaches Scool & his man martin hobson dos his Plantation work Dear Sister I think I have writ the most needful to thee, but Considering that when I was in Ireland, I never thought a Letter to<o> Long that Came from this Country, I wod willingly give thee as full an Account as Possible, tho I Could have given thee a fuller Accompt of what things were fit to bring here, but only I knew other Letters might Suffice in that point, I desire thee may Send or bring me 2 hundred Choice Quils for my own Use for they are very Scarce here, & Sister Raichell Desires thee wod bring hir Some bits of Silk for trashbags thee may buy them in Johns Lane also 6 yards of white Mode or Silk for 2 hoods & She will Pay thee when thee Comes here, I wod have brother Thomas to bring a good new Saddle with a Crooper²⁰ & housin²¹ to it by reason the horses sweat in hot weather for they are very dear here A Saddle that will cost 18 or 20 Shill^s in Ireland, will cost 50 Shill^s or 3 pounds & not so good Neither he had better get Charls Howell to make it Lett the tree²² be well Plated & Indifferent Narrow for the horses here are not So large as in Ireland but the best drawers & finest Pacers in the World I have known Several that could Pace 14 or 15 miles in a hour I write within Compass,²³ as for womens Saddles, they will not Suit so well here, I wod not have thee think much at my Irregular way of writing by reason I writt as it offerd to me, for they that write to you should have more witt than I can Pretend to< . . . >²⁴

“Dear Sister I wod not have thee Doubt the truth of what [I] write, for I know it to be true tho I have not been Long here”

¹⁹ Thrives.

²⁰ I.e., crupper, “a leathern strap buckled to the back of the saddle and passing under the horse's tail, to prevent the saddle from slipping forward” (OED).

²¹ I.e., housing, a cloth or leather covering for a horse, usually attached to the harness.

²² Framework of a saddle.

²³ Without exaggeration.

²⁴ Letter breaks off without complimentary close.

Birth: Mar. 18, 1810
Death: Jun. 13, 1886

.....
J. DUTTON STEELE is the eldest son of John D. Steele, of Chester County, Pa., who migrated with his family from England in 1795, and first settled in Whitemarsh township, Montgomery Co., where he resided for seven years, after which he married Ann, daughter of Hugh Exton, of Hunterdon County, N.J., and purchased a tract of land in central Chester County, upon which he resided during the remainder of his life.

There J. Dutton Steele was born in 1810, and at the age of eighteen, after being educated in the mathematical schools of Chester Co., he joined a corps of engineers engaged in the surveys for the internal improvements of Pennsylvania, and continued in the service of the State for two years.

In 1830 he entered the service of the Baltimore and Ohio Railroad Company, the construction of which work was at that time being commenced, and continued in that service for ten years having been connected chiefly with the construction department until their rails had reached Harper's Ferry, and had been extended to Baltimore, Md., and during in interval in that service he located the road between Troy and Ballston Spring in the State of New York. His last appointment with the Baltimore and Ohio Company was in connection with the location and construction of the Western Division of the road, extending, from Cumberland, Md., to the Ohio River.

In 1837 he was married to Elizabeth, daughter of Judge Thomas Capner, of Hunterdon County, N.J., and settled in Wheeling, Va., from which point he conducted all extensive system of surveys necessary for the location of the work in charge. The great financial break-down of that period, however, caused the railroad company to suspend the construction of their road west of Cumberland, and consequently his engagements with them terminated in 1840. He then purchased a farm near Downingtown, Pa., and followed the pursuits of agriculture for six years. . . .

In 1846 he made a survey of Pittsburgh and its environs for the purpose of indicating the practicable routes for entering that city with railway improvements, and entered the service of the Philadelphia and Reading Railroad Company on the 1st of January, 1847, in charge of the roadway department of that road, and continued in the service of that company, in the several capacities of chief assistant engineer, chief engineer and vice-president, until 1867, -- a period of nearly twenty years. . . .

He introduced into railway practice the ribbed stone arches for skew bridges, and availing himself of the experiments made by a commission appointed by the Queen of England in 1847 to investigate the "applicability of iron to railway structures," the report of which was published in 1849, he introduced wrought-iron girders for bridges of short spans, and was the first to use electricity as in auxiliary to rock-blasting to any considerable extent, with no light to guide him but some experiments which had been made in English stone quarries, and without the aid of which the tunnels on the Reading Railroad could not have been widened, in the brief space of four months allotted for the completion of the work, with safety to the passing trains.

In 1868 he was elected president of the Sterling Iron and Railway Company, and removed to Brooklyn, and assumed the duty of developing an extensive iron ore property in Orange County N. Y., in which position he continued for three years. During this period he made explorations for railroad extensions in the States of Michigan, Wisconsin and Minnesota; took all active part in organizing the American Society of Civil Engineers and contributed to their journal, and was appointed one of a commission of civil engineers to examine and approve the plans of John A. Roebling for the East River [*i.e.*, *Brooklyn*] suspension bridge. . . .

In 1870 he returned to his residence in Pottstown, Pa., and was in charge of the construction of the Nesquehoning Valley Railroad and the Nesquehoning tunnel, in Carbon County, Pa., and in the latter work, availing himself of the experiments then in progress at the Hoosac tunnel, made use of compressed air as a motive-power for the rock-drills.

He was next appointed to select the location, amid several conflicting interests, for the extension of the Baltimore and Ohio Railroad from Central Ohio to Chicago, and after the necessary surveys, recommended the route upon which that road is now built, and was also engaged on the Wilmington and Northern and Berks County Railroads and other works of lesser importance.

He afterwards organized and established the J. D. Steele & Sons' Manufacturing Company at Pottstown, Pa., and thus ended an active but inconspicuous professional career. *History of Montgomery County, Pennsylvania, (1884)*

.....

Property Address - 5030 Horseshoe Pike,
Caln Township, Downingtown, PA

Tax ID# 39-2-87

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount paid
Referenced in Deed Book E, Page 294	3/15,16/1681	William Isaac	William Penn, Esq.	500 Acres "to be laid out in the province aforesaid" One shilling/100 acres
Referenced in Deed Book E, Page 295	8/19,20/1681	Thomas Sager and Susannah Bailey	William Penn, Esq.	500 acres "to be laid out in the province aforesaid" 12 pence/100 acres
Referenced in Deed Book E, Page 295	9/26,27/1681	Henry Barnard	William Penn, Esq.	500 acres "to be laid out in the province aforesaid" one shilling/100 acres
Referenced in Deed Book E, Page 295	10/11,12/1681	Thomas ???	William Penn, Esq.	500 acres "to be laid out in the province aforesaid" 12 pence/100 acres
Referenced in Deed Book E, Page 295	3/12,13/1685	Daniel Smith	William Isaac	500 acres *for the *consideration therein mentioned"
Referenced in Deed Book E, Page 295	5/19,20/1686	Daniel Smith	Thomas Sager, Samuel Workman and Susanna Baily, the wife of Samuel Workman	500 acres "for the consideration therein mentioned"
Referenced in Deed Book E, Page 295	3/28,29/1685	Daniel Smith	Henry Barnard	500 acres "for the consideration therein mentioned"
Referenced in Deed Book E, Page 295	4/16,17/1686	Daniel Smith	Thomas ???	500 acres "for the consideration therein mentioned"
Referenced in Deed Book E, Pages 295, 296	9/29/1687	Barbara Blagdon	Daniel Smith	2000 acres, except for 100 acres sold to George Chandler, 50 pounds
Referenced in Deed book E, Page 296	2/18/1694	Daniel Smith	Barbara Blagdon	1900 acres

Property Address - 5030 Horseshoe Pike,
Caln Township, Downingtown, PA

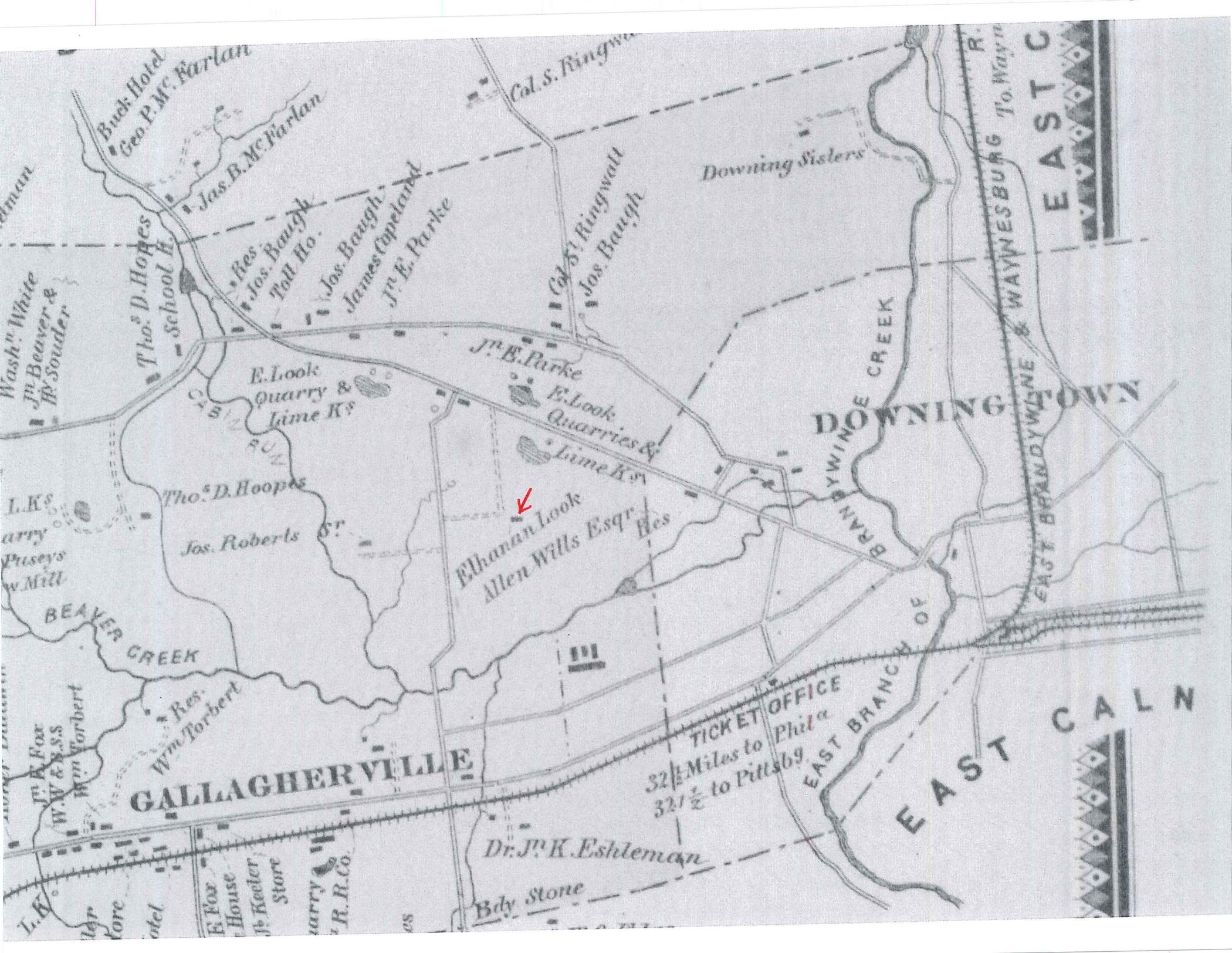
Tax ID# 39-2-87

Referenced in Deed Book E, Page 296		Inherited by John Smith the oldest son and heir apparent	after the death of his father, Daniel Smith	1000 acres of land laid out in Caln Township, in two 500 acre parcels laid out in 1702
Deed Book E, Page 294	9/10/1723	Thomas Lindley	John Smith through his attorney, Thomas Chalkley	"all that tract or parcel of land situate lying and being in the Township of Caln" 500 acres, 150 pounds
Deed Book E, Page 298	12/29/1725	Thomas Parke	Thomas Lindley and Hannah, his wife	"all that tract or parcel of land situate and being in the Township of Caln" 500 acres, 5 shillings
Deed Book E, Page 318	1/15/1734,35	Robert Parke	Thomas Parke and Rebecca, his wife	"all that piece or tract of land situate, lying and being in the Township of Caln" 124.5 acres, part of 500 acres, 40 pounds
	1735-1736	Abel Parke	Robert Parke	124.5 acres, 200 pounds
Deed Book E, Page 470	5/15/1744	Thomas Parke	Abel Parke and Deborah, his wife	"all these two tracts or parcels of land:" one of 100 acres, the other of 124.5 acres, both are part of the original 500 acre tract, 316 pounds, 14 shillings
Will of Thomas Parke	11/26/1758	Robert Parke	Thomas Parke	"all that tract and parcel of land....of this, I now live on", no area given
		The above Robert Parke died in 1773.	There was no record of him disposing of the property he interited at the time of his death.	There was no will available to indicate the method of disposal.
	From 1773 until 1841...		The property was occupied by Parke family members or possibly by leasees.	
Deed Book V-4, Page 171	4/1/1841	J. Dutton Steele	Richard B. Parke and Ellousia, his wife	"all that certain messuage and tract of land" with the area of 92 acres, 51 perches. Part of a portion of real estate of Robert Parke who died intestate in 1835. \$9,231.87
Deed Book W-5, Page 23	3/31/1854	Jonathan H. Butler	J. Dutton Steele and Elizabeth, his wife	"all that certain messuage, plantation or tract of land" 92 acres, 51 perches, \$11,000
Deed Book Y-6, page 181	4/1/1864	Elhanan Zook	Jonathan P. Butler	"all that certain messuage, plantation or tract of land, 92 acres, 51 perches, \$14,400

Property Address - 5030 Horseshoe Pike,
Caln Township, Downingtown, PA

Tax ID# 39-2-87

Deed Book Y-12, Page 298	1/2/1907	Ruth A. Lloyd	Elhanan Zook	"all that certain messuage or tenement and other buildings, plantation or tract of land" 92 acres, 51 perches, \$18,000
Deed Book H-17, Page 203	10/1/1926	William M. Lloyd	Ruth A. Lloyd	"all that certain tract of ground with the buildings and improvements thereon erected", 119.632 acres, \$29,000
Deed Book R-41, Page 145	7/19/1973	The First National Banking and Trust Company, Trustee under Deed dated April 22, 1971 by Mary Louise Lloyd	William T. Hord, executor of the Estate of William M. Lloyd	Three tracts of land, Tract #1 being the one of interest containing 63.213 acres, \$1 and other good and valuable considerations.
Deed Book L-51, Page 67	7/28/1977	St. Joseph's Hospital	The First Pennsylvania Bank NA	all those three certain tracts or pieces of ground. Tract #1 with the area of 61.004 acres being the one of interest, \$525,000
Record Book 2136, Page 528	8/17/1990	The order of Felician Sisters of St. Francis	St. Joseph's Hospital	"all those three certain tracts of land" Tract #1 with the area of 61.004 acres being the one of interest. \$2,186,203.18
Record Book 4065, Page 177	7/15/1996	His Eminence Anthony Cardinal Bevilacqua of Philadelphia, in his representative capacity as Arch Bishop and not in his private individual capacity	The Order of Felician Sisters of St. Francis	"all those three certain tracts or pieces of ground" Tract #1 with the area of 61.004 acres being the one of interest, \$1,500,000



Buck Hotel
Geo. P. McFarlan

Jas. B. McFarlan

Col. S. Ringwall

Downing Sisters

R.
To Wayn
EAST BRANDYWINE & WAYNESBURG

EAST C

Thos. D. Hoopes
School H.

Jos. Baugh
Toll Ho.

Jos. Baugh
James Capeland
J. E. Parke

Col. S. Ringwall
Jos. Baugh

E. Look
Quarry &
Lime Ks

J. E. Parke
E. Look
Quarries &
Lime Ks

BRANDYWINE CREEK
DOWNING TOWN

Thos. D. Hoopes

Jos. Roberts Sr.

Ethan Look
Allen Wills Esqr
Bes

EAST BRANCH OF

EAST CALN

Wash. White
In Beaver &
H. Souder

L. Ks
arry
Puseys
w Mill

BEAVER CREEK

J. A. Fox
W. V. & S. S.
Wm Torbert
Res.
Wm Torbert

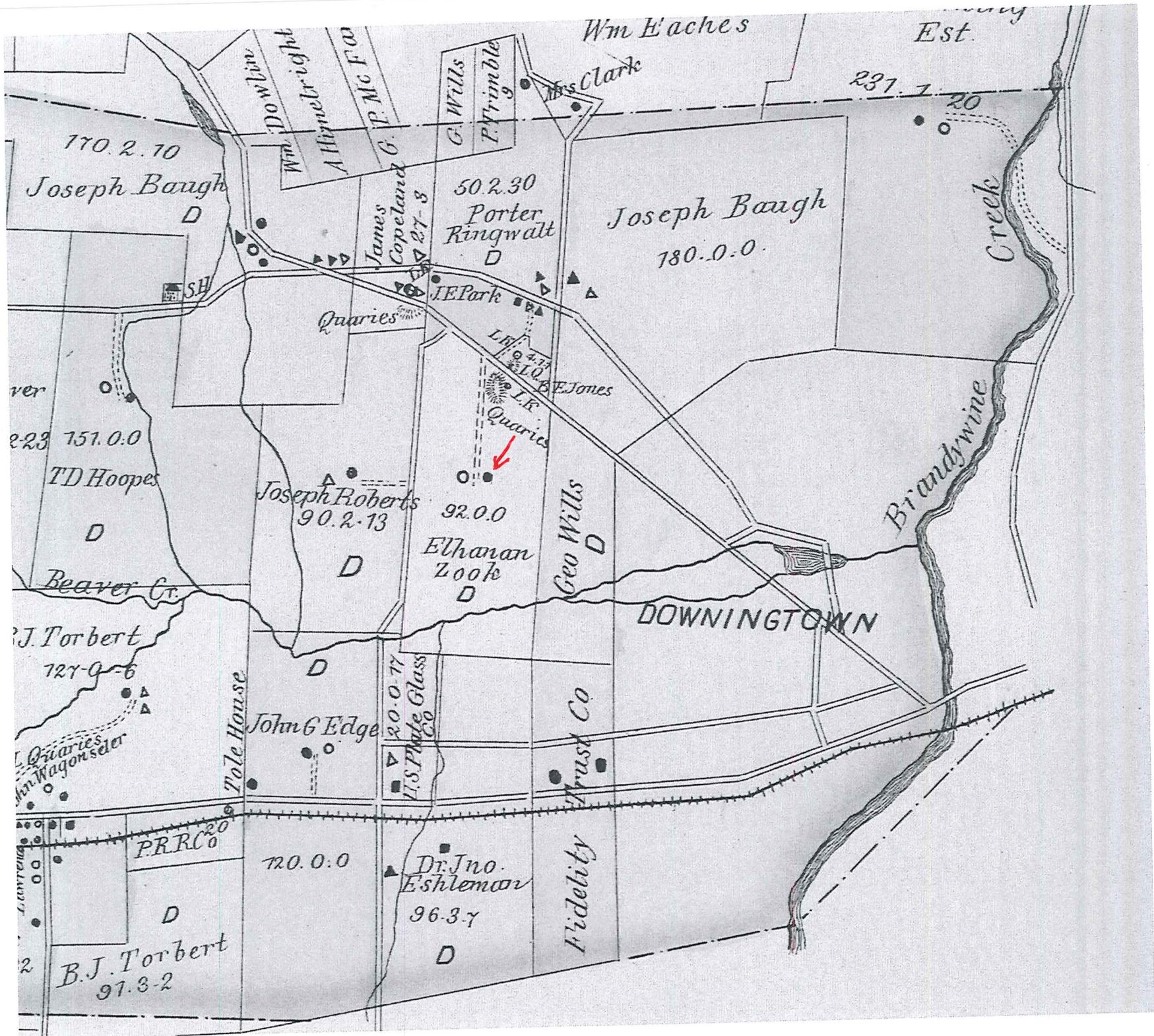
GALLAGHERVILLE

TICKET OFFICE
32 1/2 Miles to Phil^a
32 1/2 to Pittsb^g.

Dr. J. K. Eshleman

Bdy Stone

L. K.
E. Fox
House
Keeler
Store
arry
R. R. Co.



Map



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 3902 008 70000
 UPI: 39-2-87
 Owner1: ARCHBISHOP OF PHILADELPHIA
 Owner2:
 Mail Address 1: C/O OFFICE FOR PROPERTY SERVICES
 Mail Address 2: 222 N SEVEN TEEN TH ST
 Mail Address 3: PHILADELPHIA PA
 ZIP Code: 19103
 Deed Book: 4065
 Deed Page: 1177
 Deed Recorded Date: 7/1/1996
 Legal Desc 1: SE COR RT 322 & N LLOYD AV
 Desc 2: 61 A CFARM
 Acres: 61
 LUC: F-20
 Lot Assessment: \$ 29,420
 Property Assessment: \$ 158,640
 Total Assessment: \$ 188,060
 Assessment Date: 12/19/2014
 Property Address: 5030 HORSESHOE PK
 Municipality: CALN
 School District: Coatesville Area

Map Created:
 Thursday, November 12, 2015

County of Chester

Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Bibliography

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

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

Other sources checked were

Google

At the Chester County Historical Society

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

land situate and being in the Township of Calne in the County of
 Chester in the said Province of Denbigh at a Black Oak at a Corner of
 Lewis Lewis's Land thence East by North by Vacant Land one hundred
 and seventy perches to a post thence North by the Land of George Aston
 four hundred and eighty perches to another post thence West by South
 by Vacant Land one hundred and seventy perches to a Chestnut Oak
 thence South by the Land of Aaron Mendenhall and the Land of Lewis
 Lewis four hundred and eighty perches to the place of Denbigh Con-
 taining five hundred acres Together with all the Mines Minerals
 Quarries Woods Meadows Ways Waters Watercourses Woods Fishings
 Flowings Sawings Buntings Rights Liberties Priviledges Hereditam
 and Appurtenances whatsoever to the said Bargained promises
 Belonging or in any wise appertaining and the Provisions and
 Remainders Rents Issues and Profits thereof to have and to hold
 the said Bargained promises with the appurtenances unto the
 said Thomas Gindly his Executors Administrators and Assigns from
 the Day of the Date hereof for and During the Term of one year
 from thence Next ensuing and fully to be Consumat and ended to the
 Intent that by virtue of these presents and of the Statute for Trans-
 ferring of uses into possession the said Thomas Gindly may be in
 the Actual possession of the said Bargained promises with the
 appurtenances and be enabled to accept of a Grant Release and
 Confirmation thereof to him his heirs and assigns with Writings whereof
 the said parties to these presents have Interchangeably set their hands
 and Seals hereunto Dated the Day and Year first above written
 Sealed and Delivered in the presence of

Thomas Chalkey

* Daniel Durborow Esq. after Ed West

Release
 Tho Chalkey
 To
 Thomas Gindly

Be it Remembered that on the Twelfth day
 of January in the year of our Lord one thousand seven
 hundred and twenty five the Deed hereafter men-
 tioned was produced before George Aston Esq. one of the
 Justices of the peace for the County of Chester & thereupon

Came Daniell Durborow and Edward West two of the witnesses
 therein named who on their solemn affirmation did Declare & say
 they were present and saw Thomas Chalkey the Grantor therein
 named sign seal and as his Act and Deed deliver the said writing to
 the use therein mentioned and that they the said affirmants sub-
 scribed their names as witnesses therunto which said writing is
 Recorded in the Office for Recording of Deeds in the County of
 Chester the Ninth day of January in the year of our Lord one thou-
 sand seven hundred thirty four (five) in these words (to wit)

This Indenture tripartite made the tenth day of Sep-
 tember in the tenth year of the Reign of our Sovereign Lord
 George of Great Britain France & Ireland King Defender of
 the Faith &c Annoq. Dom. 1723 BOTTWOOD John Smith of London
 in the Kingdom of Great Britain Merchant of the first part
 Thomas Chalkey of the City of Philadelphia in the Province
 of Pennsylvania Merchant of the second part and Thomas
 Gindly of Philadelphia aforesaid Blacksmith of the third part
 Whereas William Penn Esq. late Proprietary & Governor
 of the said Province by his Indenture of Sale and Release
 bearing Date the fifteenth and sixteenth days of March and
 Dom. 1681 for the Consideration therein mentioned did Grant
 Bargain Sell and Convey unto William Baac of Steak vordon
 in the County of Wilts Yoman the Quantity of five hundred
 acres of Land to be laid out within the said Province to hold
 to him the said William Baac his heirs and assigns for ever
 paying therefore yearly to the said Proprietary and his
 heirs the Quit rent of one shilling for each hundred acres
 of the said Land as by the said Indentures of Sale and Release
 may more fully appear and whereas the said William

Deed Book

E Vol. 5

ponne by his Indentures of Lease & Release bearing date the
Nineteenth and Twentieth days of August Anno Dom 1681 for the Considera-
tion therein mentioned Did Grant and Convey unto Thomas Sager of
Stoxham in the parish of Trilham Malford in the County of Wilts Yeoman
Samuel Workman of Longly & Burial in the same County Yeoman & Susanna
Widow of Eaton in the parish of Millmarston in the said County of Wilts
the quantity of five hundred acres of Land to be laid out in
the said Province To hold to them the said Thomas Sager Samuel
Workman and Susanna & their heirs and assigns for ever
under the like Quit rent of Twelve pence per hundred acres as in
and by the said last mentioned Indentures of Lease and Release
may more fully appear AND WHEREAS the said William Pown-
by his Indentures of Lease and Release bearing date the Twentieth
Sixth and Twentieth Seventh days of September in the said Year
1681 for the Considerations therein mentioned Did Grant Bar-
gain Sell and Convey unto Henry Barnard of Gatacres in the
County of Wilts Shoemaker the quantity of five hundred acres of
Land to be laid out in the said Province To hold to him the said
the said Henry Barnard his heirs & assigns for ever (paying the
like Quit rent of one Shilling for each hundred acres as in and by
the last recited Indentures of Lease & Release may more fully
appear AND WHEREAS the said William Pown by his Indentures
of Lease and Release bearing date the Eleventh and Twelfth days
of October in the aforesaid Year 1681 for the Consideration therein
mentioned Did Grant and Convey unto Thomas Datt of Gatacres
aforesaid Gardner the quantity of five hundred acres of Land
to be laid out in the Province aforesaid To hold to him the said
Thomas Datt his heirs and assigns for ever under the quit rent
of Twelve pence per hundred acres as in and by the last menti-
oned Indentures Relation being thereunto had may also appear
AND WHEREAS the said William Isaac by his Indentures of Lease
and Release bearing date the Twentieth Second and Twentieth Third days
of March Anno Dom 1685 for the Consideration therein mentioned
Did Grant and Convey all his said five hundred acres of Land
unto Daniell Smith of Marlborough in the said County of Wilts
Distiller to hold to him the said Daniell Smith his heirs and assigns
for ever as by the said last recited Indentures may more fully
appear AND WHEREAS the said Thomas Sager Samuel Workman
and the said Susanna & their then wife of the said Samuel
Workman by their Indentures of Lease and Release bearing
date the Nineteenth and Twentieth days of May Anno Dom 1686
for the Consideration therein mentioned Did Grant and Convey all
their said five hundred acres of Land unto the said Daniell Smith
his heirs and assigns for ever as by the last recited Indentures
Relation being thereunto had may also appear AND WHEREAS the
said Henry Barnard by his Indentures of Lease and Release bearing
date the Twentieth Eighth and Twentieth Ninth days of March Anno Dom
1686 for the Consideration therein mentioned Did Grant Bargain
Sell and Convey all his said five hundred acres of Land unto the
aforesaid Daniell Smith his heirs and assigns for ever as by the said
last mentioned Indentures may more fully appear AND WHEREAS
the said Thomas Datt by his Indentures of Lease and Release bear-
ing date the sixteenth and seventeenth days of April in the said
Year 1686 for the Consideration therein mentioned Did Grant and
Convey all his said five hundred acres of Land unto the said Daniell
Smith his heirs and assigns for ever as by the said last recited
Indentures Relation being thereunto had at large appear AND
WHEREAS the said Daniell Smith by his Indenture of Mortgage
bearing date the Twentieth Ninth day of September Anno Dom 1687
for the securing of the payment of fifty pounds with interest
thereof Did Grant and Convey unto Barbara & Blagdon of the City

Deed Book

E Vol. 5

of Bristol widow all the said two thousand acres of land in
the said four recited indentures of Release mentioned (except one
hundred acres which the said Daniell Smith had sold to George
Chandler and his heirs) To hold to her the said Barbara Blagdon her
heirs and assigns forever Defensible notwithstanding on payment of the
said fifty pound with the interest thereof at Certain Days in the said
recited indenture of Mortgage mentioned as by the same indenture
may more fully appear and whereas the said Barbara Blagdon
having received the said fifty pounds and the interest thereof or
some part of the same by her indenture Dated the eighteenth day of
February Anno Dom 1694 Did Grant Release and Convey unto the
Daniell Smith all the said one thousand nine hundred acres of land
with the appurtenances To hold to him the said Daniell Smith his
heirs and assigns forever as by the said last mentioned indenture
may more fully appear by virtue of which said last mentioned
indenture or by force and virtue of some other good Conveyance or
assurance in law duly had and executed he the said Daniell Smith
in his lifetime became lawfully seized in his domeyn as of free
and in the said lands and Dues seized thereof in his Estate aforesaid
after whose Decease the said fifteen hundred acres of land with
the appurtenances Descended and came to Daniell Smith late of
Marlborough aforesaid Chees factor son and only heir of him the
said Daniell Smith and whereas the said Proprietors late Comrs
at the Request of Richard Spakeman Administrator on the Estate
of the first mentioned Daniell Smith by two severall warrants
under their hands and the seal of the said Province both bearing
date the sixth day of April Anno Dom 1702 and Directed to Isaac
Taylor Surveyor of the County of Chester in the said Province
Did authorize and require him forthwith to survey and lay out to
the said Richard for the use of the last mentioned Daniell Smith the
quantity of one thousand acres of land in the said County of Chester
in part of his said fathers purchase made as aforesaid by virtue
of which said warrants the said Isaac Taylor on the fourth day of
December Anno Dom 1702 surveyed and layed out to the said
Richard Spakeman for the use aforesaid the said quantity of one
thousand acres of land in two tracts adjoining together situated
and lying in the Townships of Aln in the said County of Chester
as by the returns of the said warrants may more fully appear
and whereas the last mentioned Daniell Smith is also Deceased
whereby the Estate of inheritance of and in the said one thou-
sand acres of land is vested in the said John Smith party to
those presents being the eldest son and heir apparent of the
said Daniell and whereas the said John Smith by his Letter of
Attorney under his hand and seal duly executed bearing date
the fifth day of January Anno Dom 1719 Did constitute ordain
and appoint the said Thomas Galkley his true and lawfull
attorney for him and in his name to bargain sell and convey
all and every the pieces or parcels of land plantations and
improvements in the said Letter of attorney mentioned to be
granted and conveyed by sundry purchasers to the first mentioned
Daniell Smith his heirs and assigns [the above mentioned one
thousand acres of land layd out by the said Isaac Taylor as aforesaid
thereby including It to any person or persons whatsover for such
sum or sums of money as his attorney shall judge proper and in
the name of him the said John Smith as his act and deed or in
his own name as attorney for the said John Smith to sign seal
and execute unto or to the use of any purchaser or purchasers of
the said lands or any part thereof all such Deeds Conveyances and
assurances in law as shall be thought requisite and necessary by
the Council or agents of any purchaser or purchasers & the

Deed Book

E Vol. 5

(24)

Swearing and assuring the said promises or any part thereof to him
or them do purchasing as in and by the said letter of attorney recorded
in the office for recording of deeds for the City and County of Wic-
delphia in a book of books page 218 & the seventeenth day of
August Anno Domini 21 May more fully appear NOB This Indenture
witnesseth that the said John Smith by his attorney the said Thomas
Chalkley for the consideration of one hundred and fifty pounds of lawfull
money of America to the said Thomas Chalkley in hand paid by the said Thomas
Smith for the use of the said John Smith the Receipt whereof he doth
herby acknowledge and thereof doth acquit and for ever discharge the
said Thomas Chalkley (as well by the special Direction & appointment
of the said John Smith as by vertue of the said letter of attorney and
the authority thereby given unto him) for and in the name of the said John
Smith hath granted bargained sold aliened inposed released and
confirmed and by those presents doth grant bargain sell alien en-
posed release and confirm unto the said Thomas Chalkley his heirs and
assigns all that tract or parcel of land situate lying and being in
the Township of Elm and County of Chester aforesaid beginning at a
black Oak at a corner of Lewis Lewis' land thence last by North-
by vacant land one hundred and seventy perches to a post thence
North by the land of George Aston four hundred and eighty perches
to another post thence west by South by vacant land one hundred
and seventy perches to a Chestnut Oak thence South by the land
of Aaron Mondenhall and the land of the said Lewis Lewis four-
hundred and eighty perches to the place of beginning containing
five hundred acres part of the said one thousand acres of land
together with all the Mines Minerals Quarries Woods Meadows
ways waters water courses Cocks fillings flowings & sowings hunt-
ings & rights liberties privileges hereditaments and appurtenances
whatsoever to the said five hundred acres of land herby granted
belonging or in anywise appertaining of all which said premises
herby granted the said Thomas Chalkley is now in actual possession by
virtue of a bargain and sale unto him thereof made by the said Thomas
Chalkley for the term of one year from the day next before the date of
these presents as by an Indenture in that behalf made dated the day next
before the date hereof may appear and the Reversions and Remainders
rents Issues and profits thereof and all the Estate Right title & Interest
whatsoever of them the said John Smith and Thomas Chalkley or either
of them of in and to the said granted premises and all Doods & Dences
and writings concerning the same to have & to hold the said five
hundred acres of land hereditaments and promises heroby
granted or mentioned to be granted and every part thereof with
the appurtenances unto the said Thomas Chalkley and his heirs to
the use of him the said Thomas Chalkley his heirs and assigns for
ever under the Quit rent aforesaid AND the said Thomas Chalkley
for himself his heirs executors and administrators doth Covenant pro-
mise and grant to and with the said Thomas Chalkley his heirs and
assigns by those presents that as the said Thomas Chalkley hath not
done or willingly or wittingly suffered to be done any act or thing
whereby the said parcel of land and promises heroby granted or men-
tioned to be granted are or may be impeached charged or incumbered
in title charge Estate or otherwise AND the said John Smith for himself
his heirs executors and administrators doth Covenant promise and
grant to and with the said Thomas Chalkley his heirs and assigns by
those presents that as the said John Smith and his heirs the said
parcel of land and promises heroby granted and every part there-
of with the appurtenances unto the said Thomas Chalkley his heirs and
assigns against him the said John Smith and his heirs and against
all and every other person and persons whatsoever lawfully claiming
or to claim the same promises or any part thereof shall and will
warrant

Deed Book

E Vol. 5

warrant and for ever Defend by these presents and also that the said John Smith and his heirs and all other persons whomsoever having or lawfully claiming any Estate right Title or Interest of in or to the said granted premises or any part thereof shall and will at any time or times hereafter upon the Request Tests and Charges in Law of the said Thomas Lindly his heirs and assigns Make do execute Acknowledge and suffer all and every such further and other reasonable act and deeds and Deeds Covenances and Assurances in Law whatsover for the further better Assuring and Confirming of the said parcel of Land and premises here by granted and of every part thereof with the appurtenances unto the said Thomas Lindly his heirs and assigns as by him or them or by his or their Council Learned in the Law shall be reasonably Devised advised or Required In witness whereof the said parties to these presents have Interchangeably set their hands and seals herunto Dated the Day Year first above written

Thomas Chalkley Seal

sealed and Delivered in the presence of
George Aston Dan^r Durborow Esq^r

Coase
The Lindly & Co
To
Thomas Parke

Be it Remembered that on the Twelfth day of January in the year of our said one Thousand seven hundred and Twenty five the Deed hereafter mentioned was produced before George Aston Esq^r one of the Justices of the peace for the County of Chester and thereupon unto Thomas Lindly and Hannah his wife the Grantors therein named who acknowledged the said writing to be their Deed and Desired the same may be Recorded as their Deed which said writing is Recorded in the Office for Recording of Deeds in the said County of Chester the tenth day of January in the year of our said one Thousand seven hundred and thirty four five in these words to wit: **This Indenture** made the twenty ninth day of Decemb^r in the Twelfth year of the Reign of our Sovereign Lord George of Great Brittain France and Ireland King Defender of the Faith Anno Dom^o 1723 Between Thomas Lindly of the City of Philadelphia in the province of Pennsylvania Blacksmith and Hannah his wife of the one part and Thomas Parke of the Township of Chester in the County of Chester and province aforesaid homan of the other part witnesses that the said Thomas Lindly and Hannah his wife for the Consideration of five shillings to them in hand paid by the said Thomas Parke the Receipt whereof is hereby Acknowledged have Bargained & sold and by these presents do Bargain and sell unto the s^r Thomas Parke all that tract or parcel of Land situate and being in the Township of Calm in the County of Chester in the said Province Beginning at a Black Oak at a Corner of Lewis Lewis's Land thence East by North by vacant Land one hundred and seventy perches to a post thence North by the Land of George Aston four hundred and eighty perches to another post thence west by South by vacant Land one hundred and seventy perches to a Chestnut Oak thence South by the Land of Aaron Mondouhall and the Land of the said Lewis Lewis four hundred and eighty perches to the place of Beginning Containing five hundred Acres Together with all the Mines Minerals Minerals woods Meadows ways waters watercourses Coods fishings flowings Sawmills Countings rights liberties privileges hereditaments and appurtenances whatsoever to the said Bargained premises belonging or in anywise appertaining and the Diversions and Remainers rents Issues and profits thereof to have & to hold the said Bargained premises with their appurtenances unto the s^r Thomas Parke his Ex^{ors} adm^{ors} and assigns from the day of the Date hereof for and during the term of one year from thence next ensuing & fully to be complete & ended to the intent that by virtue of these presents & of a Statute for transferring of uses into possession the s^r Thomas Parke may be in the actual possession of the s^r Bargained Premises with appurtenances & be enabled to accept of a Grant & Confirmation thereof to him his heirs & assigns In witness whereof the s^r parties to these presents have Interchangeably set their hands & seals herunto Dated the day Year first above written

sealed & Delivered in the presence of
The Watson Esq^r Esq^r the Woman

Thomas Lindly Seal
Hannah Lindly Seal

Deed Book

E Vol. 5

Robert Parks the receipt whereof they do hereby acknowledge have bargained and sold and by these presents do bargain and sell unto the said Robert Parks all that piece or tract of land situate lying and being in the said Township of Elm in the said County beginning at a Quor Marked Black Oak being a Corner of Shimehas Jarvis's Land thence north by the Land of the said Shimehas Jarvis two hundred and thirty two perches to a Quor post thence by the Land of the said Thomas Parks east one Degree North Ninety perches to a Quor post thence by the Land of Abel Parks south two hundred and fourteen perches to a Quor Marked white Oak stake by a vacant Land west by south Ninety two perches to the place of beginning containing one hundred twenty four acres and a half being part of a larger tract of five hundred acres together with all the Mines Mines calls Quarries Woods Meadows Marshes Swamps Cypresses ways waters water Courses Creeks fishings fowlings Sawkings Sawntings rights of both Priviledges hereditaments and appurtenances whatsoever to the here by bargained premises belonging or in any wise appertaining and the laborious and Remainders Rents Issues and profits thereof to have and to hold the said bargained premises with their appurtenances unto the said Robert Parks his Executors Administrators and assigns from the day of the Date hereof for and During the Term of one year from thence next ensuing and fully to be completed and ended to the intent that by virtue of these presents and of the Statute for Transferring us into possession the said Robert Parks may be in the actual possession of the said bargained premises with the appurtenances and be enabled to accept of a Grant Release and Confirmation thereof to him his heirs and assigns in Mannors whereof the said parties to these presents have interchangeably set their hands and seals hereunto Dated the day and year first above written

Sealed and Delivered in the presence of
 Geo. Aston Tho Parks Junr John Backson

Tho Parks
 Rebecca Parks

Witness
 Geo. Aston
 Tho Parks

We it Remembred

that on the twenty fifth day of February in the year of our Lord one thousand seven hundred and thirty four (five) the Deed hereafter mentioned was produced before Joseph Dintion Esq one of his Majesty's Justices of the peace for the County of Chester and thereupon came George Aston and Thomas Parks Junr two of the witnesses therein named who on their solemn affirmations did declare and say they were present and saw Thomas Parks and Rebecca his wife the Grantors therein named sign seal and as their Act and Deed deliver the this said writing to the use therein mentioned and that they the said Affirmants subscribed their names as witnesses thereunto which said writing is recorded in the Office for Recording of Deeds in the said County of Chester the twenty sixth day of February in the year of our Lord one thousand seven hundred and thirty four (five) in these words (to wit) **This Indenture** made the fifteenth day of January in the eighth year of the reign of our Sovereign Lord George the second King over Great Britain be Anno Dom 1734's Between Thomas Parks of the Township of East Elm in the County of Chester Province of Pennsylvania Roman and Rebecca his wife of the one part and Robert Parks of East Elm aforesaid in the County and Province aforesaid eldest son of the said Thomas and Rebecca of the other part who had Thomas Lindly of the City of Philadelphia Blacksmith and Hannah his wife by their indentures of lease and release bearing date the twenty ninth and thirtieth days of December Anno Dom 1725 reciting therein is recited for the Consideration therein mentioned did Grant Release and Confirm unto the said Thomas Parks a certain Tract or parcel of Land situate in the said Township of Elm in the said County containing five hundred acres being bounded as is therein mentioned to hold to him the said Thomas Parks his heirs and assigns for ever as by the said indentures of lease and release recorded in the Office for Recording of Deeds in the said County of Chester in Book E vol 5 page 298 the tenth day of January Anno Domini 1734's Relation being thereunto read may more fully and at large appear NOW This Indenture with of both that the said Thomas Parks and Rebecca his wife as well for the Natural Love and

affection which they have and do bear to their said son Robert
 Parks as for and in Consideration of the sum of forty pounds lawfull
 money of America to them in hand paid by the said Robert Parks the
 Receipt whereof they do hereby acknowledge and thereof do acquitt and
 for ever discharge the said Robert Parks his heirs and assigns by
 those presents have granted bargained sold aliened infeoffed released
 and confirmed and by these presents do Grant bargain sold alien
 infeoff release and confirm unto the said Robert Parks his heirs &
 assigns all that piece or tract of land situate lying and being in the
 said Township of Calu in the said County beginning at a Corner marked
 Black Oak being a Corner of Shimehas Lewis's and thence North by the
 Land of the said Shimehas Lewis two hundred and thirty two perches to
 a Corner post thence by the end of the said Thomas Parks East one
 degree North Ninety perches to a Corner post thence by the end of Abel
 Parks South two hundred and fourteen perches to a Corner marked white
 Oak thence by vacant land West by South Ninety two perches to the
 place of beginning containing one hundred twenty four acres and a half
 being part of the above mentioned five hundred acres of land granted
 as above together with the privilege to dig a Drain or Ditch from
 the run called Thousand Acre Run through any part of the said land now
 in the possession of Abel Parks being also part of the said five hun
 dred acres of land and to Evert half the stream of water running in the
 said run from time to time and at all times hereafter when the said Robert
 Parks his Executors Administrators or assigns shall so Euse or have
 occasion to make use of the same upon part of the said one hundred
 twenty four acres and a half of land granted and sold to the said Robert
 Parks as aforesaid with all the Mines Minerals Quarries Woods Mea
 dows Marshes Swamps Cisterns ways waters watercourses Cocks Hitting
 Howings Sawings Sawtings Rights Liberties Priviledges Curtilage
 and Appurtenances whatsoever to the said land and premises hereby
 granted belonging or in any wise appertaining of all which said pre
 mises hereby granted the said Robert Parks is now in actual possession
 by virtue of a bargain and sale to him thereof made by the said Thomas
 Parks and Rebecca his wife for the term of one year from the day
 next before the date hereof as by an indenture in that behalf made
 dated the day next before the date of these presents may appear and the
 Reversions and Remainders Rents Issues and profits thereof and all the
 Estate right title and interest of the said Thomas Parks and Rebecca his
 wife of in and to the same and entire Copies of all Deeds Indentures and
 writings concerning the same to be made at the Charge of the said Robert
 Parks his heirs or assigns to have and to hold the said piece or tract
 of land hereditament and premises hereby granted or mentioned
 to be granted and every part thereof with the Appurtenances unto
 the said Robert Parks and his heirs to the use of him the said Robert
 Parks his heirs and assigns for ever under the yearly quit rent
 hereafter accruing for the said land unto the Lord of the Fee thereof
 and the said Thomas Parks and his heirs the said piece or tract
 of land hereditaments and premises hereby granted with the ap
 purtenances unto the said Robert Parks his heirs and assigns against
 him the said Thomas Parks and Rebecca his wife their heirs and
 assigns and against all other persons whatsoever lawfully claiming
 or to claim by from or under him them or any of them shall and will
 warrant and for ever defend by these presents and the said Thomas
 Parks for himself his heirs Executors and Administrators and for
 the said Rebecca his wife doth Eovenant promise and Grant to and
 with the said Robert Parks his heirs and assigns by these presents
 that he the said Thomas Parks and Rebecca his wife and their heirs
 and all and every other person and persons whatsoever having or
 lawfully claiming any Estate right title or interest of in or to the said
 piece or tract of land and premises hereby granted or any part
 thereof shall and will at any time or times hereafter upon the
 Request Costs and Charges in Law of the said Robert Parks his heirs
 or assigns make do execute acknowledge and suffer all and every

Deed Book

E Vol. 5

Such further and Other Reasonable Act and Acts Dood and Doods
 Covenants and Assurances in Law whatsoever for the further & better
 asuring and Enfirming of the said piece or Tract of land & premises
 hereby granted and Every or any part thereof with the appurtenances
 unto the said Robert Parke his heirs and assigns as by him or them
 or by his or their Council learned in the Law shall be reasonably devised
 advised or required in Writings whereof the said parties to these
 presents have interchangeably set their hands and seals herunto
 dated the day and year first above written —
 sealed and Delivered in the presence of
 Geo: Aston Tho: Parke and John Jackson

Thomas Parke (Seal)
 as
 Rebecca Parke (Seal)

Power of Attorney
 Elizabeth Bond
 To
 John Riley

Be it Remembered that on the twenty
 sixth day of February in the year of our Lord one Thousand
 seven hundred and thirty four (five) the power of Attorney
 hereafter mentioned was produced before Henry Pierce

Esq: one of His Majesties Justices of the Peace for the County of Chester
 and thereupon came Elizabeth Bond the Grantor therein named
 who acknowledged the said writing to be her Act and Dood and did
 Declare that she did sign seal and Deliver the same writing for and to
 the use therein mentioned which said writing is recorded in the
 Office for recording of Doods in the said County of Chester the Thirde
 Day of March in the year of our Lord one Thousand seven hundred &
 thirty four five in these words to wit **Know** all men by these
 presents that Elizabeth Bond of Chichester in the County of Chester
 and Province of Pennsylvania widow and administratrix of the good
 and Chattels of Joseph Bond late of Chichester deceased have Con-
 stituted made and appointed and by these presents do constitute
 make and appoint my Trusty and Loving friend John Riley of Chi-
 chester aforesaid in the County and Province aforesaid my true and
 Lawfull Attorney, for me and in my name and stead, and to
 my use, to ask Demand, due for, Levy recover and receive all such
 sum and sums of Money, Doots, Rents, Goods, Wares, Dues, Accounts,
 and other Demands whatsoever, which are or shall be due, owing
 payable and belonging to me, or Detained from me any Manner
 of ways or means whatsoever by any person or persons whomso-
 ever, giving and granting unto my said Attorney by these presents
 my full and whole power strength and Authority in and about
 the premises, to have use and Take all Lawfull ways and
 means in my name, for the Recovery thereof, and upon the Receipt
 of any such Doots, Dues, or Sums of Money aforesaid, Acquittances
 or other sufficient Discharges for me and in my name, to make seal
 and Deliver, and Generally all and Every other Act and Acts, thing
 Things, Devices or Devices in the Law whatsoever needfull and
 necessary to be done in and about the premises, for me and in my
 name to do execute and perform, as fully Largely and amply to
 all Intents and purposes as my self might or could do, if I was
 personally present, or as if the Matter required more special
 authority then is herein given, and Attorney, one or more under
 him for the purpose aforesaid to make and constitute, and again
 at pleasure to revoke; Ratifying allowing and hold firm and
 Effectual all and whatsoever my said Attorney shall Lawfully
 do in and about the premises by virtue hereof in Writings
 whereof I have herewith set my hand and seal the Twentieth
 seventh day of September in the Eighth Year of His Majesties
 Reign Annoq: Domini one Thousand seven hundred and thirty
 four

sealed and Delivered in the presence of
 William Haley Mary Brownhill - Elizabeth Bond (Seal)

Deed Book
 E Vol. 5

In Witness whereof the parties aforesaid to these Presents
have hereunto interchangeably set their hands and Seals the
Day and Year first above written. -----
Sealed and Delivered in the presence of } The Master of
20 Hugh Parker John Callahan } James B. Hamilton

It is Remembered that in
Abel Parke and Thomas Parke
The fifteenth day of May Anno Dom 1734
The Release hereafter mentioned was produced
before William Pinn Esq: one of the Justices
of the peace for the County of Chester and thereupon came
Abel Parke and Deborah his Wife the Grantors therein
named who acknowledged the said Writing to be their
Deed and that they did Seal and deliver the said Release
to the said Theron mentioned which said Release is Recorded
in the Office for Recording of Deeds in the County of Chester
the Twenty sixth day of September Anno Dom 1734 in these
words (to wit) This Indenture made the fourth day of the
second month called April in the Twentieth Year of the
Reign King George the Second over Great Britain at Warrington
Dom 1734 Between Abel Parke of the Township of East
Calm in the County of Chester in the Province of Pennsylvania
Yeoman and Deborah his Wife of the one part and Thomas
Parke of East Calm aforesaid Yeoman of the other parts
Whereas Thomas Parke and Rebecca by their Indentures
of Lease and Release bearing date the Twenty seventh and
Twenty eighth days of the month called June Anno D. 1735
for the Consideration therein mentioned and Recited
therewith Recited did Grant Release and Confirm unto the
said Abel Parke his heirs and assigns a certain Tract or
parcel of Land Situate in East Calm aforesaid being
as therein and hereafter mentioned and containing one
hundred acres To hold to him the said Abel Parke his
heirs and assigns forever as by the said Indentures is
Recorded in the Office for Recording of Deeds in the said
County of Chester in Book E. vol. 5. page 355 the twenty
second day of the month called August Anno Dom 1737
Relation being) Theron's had may more fully and at
large appear And Whereas Thomas Parke Jun: by his
Indentures of Lease and Release bearing date the first and
second days of December Anno Dom 1737 for the Consideration
therein mentioned and Recited as therein is Recited did
Grant Release and Confirm unto the said Abel Parke
another Tract or parcel of Land Situate in East Calm
aforesaid containing one hundred and twenty four acres and
a half being bounded as therein and hereafter is mentioned
(To wit)

Deed Book
F Vol. 6

Held to him the said Abel Park his heirs and assigns
for ever as by the same Indentures may fully and at
large appear Now this Indenture witnesseth that the
said Abel Parke and Deborah his wife for and in
consideration of the sum of Three hundred and Sixteen
Pounds and fourteen shillings of lawful money of the said
Province to them in hand paid by the said Thomas Parke
the receipt whereof they do hereby confess and acknowledge
Have granted Bargained and sold Wheres Released and
Confirmed and by these presents do fully freely and
Wholly grant bargain and sell Wheres Release them from
unto the said Thomas Parke in his actual possession
being by virtue of a bargain and sale to have thereof
made for one whole year by Indenture bearing date the
day next before the day of the date of these presents and
and by force of the Statute for Transferring of Uses into
possession and to his heirs and assigns for ever all those
but Tracts or parcels of land mentioned and described in
by the above Recited Indentures one of which Tracts lies
before the said Abel Parke now dwells having built and
Erected a Messuage or Tenement on the same premises
Beginning at a White Oak standing by the line of George
Aston and Thomas Parke's land thence West fifty two
perches to a post thence North Eighteen perches to a
white tree about tree standing by Beaver Run thence
South Eighty one degree West Thirty two perches up
the said Run to a post thence South by the land of
Robert Parke Two hundred and two perches to a white Oak
standing on the Barrens by Thousand acre Run thence
East Eighty three perches to a corner post between George
Aston and Thomas Parke thence North by the land late of
George Aston one hundred and Ninety perches to the place
of Beginning Containing One hundred Acres The other of the
said Tracts of land adjoyns to the last described Tract and
Begin at a corner marked Black Oak being a corner of
Phineas Lewis's land thence north by the same land Two
hundred and thirty two perches to a corner post thence by the
land of the said Thomas Parke East one degree North Ninety
perches to a corner post thence by the last described Tract South
Two hundred and fourteen perches to a corner white Oak thence by
Vacant land West by South Ninety two perches to the place
of Beginning Containing One hundred and twenty four Acres &
a half both which Tracts of land is part of a larger Tract
of five hundred Acres Conveyed by Thomas Linley and
Mannah his wife to Thomas Parke as by Indentures of
Lease and Release bearing date the Twenty ninth and
(Thirtieth)

Deed Book
F Vol. 6

1799
Thirteenth Day of December Anno Domini 1799 may more fully appear
Together with all the Homes Buildings Gardens Orchards...
Meadow Mines Minerals Woods Woods Waters Water Courses
Rights Liberties Privileges Improvements Hereditaments and
Appurtenances whatsoever thereto belonging or in anywise
Appertaining And the Remainders and Reversions Rent Issues
and Profits thereof Also all the Liable Right Title & Interest
property Claim and Demand whatsoever as well in Equity as in
Law of him the said Abel Parke and Deborah his wife of in
and to all and singular the said premises with the Appurte-
nances and true Copies of all Deeds Writings Writings &
Concerning the same to be made and Written at the Cost &
Charge of the said Thomas Parke his heirs and Assigns To
have and to hold the said two Tracts or parcels of land...
hereditaments and premises hereby granted or mentioned to
granted and every part thereof with the Appurtenances unto
the said Thomas Parke and his heirs to the only proper Use
and behoof of him the said Thomas Parke his heirs and Assigns
Under the special Intent hereafter appearing for the same to
the Lords of the Fee thereof Unto the said Abel Parke and
his heirs the said two Tracts or parcels of land hereditaments
and premises unto the said Thomas Parke his heirs and
Assigns against him the said Abel Parke and Deborah
his wife and his heirs and against all and every other
person and persons whatsoever lawfully claiming by
from or under him them or any of them shall and
will warrant and forever defend by these presents And
the said Abel Parke for himself and the said Deborah
his wife and his heirs Executors and Administrators doth
Covenant promise and grant to and with the said Thomas
Parke his heirs and Assigns by these presents that he the
said Abel Parke and Deborah his wife and his heirs and all and
every other person and persons and their heirs any thing having
or claiming in the premises abovementioned to be granted or
any part thereof shall and will at the reasonable Request Cost
and Charge of the said Thomas Parke his heirs or Assigns
make do and execute or cause or procure to be made done and
executed all and every such further and other lawful and
reasonable Act and Acts Deeds and Deeds Conveyance and
Conveyances in the Law whatsoever for the further better more
perfect Conveying and Assigning of the said two Tracts of land
hereby granted and every or any part thereof with the...
Appurtenances unto the said Thomas Parke his heirs or
Assigns As by him or them or by his or their Counsel
learned in the Law shall be reasonably devised Advised or
Required for Witness whereof the said parties to these
(Presents)

Deed Book
F Vol. 6

Thomas Parks of East Chester in the County of Chester
and Province of Pennsylvania being possessed of Body and
of sound Memory (Thanks be to God therefore) and Calling to
Mind the Uncertainty of this Life, and for the settling my out-
ward Affairs, Do therefore make this Present Writing my last
Will and Testament, Hereby Annulling Revoaking and Making
Void all Other Wills and Testaments by me heretofore Made,
Either by Word or Writing. First my Will is That all my Just
Debts and Funeral Expences be duly Paid by my Executors
out of my Personal Estate, as soon as Conveniently they can.
Secondly I Give and Bequeath unto my Dear Wife, Jane Parkes
Two Rooms in my Dwelling House or in My latter house on the
Place that I shall hereafter leave to my son Robert together with liberty
of the Kitchen and Firewood and the Cheeping of a Horse and Cow on the
Premises. She shall hereafter have to her self a convenient Garden
and liberty to Fish and Rapas without Molestation or Interruption During
her Widowhood and no longer.

Thirdly I Give and Bequeath to my son Robert Parkes and to his
Heirs and Assigns for Ever All that Tract and Parcel of Land which
I have that lies North of this My live On, beginning on the line of
Roger Hunt at the Bottom of the field where the ~~land~~ formerly the
Corner of the old Parkes land and then on a due West Course the Meadow
to the line formerly Robert Parkes deceased thence North along the line
of the Creek called Beaver Creek and thence West to the line of the
Town. I provide that he shall pay unto my son Jacob Parkes when
he arrives to the Age of Twenty One Years the sum of Two Hundred
Pounds Lawfull Money of this Province. Provided the said Jacob shall
live to that Age but not to be Paid to any Person if he dye sooner

Fourthly I Give and Bequeath to my three Daughters (Wives) Sarah Parkes
Rebecca Parkes and Hannah Parkes Two Hundred Pounds to Each of
them to be Paid by my Executors out of my Personal Estate when they
arrive at the Age of Eighteen Years, and in case that any of the
Daughters should dye before the arrive at Eighteen Years of Age
then my Will is that the Survivors of the Daughters should inherit
the Legacies of the Deceased.

Fifthly I Give and Bequeath unto My son Thomas Parkes and to his
Heirs and Assigns for Ever all the Remainder of My Real Estate
(Wife) the Plantation that now lies on with all the Building and
Appurtenances therunto belonging he, his Building and Paying to my
son Jacob Parkes the sum of Two Hundred Pounds. Provided Jacob shall
live to Twenty one Years of Age at two Equal Payments the first when
Jacob arrives at Twenty one Years of Age and the second in One Year after

And further My Will is That in Case my son, Thomas Parke should at any time Die without Issue then My Son, Jacob, shall inherit this Place, I now live on, as fully as Thomas could do, Provided he lived — And in Case, Thomas should dye the Opposite then My Will is that my son, Robert shall Not say any thing to Jacob, but Not otherwise.

Sixthly I Give and bequeath to my son, Jacob Parke, One Hundred Pound Curt of My Personal Estate, to be paid to him, when he arrives at the Age of Twenty one Years, Unlesse my son, Jacob should die at the Age of Twenty One Years then My Will is that this legacy shall be divided Equally amongst the surviving Children.

Seventhly I Give and bequeath to My Son, Robert my Newell, and My Eldest to my son, Thomas, and I likewise Give My Watch to my son, Thomas, Provided he live, to the Age of Twenty one Years and if otherwise to my son, Jacob Parke.

Lastly I Give and bequeath to my Dear Wife, Jane Parke, all the Residue and Remainder of My Personal Estate, to Enable her to bring up my Children, and Give them Necessary schooling as she shall think fit.

And I do likewise Nominate and Appoint my Dear Wife, Jane Parke, my Loving Friend, Robert Parke, my Son, and my Loving Son, Robert Parke, to be My Executors of this my Will, to see it duly and truly performed.

In Witness whereof I have hereunto set my hand and Seal, this Fifteenth Day of the Month of June the Year of Our Lord one thousand seven hundred and fifty Eight 1758

Signed, sealed and Published by the Testator as his last Will and Testament, in the presence of

Thomas Parke

Puncher Lewis
Thos Pim
Richard Pim

Witnessed at London
the 28th day of June
1758

described lot or parcel of land hereditaments and premises hereby granted or mentioned or intended to be with the appurtenances unto the said Abner Walton his heirs and assigns against her the said Rebecca Smith and her heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by force or under her them or any of them shall and will warrant and forever defend by these presents. In Witness whereof the said Rebecca Smith hath hereunto set her hand and seal the day and Year first above written
Rebecca Smith.

Sealed and delivered in the presence of James Monaghan, Robert Guthey, Received on the day of the date of the above written Indenture of and from the above named Abner Walton the sum of one hundred and seventy five dollars the consideration aforesaid in full. Rebecca Smith. - Witness present James Monaghan, Robert Guthey Chester County Pa. The fifth day of April AD 1836 before me the Subscriber one of the Justices of the Peace in and for the said County of Chester personally came the above named Rebecca Smith and acknowledged the above written Indenture to be her act and deed and desired the same as such to be Recorded according to Law. In Testimony whereof I have hereunto set my hand & seal the date aforesaid James Monaghan
(Record Feb 9th AD 1842)

Deed **This Indenture** Made the first day of April in the Year of our Lord one thousand eight hundred and forty one Between Richard B. Parke of the Township of East Caln in the County of Chester and State of Pennsylvania and Ellionta his wife of the one part, and J. Dutton Steele of the said Township of East Caln of the other part. Witnesseth that the said Richard B. Parke and Ellionta his wife for and in consideration of the sum of nine thousand two hundred and thirty one Dollars and eighty seven cents Lawful money of the United States to them in hand paid by the said J. Dutton Steele at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge, and thereof acquit and forever discharge the said J. Dutton Steele his heirs Executors and Administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto unto the said J. Dutton Steele and to his heirs and assigns all that certain Messuage and tract of Land situate in the Township of East Caln in the County of Chester aforesaid bounded and described as follows to wit **Beginning** at a corner in the downing town Ephrata and Harrisburg Turnpike thence south by lands of Joseph Deale two degrees and a quarter east one hundred and fifty seven perches a corner Stake thence by land of the heirs of John Edge deceased North eighty seven degrees and an half west eighty one perches and three tenths to another corner Stake thence by land of the heirs of George Edge deceased Robert J. Parke and Mr. P. Evans North two degrees and a quarter west two hundred and ten perches to a corner in the middle of said Turnpike thence along the middle of the same South fifty nine degrees and an half East ninety five perches and six tenths to the place of **Beginning** **Containing** ninety two Acres and fifty one perches ^{the same} More or Less. It being part of that portion of the real Estate of Robert Parke deceased who died intestate which on the sixteenth day of December AD 1835 after sundry proceedings had in the Orphans Court of Chester County was adjudged to the said Richard B. Parke at the valuation to him his heirs and assigns as in and the Records and proceedings of said Court relation thereunto being had will more fully and at large appear Together with all and singular other the houses out houses buildings barns Stables ways woods waters water courses rights Liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the Reversions and remainders rents issues and profits thereof and also all the Estate right title Interest property claim and demand whatsoever of them

the said Richard B. Parke and Ellouisa his wife in Law or Equity or otherwise howsoever of in to or out of the same. To Have and to Hold the said Messuage and tract of Land described and containing as above hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said P. Dutton Steele his heirs and assigns to the only proper use and behoof of the said P. Dutton Steele his heirs and assigns forever. And the said Richard B. Parke for himself his heirs Executors and Administrators does by these presents covenant grant and agree to and with the said P. Dutton Steele his heirs and assigns that he the said Richard B. Parke and his heirs all and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be with the appurtenances unto the said P. Dutton Steele his heirs and assigns against him the said Richard B. Parke and his heirs and against all and every other person or persons whomsoever Lawfully claiming or to claim the same or any part thereof shall and will warrant and forever defend. In Witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals. Dated the day and Year first above written.

Sealed and delivered in the presence of us the words "Richard B. Parke" and "Ellouisa H. Parke" before signing. Henry Fleming, Valius Fleming, Ellouisa H. Parke
 Chester County Pa. On the first day of April Anno Domini 1841 before the Substantive a Justice of the Peace for said County personally appeared the above named Richard B. Parke and Ellouisa his wife and in due form of Law acknowledged the above Indenture to be their act and Deed and desired the same might be Recorded as such and the said Ellouisa being of full age and separate and apart from her said Husband by me thereon privately examined and the full contents of the above Deed being by me first made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord sign seal and as her act and Deed deliver the said above written Indenture without any coercion or compulsion of her said Husband. Witness My hand and seal the day Year aforesaid Henry Fleming
 (Recorded Feb 7 8 1842)

Deed
 Cran Bailey
 David R. Bailey

This Indenture Made the first day of June in the Year of our Lord one thousand Eight hundred and forty one Between Cran Bailey of the Township of East Fallowfield County of Chester and State of Pennsylvania of the one part and David R. Bailey of the same Place of the other part. Whereas Jesse John High Sheriff of the County of Chester aforesaid by Deed Poll under his hand and seal bearing date the eighteenth day of November Anno Domini one thousand eight hundred and five for the consideration therein mentioned did by virtue of a certain writ of venditioni exponas therein recited grant and confirm unto John Bailey and to his heirs and assigns all that the said Messuage or tenement and tract of Land in East Fallowfield Township aforesaid containing one hundred and seventy eight Acres late the Estate of David Bailey dec'd with the appurtenances. To Hold the same to the said John Bailey his heirs and assigns forever according to the act of General Assembly in such case made and provided as by the said recited Deed Poll duly acknowledged and entered among the records of the Court of Common Pleas of the said County relation being thereunto had appears by force and virtue of which said recited Deed Poll or of some other good conveyances or assurances in the Law duly had and executed the said John Bailey became in his lifetime Lawfully seized in his demesne as of fee of and in the said tract of one hundred and seventy eight acres of Land with the appurtenances being so thereof seized

Said Joseph F. Hinward & Mary Ann his wife and their heirs the said Morspagn lot or piece of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said John Little his heirs and assigns against them the said Joseph F. Hinward & Mary Ann his wife their heirs and assigns against all and every other person or persons whomsoever lawfully claiming or to claim by force or under them or any of them shall and will warrant and favour defend by these presents In Witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and Year first above written

Joseph F. Hinward
Mary Ann Hinward

Sealed and delivered in the presence of
John Wiley Isaac Speer

Chester County Pa. I do remember that on the twenty fifth day of March in the Year of Our Lord One thousand eight hundred and fifty one Before the undersigned one of the Justices of the Peace for the County aforesaid personally appeared the above named Joseph F. Hinward and Mary Ann his wife and acknowledged the foregoing Indenture to be their act and deed and advised the same as such to be recorded according to law the said Mary Ann being of full age and being first by me separately and apart from the said husband examined and the contents of said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband With my hand and seal the day and Year aforesaid

Isaac Speer J.P.

Recorded April 3rd 1854

Deed
J. Dutton Stole & Co
to
Jonathan P. Butler

This Indenture made the thirty first day of March in the Year of Our Lord One thousand eight hundred and fifty four Between J. Dutton Stole of the Borough of Pottstown in the County of Montgomery and State of Pennsylvania and Elizabeth his wife of the one part and Jonathan P. Butler of the Township of Woodlawn in the County of Chester and State aforesaid of the other part Witnesseth that the said J. Dutton Stole and Elizabeth his wife for and in consideration of the sum of Eleven thousand Dollars lawful Money of the United States of America unto them well and truly paid by the said Jonathan P. Butler at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Jonathan P. Butler and to his heirs and assigns all that certain Morspagn plantation or tract of land situate in Township of East Calm in the County of Chester and State of Pennsylvania aforesaid bounded and described as follows to-wit Beginning at a corner in the Downingtown Ephrata and Harrisburg Turnpike thence South by lands of Allen W. Miles two degrees and one quarter East One hundred and fifty seven perches to a corner Stake thence by lands of J. H. Eschelman No. 2. North eighty seven degrees and an half west eighty one perches and three tenths to another corner Stake thence by lands of the heirs of George Edge deceased Robert J. Parke and William P. Evans north two degrees and one quarter west two hundred and ten perches to a corner in the Middle of said Turnpike thence along the Middle of the same South fifty nine degrees and an half East ninety five perches and six tenths to the place of beginning containing ninety two acres and fifty one perches of lands be the same more or less It being the same premises which Richard B. Parke & Louisa his wife by their Indenture under their hands and seals bearing date the first

Deed Book
W-5 Vol. 119

day of April A.D. 1841 duly executed and Recorded in the Records Office of Chester County in Deeds Book N 4 vol 93 page 171 for the Consideration therein mentioned granted and conveyed to the said J. Dalton Steele in fee simple Together with all and singular the buildings and Improvements woods ways waters water-courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and all the estate right title Interest property Claim and demand whatsoever of the said J. Dalton Steele and Elizabeth C. his wife in law equity or otherwise howsoever of in and to the same and every part thereof To have and to hold the said Mortgage plantation or tract of lands above described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Jonathan P. Butler his heirs and assigns to and for the only proper use and behoof of the said Jonathan P. Butler his heirs and assigns forever And the said J. Dalton Steele for himself his heirs executors and administrators doth Covenant grant and agree to and with the said Jonathan P. Butler his heirs and assigns that he the said J. Dalton Steele and his heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be with the appurtenances unto the said Jonathan P. Butler his heirs and assigns against him the said J. Dalton Steele and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof from by or under him them or any of them shall and will Warrant and forever defend In Witness whereof the said parties to these presents have hereunto interchangably set their hands and seals Dated the day and Year first above written
 J. Dalton Steele Seal
 Elizabeth C. Steele Seal
 Sealed and Delivered in the presence of us
 Herman Galt John Thompson

Montgomery County Pa. The thirty first day of March Anno Domini 1854 before me one of the Justices of the Peace in and for the County of Montgomery State of Pennsylvania came the above named J. Dalton Steele and Elizabeth 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 The said Elizabeth C. being of full age separate and apart from her husband by me examined declared that she did voluntarily and of her own free will and accord send and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband the contents thereof having first been by me fully made known unto her In Witness my hand and seal the day and Year above said
 John Thompson Seal

Recorded April 3rd 1854

Seal } This Indenture made the third day of November
 William Powell Wm } A.D. One thousand eight hundred and fifty three
 Jacob Kreamer } Between William Powell of that Allegheny in the
 County of Philadelphia and State of Pennsylvania
 and Rebecca his wife of the one part and Jacob
 Kreamer of the Township of West Linton County of Chester
 and State aforesaid of the other part part Witnesseth that the said William
 Powell and Rebecca his wife for and in Consideration of the sum of six
 thousand and thirty dollars to them in hand paid by the said Jacob
 Kreamer at and before the executing and delivery hereof the receipt and
 payment whereof they hereby acknowledge and thereof acquit and forever

Deed Book
 W-5 Vol. 119

Deed

Jonathan P. Butler
To
Elhanan Zook

This Indenture made the first day of April in the year of our Lord one thousand eight hundred and sixty four Between Jonathan P. Butler of the Township of Woodbury in the County of Chester and State of Pennsylvania of the one part and Elhanan Zook of the Township of West Whitehead in the County and State aforesaid of the other part Witnesseth that the said Jonathan P. Butler for and in consideration of the sum of Fourteen Thousand and Four Hundred Dollars lawful money of the United States of America unto him well and truly paid by the said Elhanan Zook

at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold aliened enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and confirm unto the said Elhanan Zook his heirs and assigns All that certain messuage Plantation or tract of land situate in the Township of East Calver in the County of Chester aforesaid bounded and described as follows to wit: Beginning at a corner in the Downingtown Ephrata and Harrisburg Turnpike thence south by lands of Allen W. Mills two degrees and one quarter east one hundred and fifty seven perches to a corner stake thence by lands of John H. Schlemmer North eighty seven degrees and an half west eight one perches and three tenths to a corner stake thence by lands of the Heirs of George Edge deceased the heirs of Robert J. Parke deceased and of Allen W. Mills north two degrees and one quarter west two hundred and ten perches to a corner in the middle of said turnpike thence along the middle of the same south fifty nine degrees and an half east ninety five perches and six tenths to the place of beginning Containing ninety two acres and fifty one perches to the same more or less Being the same lands and premises which J. Dalton Steele and Elizabeth L. his wife by their Indenture bearing date the thirty first day of March A.D. 1854 and recorded in the Records Office of Chester County in Deed Book N. 5. vol 119 page 22 granted and conveyed unto the said Jonathan P. Butler in fee simple as by reference thereto will fully appear Together with all and singular the buildings improvements ways water 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 and claim and demand whatsoever of the said Jonathan P. Butler in law equity or otherwise howsoever of or in and to the same and every part thereof To Have and To Hold the said Messuage Plantation or tract of land hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Elhanan Zook his heirs and assigns to and for the only proper use and behoof of the said Elhanan Zook his heirs and assigns forever. And the said Jonathan P. Butler for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said Elhanan Zook his heirs and assigns that he the said Jonathan P. Butler and his heirs all and singular the hereditaments and premises herein above granted or mentioned and intended so to be with the appurtenances unto the said Elhanan Zook his heirs and assigns against him the said Jonathan P. Butler his heirs and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any of them shall and will warrant and forever defend In witness whereof the said parties to these presents have hereunto interchangably set their hands and seals Dated the day and year first above written

Jonathan P. Butler

Sealed and Delivered in the presence of us
Wm Whitehead William A Taylor

Chester County S.S. on the first day of April Anno Domini 1864 before me one of the justices of the Peace in and said County personally appeared the within and said Jonathan P. Butler and in due form of law acknowledged the within or aforesaid Indenture to be his act and deed and desired the same might be recorded as such Witness my hand and seal the day and year aforesaid

Wm Whitehead J.P.

Recorded April 16th 1864

Deed

George Christian and wife
To
John Nymann

This Indenture made the twenty ninth day of March in the year of our Lord one thousand eight hundred and sixty four Between George Christian of East Vincent township Chester County and State of Pennsylvania (farmer) and Elizabeth his wife of the one part And John Nymann of South Centerville Township County of Chester and state aforesaid (carpenter) of the other part Witnesseth that the said George Christian and Elizabeth his wife for and in consideration of the sum of eight hundred and fifty six

DEED

This Indenture,

Made the second day of

Elhanan Zook

TO

January in the year of our Lord one thousand nine hundred and seven (1907)

Between Elhanan Zook of the Township of Caln, in the

County of Chester and State of Pennsylvania (widower)
Ruth A. Lloyd County of Chester and State of Pennsylvania (widower)
Parties of the one part and Ruth A. Lloyd of the City of Philadelphia, Widow
of the other part

WITNESSETH That the said Elhanan Zook
for and in consideration of the sum of Eighteen thousand Dollars lawful money of the
United States of America, unto hers well and truly paid by the said Ruth A. Lloyd
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold,
aliened, enfeoffed, released, and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said
Ruth A. Lloyd, her Heirs and Assigns,

All that certain messuage or Tenement and other buildings, plantation or tract of land,
situate in the Township of Caln (formerly called East Caln) in the County of Chester
and State of Pennsylvania aforesaid bounded and described, as follows, to wit: Beginning
at a corner in the Downingtown, Ephrata & Harrisburg Turnpike, thence south by lands of Allen
W. Mills, two degrees and one quarter east one hundred and fifty seven perches to a corner stake,
thence by lands of John K. Eschleman, M.D., north eighty seven degrees and a half west eighty one
perches and three tenths to a corner stake, thence by lands of the heirs of George Edge deceased,
the heirs of Robert Parke deceased, and of Allen W. Mills north two degrees and one quarter
west two hundred and ten perches to a corner in the middle of the said Turnpike, thence
along the middle of the same south fifty nine degrees and a half east, ninety five perches
and six tenths to the place of beginning containing ninety two acres and fifty one perches
to the same more or less. Being the same premises granted granted granted granted granted granted granted granted granted
date the fifth day of April A.D. 1864, and recorded in the Office for the Recording of Deeds in and
for Chester County in Deed Book V. 6 Vol. 146 page 1817C granted and conveyed unto the said Elhanan
Zook, his heirs and assigns. And the said Elhanan Zook, et ux by Indenture bearing date the Fifteenth
day of February A.D. 1870 and recorded as aforesaid in Deed Book V. 7 Vol. 17 Page 277C granted and
conveyed unto John E. Parke, his heirs and assigns, one hundred and fifty two perches and one half
of the above described large tract of land. And the said John E. Parke et ux by Indenture bearing
date the Tenth day of June A.D. 1872 and recorded as aforesaid in Deed Book D. 8 Vol. 176 Page 219C
granted and conveyed unto Rebecca Bedloe, wife of John Bedloe her heirs and assigns, the said
one hundred and fifty two perches and a half. And the said John Bedloe and wife by Indenture
bearing date the Twelfth day of May A.D. 1873 and recorded as aforesaid in Deed Book K. 8
Vol. 180 Page 270C granted and conveyed unto the said John E. Parke his heirs and assigns, the
said one hundred and fifty two perches and a half. And the said John E. Parke being so thereof
seized in his domestic as of fee, of in and to the said one hundred and fifty two perches and a
half, departed this life on or about the Tenth day of April A.D. 1887, intestate leaving him surviving
his widow Anne B. Parke and issue, two children, only to wit: Thomas E. Parke and Oscar G. Parke
and no issue of any deceased child or children, to and in whom said premises descended and
became vested under and by virtue of the laws of the Commonwealth of Pennsylvania in such
case made and provided. And the said Anne B. Parke, widow as aforesaid has since departed this
life. And the said Thomas E. Parke et ux et al. by Indenture bearing date the Fifth day of March
A.D. 1891 and recorded as aforesaid in Deed Book X. 10. Vol. 245 Page 527C granted and
conveyed the said one hundred and fifty two perches and a half unto the said
Elhanan Zook his heirs and assigns, whereby the fee to the entire tract of ninety
two acres and fifty one perches more or less as hereby conveyed vested in the said Elhanan Zook.

Together with all and singular the *Real Estate, improvements streets, alleys, passages, Ways, Waters, Water courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever* thereunto belonging, or in any wise appertaining; and the Reversions and Remainders, Rents, Issues and profits thereof, and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever, of *of him the said Elhanan Zook* in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said *messuage or tenement and other buildings, plantation* Hereditaments and Premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said *Ruth A. Lloyd her* Heirs and Assigns to and for the only proper use and behoof of the said *Ruth A. Lloyd her* Heirs and Assigns forever.

AND the said *Elhanan Zook, for himself his* Heirs, Executors and Administrators, doth by these presents covenant, grant and agree, to and with the said *Ruth A. Lloyd her* Heirs and Assigns, that *he* the said *Elhanan Zook and his* Heirs, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said *Ruth A. Lloyd her* Heirs and Assigns, against *them* the said *Elhanan Zook and his* heirs, and against all and every person or persons, who shall or lawfully claiming or to claim the same or any part thereof, *by force or under claim of them or any of them* shall and will warrant and forever defend.

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

Sealed and Delivered in the Presence of us:

Isaac E. Roberts
Chas W. Payer

Elhanan Zook 

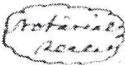

Received the day of the date of the within or above-going indenture, of the within named *Ruth A. Lloyd her* sum of *Eighteen thousand Dollars* being the full consideration money of *above mentioned* *Elhanan Zook*

Witness at Signing: *Isaac E. Roberts*
Chas W. Payer

ON THE *second* day of *January* Anno Domini 1907 before me the undersigned a Notary Public for the Commonwealth of Pennsylvania residing in Downingtown County of Chester I personally appeared the *above* named *Elhanan Zook* and in due form of law acknowledged the *above foregoing* INDENTURE to be *his* act and deed, and desired the same might be recorded as such.

And the said ~~being of full age~~ and separate and apart from ~~said husband~~ by me thereon privately examined, and the full contents of the ~~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 ~~act and deed~~, deliver the ~~written~~ Indenture, Deed of Conveyance, without any coercion or ~~compulsion~~ of ~~said husband~~

WITNESS my hand and *Notarial* seal the day and year aforesaid.
Recorded *January 2* 1907.

Isaac E. Roberts 
Notary Public

My Commission expires Mar 4, 1907.

DEED

RUTH A. LLOYD
TO
WILLIAM M. LLOYD

This Indenture, Made the First day of

October in the year of our Lord one thousand nine hundred and twenty six (1926)
BETWEEN Ruth A. Lloyd of Downingtown, County of Chester, State of Pennsylvania, widow hereinafter known and designated as the Grantor, party of the one part;

AND
William M. Lloyd, also of Downingtown, County of Chester, State of Pennsylvania, hereinafter known and designated as the Grantee, party

of the other part: WITNESSETH, that the said GRANTOR
for and in consideration of the sum of Twenty Nine Thousand Dollars lawful money of the United States of America, unto her well and truly paid by the said GRANTEE at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents doth grant, bargain, sell, alien, convey, release and confirm unto the said GRANTEE, his

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in Oak Township, County of Chester, State of Pennsylvania, described according to a survey and plan made thereon by Thomas G. Colboworthy, Esq., County Surveyor of West Chester, Pennsylvania, dated August A. D. 1926 as follows, to wit: BEGINNING at an iron pin set in the middle of the Downingtown and Harrisburg Pike at a corner of land belonging to Edwin Wirth; thence extending along the middle of said Pike south fifty nine degrees nine minutes east, one thousand five hundred and ninety feet to an iron pin; thence leaving the Pike and extending a long land of W. I. Pollock, south two degrees nine minutes thirty seconds east, two thousand six hundred seventeen and fifty five hundredths feet to an iron pin a corner of land belonging to Wilmer Johnson, et al; thence extending along the Johnson land, south one degree fifty five minutes east, six hundred and sixty two feet to an iron pin set in the middle of a public road being the continuation of Pennsylvania Avenue in the Borough of Downingtown; thence extending along the middle of said road, by land of the Mollivaine Estate and land of Morris Wood, south eighty five degrees thirty minutes west, one thousand five hundred eleven and one tenth feet to an iron pin set at the intersection of the middle of a public road leading north from Lincoln Highway to the Downingtown and Harrisburg Pike; thence along the middle of said road, north one degree fifty nine minutes west, six hundred sixty nine and six tenths feet to an iron pin a corner of land which Ruth A. Lloyd conveyed to the Borough of Downingtown; thence by said land leaving the road, north eighty eight degrees twenty seven minutes east, fifty one feet to an iron pin; thence still by said land north one degree thirty three minutes west, one hundred twenty five feet to an iron pin; thence still by said land of the Borough of Downingtown, south eighty eight degrees twenty seven minutes west, fifty one feet to an iron pin set in the middle of the public road leading from Lincoln Highway to the Downingtown and Harrisburg Pike; thence along the middle of said road, by land formerly belonging to John Gardiner, now A. F. Huston, north one degree thirty three minutes west, one hundred twenty one and eighty five one hundredths feet to an iron pin; thence still along middle of said road north twenty three degrees fifty six minutes east, three hundred thirty six and seventy five hundredths feet to an iron pin; thence still continuing along the middle of said road by the Huston land and land of Edwin Wirth, north one degree thirty nine minutes west, two thousand nine hundred eighty eight and seven tenths feet to the first mentioned point and place of beginning. CONTAINING 119.832 acres of land.

BEING as to part thereof the same premises which Elhanan Zook by Indenture bearing date the Second day of January A. D. 1807 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book Y-12, Volume 298, Page 198 etc; granted and conveyed unto Ruth A. Lloyd widow her heirs and assigns; and BEING as to another part thereof the same premises which Elizabeth E. Mollivaine, widow by Indenture bearing date the Twenty Seventh day of September A. D. 1920 and recorded at Chester County aforesaid in Deed Book U-15, Volume 367, Page 324 etc; granted and conveyed unto the said Ruth A. Lloyd, widow her heirs and assigns; and BEING as to another part thereof the same premises which Morris T. Wood, et ux by Indenture bearing date the Twenty First day of February A. D. 1921 and recorded at Chester County aforesaid in Deed Book V-15, Volume 368, Page 81 etc; granted and conveyed unto the said Ruth A. Lloyd, her heirs and assigns; and BEING as to the last part thereof, part of the same premises which Abraham F. Huston, et ux by Indenture bearing date the Fourteenth day of September A. D. 1928 and recorded at Chester County aforesaid in Deed Book A-17, Volume 398, Page 394 etc; granted and conveyed unto the said Ruth A. Lloyd her heirs and assigns.

By 203
To # 362265
7-11-26
3234
A. F. H. 1921
S. 15. 47 1/2
L. 146 & 68A

Tr
ec
is
T
Al
by
he
he
he
ON
th
pe
an
as
RE

H-17
Pg. 203

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto 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 her the said Grantor

TO HAVE AND TO HOLD the said tract of ground with the buildings and improvements thereon erected hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantor, his heirs and assigns to and for the only proper use and behoof of the said heirs and assigns forever.

AND the said Ruth A. Lloyd for herself, her heirs, executors and administrators do th
by these presents covenant, grant and agree, to and with the said Grantor, his heirs and assigns that she the said Ruth A. Lloyd, and her
heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantor, his heirs and assigns, against her the said Ruth A. Lloyd, and her
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 her, them, or any of them shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said part 108
incorporated hereby set their hands and seals. Dated the day and year first above written.

Sealed and delivered in the presence of us:

John E. Lloyd

Ruth A. Lloyd



E. M. Jackson



Received, on the day of the date of the above Indenture of the above named Grantor the full consideration monies herein mentioned
Witness at signing

John E. Lloyd

Ruth A. Lloyd

E. M. Jackson

ON THE First day of October, A. D. Anno-Domini - 1926 before me, the subscriber a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia personally appeared the above named Ruth A. Lloyd, widow as aforesaid

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

Witness my hand and Notarial seal the day and year aforesaid.

E. M. Jackson, Notary Public
My commission expires March 5th,
1927



RECORDED October 4, 1926

This Indenture Made the **AFFIDAVIT FILED**
19th
day of July In the year of our Lord one thousand nine hundred and seventy-three
Between **WILLIAM T. HORD, EXECUTOR**
OF THE ESTATE OF WILLIAM M. LLOYD, DECEASED,

of the one part, Grantor and THE FIRST PENNSYLVANIA BANKING AND TRUST COMPANY,
TRUSTEE UNDER DEED DATED APRIL 22, 1971 BY MARY LOUISE LLOYD,
of the other part, Grantee.

Witnesseth, That the said Grantor for and in consideration of the sum of
One Dollar and other good and valuable consideration, lawful
money of the United States of America, unto him in hand well and truly paid by the said
Grantee at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, hath granted, bargained, sold, aliened, released and
confirmed, and by these presents doth

confirm unto the said Grantee its successors, grant, bargain, sell, alien, release and
Assigns,

TRACT # 1. BEGINNING at a spike in the centerline of Lloyd Avenue
(33.00 feet wide) at the corner of lands of Cain Township; thence along the
centerline of Lloyd Avenue North 1 degree 38 minutes 14 seconds West 1766.29 feet
to a spike, said spike being at that point where the Right-of-way of Lloyd Avenue
changes in width from 33.00 feet to 50.00 feet; thence through the said Avenue,
North 87 degrees 29 minutes 20 seconds East, 25.00 feet to an iron pin on the
Easterly Right-of-way line of Lloyd Avenue; thence along the said Right-of-way
line, North 2 degrees 30 minutes 40 seconds West 140.00 feet to an iron pin, a
point of curve; thence along a curve to the Right, having a radius of 275.00
feet, through a central angle of 71 degrees 38 minutes 39 seconds; and an arc
distance of 343.87 feet to an iron pin, a point of tangent; thence North 69
degrees 07 minutes 59 seconds East, 518.91 feet to an iron pin on the South side
of Pennsylvania State Highway Route #322, also known as the Horseshoe Pike;
thence along the South side of the last mentioned road South 67 degrees 54 minutes
59 seconds East 178.41 feet to an iron pin, and South 59 degrees 51 minutes 40
seconds East 565.67 feet to an iron pin in line of lands of the Archbishop of
Philadelphia, the last mentioned corner being also South 2 degrees 09 minutes 30
seconds East 5.53 feet distant from a concrete monument, and also being South 2
degrees 09 minutes 30 seconds East 35.49 feet distant from a spike in the center-
line of the last mentioned Highway, thence along lands of the aforementioned
Archbishop of Philadelphia, South 2 degrees 09 minutes 30 seconds East 1752.87
feet to an iron pin, a corner of lands of the aforementioned Cain Township;
thence along the same, South 83 degrees 45 minutes 36 seconds West 815.20 feet to
an iron pin, and South 72 degrees 37 minutes 34 seconds West 566.05 feet to the
place of beginning, having crossed an iron pin on line 13.76 feet distant from
the said place of beginning. CONTAINING 63.213 acres of land, more or less.

TRACT # 2. BEGINNING at an iron pin in line of lands of Smedley R. Vin-
ton, and on the Westerly Right-of-way line of that portion of Lloyd Avenue which

TA# 360905-P

C545-421M

1002969 N

RECORDED & INDEXED
CHIEF CLERK

AUG 8 9 31 AM '73

R41 145

is 30.00 feet wide, said iron pin also being on the Northwardly projection of the centerline of that portion of Lloyd Avenue which is 33.00 feet wide; thence from the said place of beginning continuing along lands of the aforementioned Smedley R. Vinton North 1 degree 38 minutes 14 seconds West 218.36 feet to an iron pin on the Southerly Right-of-way line of an unimproved Service Road; thence along the said Right-of-way line, South 63 degrees 41 minutes 45 seconds East 35.95 feet to an iron pin, and South 71 degrees 24 minutes 23 seconds East 75.16 feet to an iron pin; thence along a curve to the right, having a radius of 33.00 feet, and an arc distance of 56.01 feet, and a chord of South 2 degrees 09 minutes 14.5 seconds West 49.52 feet to an iron pin, a point of reverse curve on the aforementioned Westerly right-of-way line of Lloyd Avenue; thence along a curve to the left having a radius of 325.00 feet through a central angle of 28 degrees 48 minutes 48 seconds and an arc distance of 163.44 feet to the place of beginning. CONTAINING 0.290 acre of Land, more or less.

TRACT # 3. BEGINNING at an iron pin on the Northerly side of an unimproved Service road; said iron pin being also on the Northwardly projection of centerline of that portion of Lloyd Avenue which is 33.00 feet wide; thence from the said place of beginning North 1 degree 38 minutes 14 seconds West 54.06 feet to an iron pin on the Easterly Right-of-way for Limited Access Ramps of the U.S. Route #30 By-Pass; thence along the same the several following courses and distances: Along a curve to the left having a radius of 272.00 feet an arc distance of 55.23 feet, and a chord of North 64 degrees 24 minutes 40 seconds East, 55.14 feet to an iron pin, North 52 degrees 05 minutes 29 seconds East 220.78 feet to an iron pin, along a curve to the right, having a radius of 175.00 feet an arc distance of 104.77 feet, and a chord of North 75 degrees 44 minutes 38 seconds East 103.21 feet to an iron pin, South 70 degrees 03 minutes 40 seconds East 81.40 feet to an iron pin and South 65 degrees 25 minutes 05 seconds East, 123.64 feet to an iron pin on the Southerly side of Pennsylvania State Highway Route #322, also known as the Roxhoe Pike; thence along the same, South 59 degrees 51 minutes 40 seconds East 114.15 feet to an iron pin on the Northerly Right-of-way line of Lloyd Avenue thence along the same along a curve to the right, having a radius of 33.00 feet, an arc distance of 41.00 feet; and a chord of South 33 degrees 32 minutes 19.5 seconds West 38.41 feet to an iron pin, thence continuing along the last mentioned Right-of-way line, South 69 degrees 07 minutes 59 seconds West 378.90 feet to an iron pin, thence along a curve to the right, having a radius of 60.00 feet, an arc distance of 41.32 feet, and a chord of South 88 degrees 51 minutes 48 seconds West, 40.51 feet to an iron pin on the Northerly side of the aforementioned unimproved service road; thence along the same the three following courses and distances: North 56 degrees 07 minutes 09 seconds West 54.26 feet to an iron pin, North 71 degrees 24 minutes 23 seconds West 100.00 feet to an iron pin, and North 77 degrees 00 minutes 28 seconds West 51.22 feet to the place of beginning. CONTAINING 2.470 acres of land, more or less.

UNDER AND SUBJECT to a right-of-way granted to the Manufacturers Heat and Light Co. which crosses Tracts #2 and #3 only.

Together with all and singular 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, use, trust, property, possession, claims and demand whatsoever of.

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

841 146

BEING part of the same premises which Ruth A. Lloyd, widow, by Indenture dated October 1, 1926 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, on the 4th day of October A. D. 1926, in Deed Book No. H-17 page 203 of Vol. 405, etc., Granted and Conveyed unto William M. Lloyd. ...

AND the said William M. Lloyd departed this life on or about February 7, 1970, leaving a will dated October 31, 1959 and codicil thereto, duly probated at West Chester in the Office of the Register of Wills, in Will Book 99, page 968 wherein and whereby he provided as follows:

Fourth: I devise my real estate, known as Valley Brook Farm, in Chester County, Pennsylvania, free of tax, to my daughters Lucy Ruth Lloyd and Mary Louise Lloyd, in equal shares or to the survivor, absolutely.

Fifth: I name my daughter, Lucy Ruth Lloyd and William T. Hord of Philadelphia as Executors of my will. If one of them shall fail to qualify or cease to act as such, the other of them shall so act.

AND Letters Testamentary were granted unto William T. Hord on February 19, 1970 the said Lucy Ruth Lloyd having predeceased the testator.

RAI 147.

TR # 360905-3P

This Indenture Made this 28th day of July In the year of our Lord one thousand nine hundred and seven^{ty}-seven (1977)

Between THE FIRST PENNSYLVANIA BANK, N.A., Trustee under Deed dated April 22, 1971 by Mary Louise Lloyd and MARY LOUISE LLOYD, Singlewoman

(hereinafter called the Grantors) of the one part

AND

ST. JOSEPH'S HOSPITAL, a Pennsylvania Non-Profit Corporation

(hereinafter called the Grantee) of the other part

REC'D
APR 3 10 33 AM '77

Witnesseth, That the said Grantors

of the sum of FIVE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$525,000.00) for and in consideration

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, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors

and Assigns,

ALL THOSE THREE CERTAIN tracts or pieces of ground, SITUATE in the Township of Cain, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Property of William M. Lloyd Estate made by Earl R. Ewing, Inc., dated May 7, 1970 last revised July 29, 1976 and recorded in the Recorder's of Deeds Office at West Chester, Pennsylvania, in Plan #619 as follows, to wit:-

L 51 MAR 67

JUG 26 1977

TRACT #1

BEGINNING at a point on the title line in the bed of Lloyd Avenue a corner of Tract #4; thence along the centerline of Lloyd Avenue North One degree Thirty-eight minutes Fourteen seconds West, One Thousand Four Hundred Fifty-eight and Forty-nine One-hundredths feet to a spike, said spike being at that point where the right of way of Lloyd Avenue changes to width from Thirty-three feet to Fifty feet; thence through the said Avenue, North Eighty-seven degrees Twenty-nine minutes Twenty seconds East Twenty-five feet to an iron pin on the Easterly right of way line of Lloyd Avenue; thence along the said right of way line, North Two degrees Thirty minutes Forty seconds West One Hundred Forty feet to an iron pin, a point of curve; thence along a curve to the right having a radius of Two Hundred Seventy-five feet, through a central angle of Seventy-one degrees Thirty-eight minutes Thirty-nine seconds and an arc distance of Three Hundred Forty-three and Eighty-seven One-hundredths feet to an iron pin, a point of tangent; thence North Sixty-nine degrees Seven minutes Fifty-nine seconds East Five Hundred Eighteen and Ninety-one One-hundredths feet to an iron pin on the South side of Pennsylvania State Highway Route #322, also known as the Horseshoe Pike; thence along the South side of the last mentioned road South Sixty-seven degrees Fifty-four minutes Fifty-nine seconds East, One Hundred Seventy-eight and Forty-one One-hundredths feet to an iron pin, and South Fifty-nine degrees Fifty-one minutes Forty seconds East, Five Hundred Sixty-five and Sixty-seven One-hundredths feet to an iron pin in line of lands of the Archbishop of Philadelphia, the last mentioned corner being also South Two degrees Nine minutes Thirty seconds East Five and Fifty-three One-hundredths feet distant from a concrete monument, and also being South Two degrees Nine minutes Thirty seconds East, Thirty-five and Forty-nine One-hundredths feet distant from a spike in the centerline of the last mentioned Highway, thence along lands of the aforementioned Archbishop of Philadelphia, South Two degrees Nine minutes Thirty seconds East One Thousand Seven Hundred Fifty-two and Eighty-seven One-hundredths feet to an iron pin, a corner of lands of Cain Township; thence along the same, South Eighty-three degrees Forty-five minutes Thirty-four seconds West, Eight Hundred Fifteen and Twenty One-hundredths feet to an iron pin, and South Seventy-two degrees Thirty-seven minutes Thirty-four seconds West Two Hundred Forty and Seven One-hundredths feet to an iron pin a corner of Tract #4 aforesaid, thence extending along said Tract the two following courses and distances to wit: (1) North One degree Thirty-eight minutes Fourteen seconds West Two Hundred Twelve feet to an iron pin (2) South Eighty-eight degrees Twenty-one minutes Forty-six seconds West crossing the Easterly side of Lloyd Avenue Three Hundred Forty feet to the first mentioned point and place of beginning.

BEING Tract #1 on said Plan.

CONTAINING 61.004 acres more or less. *

TRACT #2

BEGINNING at an iron pin in line of lands of Smedley R. Vinton and on the Westerly right of way line of that portion of Lloyd Avenue which is Fifty feet wide * Excepting and reserving thereout and therefrom unto The First Pennsylvania Bank N. A., Trustee for the benefit of Mary Louise Lloyd, beneficiary, their heirs, successors and assigns an easement fifteen feet wide running from the South westerly corner and along the Southern boundary of the above described premises for a distance of Three Hundred Fifty feet more or less to an existing water line, to lay and maintain a water line for the benefit of Tract No. 4 as shown on the above captioned Subdivision Plan.

said iron pin also being on the Northwardly projection of the centerline of that portion of Lloyd Avenue which is Thirty-three feet wide; thence from the said place of beginning continuing along lands of the aforementioned Smedley R. Vinton North One degree Thirty-eight minutes Fourteen seconds West, Two Hundred Eighteen and Fifty-six One-hundredths feet to an iron pin on the Southerly right of way line of an unimproved Service Road; thence along the said right of way line, South Sixty-five degrees Forty-one minutes Forty-five seconds East Thirty-five and Ninety-five One-hundredths feet to an iron pin and South Seventy-one degrees Twenty-four minutes Twenty-three seconds East, Seventy-five and Sixteen One-hundredths feet to an iron pin; thence along a curve to the right having a radius of Thirty-three feet, and an arc distance of Fifty-six and One One-hundredths feet, and a chord of South Two degrees Nine minutes Fourteen and Five-tenths seconds West, Forty-nine and Fifty-two One-hundredths feet to an iron pin, a point of reverse curve on the aforementioned Westerly right of way line of Lloyd Avenue; thence along a curve to the left having a radius of Three Hundred Twenty-five feet through a central angle of Twenty-eight degrees Forty-eight minutes Forty-eight seconds and an arc distance of One Hundred Sixty-three and Forty-four One-hundredths feet to the place of beginning.

CONTAINING 0,290 acre of land, more or less;

TRACT #3

BEGINNING at an iron pin on the Northerly side of an unimproved Service Road, said iron pin being also on the Northwardly projection of centerline of that portion of Lloyd Avenue which is Thirty-three feet wide; thence from the said place of beginning North One degree Thirty-eight minutes Fourteen seconds West Fifty-four and Six One-hundredths feet to an iron pin on the Easterly right of way for Limited Access Ramps of the U.S. Route #30 By-Pass; thence along the same the several following courses and distances: along a curve to the left having a radius of Two Hundred Seventy-two feet an arc distance of Fifty-five and Twenty-three One-hundredths feet, and a chord of North Sixty-four degrees Twenty-four minutes Forty seconds East Fifty-five and Fourteen One-hundredths feet to an iron pin, North Fifty-two degrees Five minutes Twenty-nine seconds East Two Hundred Twenty and Seventy-eight One-hundredths feet to an iron pin, along a curve to the right, having a radius of One Hundred Seventy-five feet an arc distance of One Hundred Four and Seventy-seven One-hundredths feet, and a chord of North Seventy-five degrees Forty-four minutes Thirty-eight seconds East One Hundred Three and Twenty-one One-hundredths feet to an iron pin, South Seventy degrees Three minutes Forty seconds East Eighty-one and Forty One-hundredths feet to an iron pin and South Sixty-five degrees Twenty-five minutes Five seconds East, One Hundred Twenty-three and Sixty-four One-hundredths feet to an iron pin on the Southerly side of Pennsylvania State Highway Route #322, also known as the Horseshoe Pike; thence along the same, South Fifty-nine degrees Fifty-one minutes Forty seconds East One Hundred Fourteen and Fifteen One-hundredths feet to an iron pin on the Northerly right of way line of Lloyd Avenue, thence along the same along a curve to the right having a radius of Thirty-three feet, an arc distance of Forty-one feet, and a chord of South Thirty-three degrees Thirty-two minutes Nineteen and Five-tenths seconds West, Thirty-eight and Forty-one One-hundredths feet to an iron pin, thence continuing along the last mentioned right of way line, South Sixty-nine

degrees Seven minutes Fifty-nine seconds West, Three Hundred Seventy-eight and Ninety One-hundredths feet to an Iron pin, thence along a curve to the right having a radius of Sixty feet, an arc distance of Forty-one and Thirty-two One-hundredths feet, and a chord of South Eighty-eight degrees Fifty-one minutes Forty-eight seconds West, Forty and Fifty-one One-hundredths feet to an Iron pin on the Northernly side of the aforementioned unimproved service road; thence along the same the Three following courses and distances: North Sixty-six degrees Seven minutes Nine seconds West Fifty-four and Twenty-six One-hundredths feet to an Iron pin, North Seventy-one degrees Twenty-four minutes Twenty-three seconds West, One Hundred feet to an Iron pin, and North Seventy-seven degrees No minutes Twenty-eight seconds West, Fifty-one and Twenty-two One-hundredths feet to the place of beginning.

CONTAINING 2.470 acres of land, more or less.

UNDER AND SUBJECT to a right of way granted to the Manufacturers Heat and Light Co, which crosses Tracts #2 and #3 only.

BEING part of the same premises which William T. Hord, Executor of the Estate of William M. Lloyd, deceased by Deed dated July 19, 1973 and recorded in Chester County, in the Office for the Recording of Deeds, in Deed Book #R-41 page 145 &c., granted and conveyed unto The First Pennsylvania Banking and Trust Company, Trustee under Deed dated April 22, 1971 by Mary Louise Lloyd, in fee.

AND the said The First Pennsylvania Banking and Trust Company is now known as The First Pennsylvania Bank, N.A.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

02722577 SEALEY TRANSFER TAX 950.00

02722577 SEALEY TRANSFER TAX 950.00

02722577 SEALEY TRANSFER TAX 950.00

MUNICIPAL TRANSFER TAX PAID IN AMOUNT OF \$ 5,250

Flurence Hunt
COLE

VALUE OF PROPERTY AS SET FORTH BY OWNER'S DECLARATION IS \$ 2,000,000 TAX PAID ON SAME

BY *L. Walker*

L 511270

730770-A

This Indenture Made the

10th day of

day of August in the year of our Lord one thousand nine hundred and Ninety (1990) Between ST. JOSEPH'S HOSPITAL, (a Pennsylvania non-profit corporation)

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

THE ORDER OF THE FELICIAN SISTERS OF ST. FRANCIS (a non-profit corporation organized under the laws of the State of New Jersey

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

Witnesseth,

That the said Grantor

for and in consideration of the sum of TWO MILLION ONE HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED THREE and 18/100 DOLLARS

(\$2,186,203.18)

lawful

money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

ALL THOSE THREE CERTAIN tracts or pieces of ground, Situate in the Township of Caln, Chester County, Pennsylvania, bounded and described according to a subdivision plan of property of William M. Lloyd Estate, made by Earl R. Ewing, Inc., dated 5/07/1970, last revised 7/29/1976, and recorded in Chester County as Plan No. 619, as follows, to wit:

TRACT NO. 1

BEGINNING at a point on the title line in the bed of Lloyd Avenue, a corner of Tract No. 4; thence along the center line of Lloyd Avenue, North 01 degrees 38 minutes 14 seconds West, 1,458.49 feet to a spike, said spike being at that point where the right-of-way of Lloyd Avenue changes to width from 33 feet to 50 feet; thence through the said avenue, North 87 degrees 29 minutes 20 seconds East, 25 feet to an iron pin on the Easterly right-of-way line of Lloyd Avenue; thence along the said right-of-way, North 02 degrees 30 minutes 40 seconds West, 140 feet to an iron pin, a point of curve; thence along a curve to the right, having a radius of 275 feet, through a central angle of 71 degrees 38 minutes 39 seconds, and an arc distance of 343.87 feet to an iron pin, a point of tangent; thence North 69 degrees 07 minutes 59 seconds East, 518.91 feet to an iron pin on the south side of PA State Highway Route No. 322, also known as the Horse-shoe Pike; thence along the South side of the last mentioned

road, South 67 degrees 54 minutes 59 seconds East, 178.41 feet to an iron pin, and South 59 degrees 51 minutes 40 seconds East, 565.67 feet to an iron pin in line of lands of the Archbishop of Philadelphia, the last mentioned corner being also South 02 degrees 09 minutes 30 seconds East, 5.53 feet distant from a concrete monument, and also being South 02 degrees 09 minutes 30 seconds East, 35.49 feet distant from a spike in the center line of the last mentioned highway; thence along lands of the aforementioned Archbishop of Philadelphia, South 02 degrees 09 minutes 30 seconds East, 1,752.87 feet to an iron pin, a corner of lands of Caln Township; thence along the same, South 83 degrees 45 minutes 34 seconds West, 815.20 feet to an iron pin, and South 72 degrees 37 minutes 34 seconds West, 240.07 feet to an iron pin, a corner of Tract No. 4 aforesaid; thence extending along said tract the two (2) following courses and distances, to wit: (1) North 01 degrees 38 minutes 14 seconds West, 212 feet to an iron pin; and (2) South 88 degrees 21 minutes 46 seconds West, crossing the Easterly side of Lloyd Avenue, 340 feet to the first mentioned point and place of beginning.

BEING Tract No. 1 on said plan.

CONTAINING 61,004 acres more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, unto The First Pennsylvania Bank, N.A., Trustee for the benefit of Mary Louise Lloyd, beneficiary, their heirs, successors and assigns, an easement 15 feet wide, running from the Southwesterly corner and along the Southern boundary of the above described premises, for a distance of 350 feet more or less, to an existing water line, to lay and maintain a water line for the benefit of Tract No. 4, as shown on the above captioned subdivision plan.

TRACT NO. 2

BEGINNING at an iron pin in line of lands of Smedley, R. Vinton and on the Westerly right-of-way line of that portion of Lloyd Avenue which is 50 feet wide, said iron pin also being the Northwardly projection of the center line of that portion of Lloyd Avenue which is 33 feet wide; thence from the said place of beginning, continuing along lands of the aforementioned Smedley, R. Vinton, North 01 degree 38 minutes 14 seconds West, 218.56 feet to an iron pin on the Southerly right-of-way line of an unimproved service road; thence along the said right-of-way line, South 65 degrees 41 minutes 45 seconds East, 35.95 feet to an iron pin, and South 71 degrees 24 minutes 23 seconds East, 75.16 feet to an iron pin; thence along a curve to the right, having a radius of 33 feet, and an arc distance of 56.01 feet, and a chord of South 02 degrees 09 minutes 14.5 seconds West, 49.52 feet to an iron pin, a point of reverse curve on the aforementioned Westerly right-of-way line of Lloyd Avenue; thence along a curve to the left, having a radius of 325 feet, through a central angle of 28 degrees 48 minutes 48 seconds, and an arc distance of 163.44 feet to the place of beginning.

52-99-91-2

CONTAINING .290 acres of land more or less. _____

TRACT NO. 3

BEGINNING at an iron pin on the Northerly side of an unimproved service road, said iron pin being also on the Northwardly projection of center line of that portion of Lloyd Avenue which is 33 feet wide; thence from said place of beginning, North 01 degree 38 minutes 14 seconds West, 54.06 feet to an iron pin on the Easterly right-of-way for limited access ramps of the U S Route No. 30 By-Pass; thence along the same the several following courses and distances: along the curve to the left, having a radius of 272 feet, an arc distance of 55.23 feet and a chord of North 64 degrees 24 minutes 40 seconds East, 55.14 feet to an iron pin; North 52 degrees 05 minutes 29 seconds East, 220.78 feet to an iron pin along a curve to the right, having a radius of 175 feet; an arc distance of 104.77 feet and a chord of North 75 degrees 44 minutes 38 seconds East, 103.21 feet to an iron pin; South 70 degrees 03 minutes 40 seconds East, 81.40 feet to an iron pin; and South 65 degrees 25 minutes 05 seconds East, 123.64 feet to an iron pin on the Southerly side of PA State Highway Route No. 322, also known as the Horseshoe Pike; thence along the same, South 59 degrees 51 minutes 40 seconds East, 114.15 feet to an iron pin on the Northerly right-of-way of Lloyd Avenue; thence along the same, along a curve to the right, having a radius of 33 feet, the arc distance of 41 feet and a chord of South 33 degrees 32 minutes 19.5 seconds West, 38.41 feet to an iron pin; thence continuing along the last mentioned right-of-way line, South 69 degrees 07 minutes 59 seconds West, 378.90 feet to an iron pin; thence along a curve to the right, having a radius of 60 feet, an arc distance of 41.32 feet and a chord of South 88 degrees 51 minutes 48 seconds West, 40.51 feet to an iron pin on the Northerly side of the aforementioned unimproved service road; thence along the same the three (3) following courses and distances: North 66 degrees 07 minutes 09 seconds West, 54.26 feet to an iron pin; North 71 degrees 24 minutes 23 seconds West, 100 feet to an iron pin; and North 77 degrees 00 minutes 28 seconds West, 51.22 feet to the place of beginning.

CONTAINING 2.470 acres of land more or less. _____

UNDER AND SUBJECT to a right-of-way granted to the Manufacturers Heat and Light Company, which crosses Tracts No. 2 and 3 only.

BEING the same premises which The First Pennsylvania Bank, N A, Trustee under deed dated 4/22/1971, by Mary Louise Lloyd and Mary Louise Lloyd, singlewoman, dated 7/28/1977 and recorded in Deed Book L-51 page 67, granted and conveyed unto St. Joseph's Hospital, a Pennsylvania Non-Profit Corporation, in fee. _____

BK 2136 PG 530

88
2019

This Indenture Made the fifteenth **day of**

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

Between The Order of the Felician Sisters of St. Francis
a non-profit New Jersey Corporation (Grantor)

AND

His Eminence Anthony Cardinal Bevilacqua, Archbishop
of Philadelphia, in his representative capacity as
Archbishop and not in his private or individual capacity
(Grantee)

of the other part, **Witnesseth** That the said Grantor

for and in consideration of the sum of One Million Five Hundred Thousand Dollars
(\$1,500,000.00)

lawful money of the United States of America, unto it , well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents

does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee,
his successors and assigns,

SEE ATTACHED LEGAL DESCRIPTION

BK4065PG1177

BK4065PG1178

Together with all and singular the buildings, ways, waters, water-courses, driveways, rights, liberties, 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 erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his successors and assigns to and for the only proper use and behoof of the said Grantee, his successors and assigns forever.

And the said Grantor, its successors and/or assigns

covenant, promise and agree, to and with the said Grantee, his successors and assigns, by these presents, that it, the said Grantor

has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the party of the first part hereto has set its corporate hand and seal the day and year first above written.

Sealed and Delivered
in the presence of us:

The Order of the Felician Sisters of St. Francis

Sister Mary Alicia Adams

Sister Mary Antonelle Chunks
Sister Mary Antonelle Chunks

Commonwealth of Pennsylvania
County of

}SS:

On this, the _____ day of _____, 19____, before me

personally appeared

the undersigned officer,

_____ , known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

BK4065PG1179

State of New Jersey
~~Commonwealth of Pennsylvania~~
County of Bergen

} SS:

On this, the fifteenth day of July, 1996, before me a Notary Public of the State of New Jersey, the undersigned officer personally appeared Sister Mary Antonelle Chunka who acknowledged himself (herself) to be the President of The Order of the Felician Sisters of St. Francis

NJ non-profit a corporation, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as President.

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

Sister Mary Fidelma Klutkowski
Notary Public
Sister Mary Fidelma Klutkowski
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 6, 1999

WR3448



The Order of the Felician Sisters
of St. Francis, a non-profit
New Jersey Corporation

to

His Eminence Anthony Cardinal
Bevilacqua, Archbishop of
Philadelphia, in his representative
capacity as Archbishop and not in
his private or individual
capacity

772A/S John C. Clark Co., Phila. 1993

INSTRUMENT
Copy not legible for
microfilming

The address of the above-named Grantee
is 222 N 17th St.
Philadelphia Pa 19103
On behalf of the Grantee

BK4065PG1180

EXHIBIT "A"

ALL THOSE THREE CERTAIN tracts or pieces of ground, Situate in the Township of Caln, Chester County, Pennsylvania, bounded and described according to a subdivision plan of property of William M. Lloyd Estate, made by Earl R. Ewing, Inc., dated 5/07/1970, last revised 7/29/1976, and recorded in Chester County as Plan No. 619, as follows, to wit:

TRACT NO. 1

BEGINNING at a point on the title line in the bed of Lloyd Avenue, a corner of Tract No. 4; thence along the center line of Lloyd Avenue, North 01 degrees 38 minutes 14 seconds West, 1,458.49 feet to a spike, said spike being at that point where the right-of-way of Lloyd Avenue changes to width from 33 feet to 50 feet; thence through the said avenue, North 87 degrees 29 minutes 20 seconds East, 25 feet to an iron pin on the easterly right-of-way line of Lloyd Avenue; thence along the said right-of-way, North 02 degrees 30 minutes 40 seconds West, 140 feet to an iron pin, a point of curve, thence along a curve to the right, having a radius of 275 feet, through a central angle of 71 degrees 38 minutes 39 seconds, and an arc distance of 343.87 feet to an iron pin, a point of tangent; thence North 69 degrees 07 minutes 59 seconds East, 518.91 feet to an iron pin on the south side of PA State Highway Route No. 322, also known as the Horseshoe Pike; thence along the South side of the last mentioned road, South 67 degrees 54 minutes 59 seconds East, 178.41 feet to an iron pin, and South 59 degrees 51 minutes 40 seconds East, 565.67 feet to an iron pin in line of lands of the Archbishop of Philadelphia, the last mentioned corner being also South 02 degrees 09 minutes 30 seconds East, 5.53 feet distant from a concrete monument, and also being South 02 degrees 09 minutes 30 seconds East, 35.49 feet distant from a spike in the center line of the last mentioned highway; thence along lands of the aforementioned Archbishop of Philadelphia, South 02 degrees 09 minutes 30 seconds East, 1,752.87 feet to an iron pin, a corner of lands of Caln Township; thence along the same, South 83 degrees 45 minutes 34 seconds West; 815.20 feet to an iron pin, and South 72 degrees 37 minutes 34 seconds West, 240.07 feet to an iron pin, a corner of Tract No. 4 aforesaid; thence extending along said tract the two (2) following courses and distances, to wit: (1) North 01 degrees 38 minutes 14 seconds West, 212 feet to an iron pin; and (2) South 88 degrees 21 minutes 46 seconds West, crossing the Easterly side of Lloyd Avenue, 340 feet to the first mentioned point and place of beginning.

BEING Tract No. 1 on said plan.

CONTAINING 61.004 acres more or less

EXCEPTING AND RESERVING THEREOUT AND THEREFROM unto The First Pennsylvania Bank, N.A., Trustee for the benefit of Mary Louise Lloyd, beneficiary, their heirs, successors and assigns, an easement 15 feet wide, running from the Southwesterly corner and along the Southern boundary of the above described premises, for a distance of 350 feet more or less, to an existing water line, to lay and maintain a water line for the benefit of Tract No. 4, as shown on the above captioned subdivision plan.

TRACT NO. 2

BEGINNING at an iron pin in line of lands of Smedley R. Vinton and on the Westerly right-of-way line of that portion of Lloyd Avenue which is 50 feet wide, said iron pin also being the Northwardly projection of the center line of that portion of Lloyd Avenue which is 33 feet wide; thence from the said place of beginning, continuing along lands of the aforementioned Smedley R. Vinton, North 01 degree 38 minutes 14 seconds West, 218.56 feet to an iron pin on the Southerly right-of-way line of an unimproved service road; thence along the said right-of-way line, South 65 degrees 41 minutes 45 seconds East, 35.95 feet to an iron pin, and South 71 degrees 24 minutes 23 seconds East, 75.16 feet to an iron pin; thence along a curve to the right, having a radius of 33 feet, and an arc distance of 56.01 feet, and a chord of South 02 degrees 09 minutes 14.5 seconds West, 49.52 feet to an iron pin, a point of reverse curve on the aforementioned Westerly right-of-way line of Lloyd Avenue; thence along a curve to the left, having a radius of 325 feet, through a central angle of 28 degrees 48 minutes 48 seconds, and an arc distance of 163.44 feet to the place of beginning.

CONTAINING .290 acres of land more or less.

TRACT NO. 3

BEGINNING at an iron pin on the Northerly side of an unimproved service road, said iron pin being also on the Northwardly projection of center line of that portion of Lloyd Avenue which is 33 feet wide; thence from said place of beginning, North 01 degree 38 minutes 14 seconds West, 54.06 feet to an iron pin on the Easterly right-of-way for limited access ramps of the U.S. Route No. 30 By-Pass; thence along the same the several following courses and distances; along the curve to the left, having a radius of 272 feet, an arc distance of 55.23 feet and a chord of North 64 degrees 24 minutes 40 seconds East, 55.14 feet to an iron pin; North 52 degrees 05 minutes 29 seconds East, 220.78 feet to an iron pin along a curve to the right, having a radius of 175 feet, an arc distance of 104.77 feet and a chord of North 75 degrees 44 minutes 38 seconds East, 103.21 feet to an iron pin; South 70 degrees 03 minutes 40 seconds East, 81.40 feet to an iron pin; and South 65 degrees 25 minutes 05 seconds East, 123.64 feet to an iron pin on the Southerly side of PA State Highway Route No. 322, also known as

BK4065PG1182

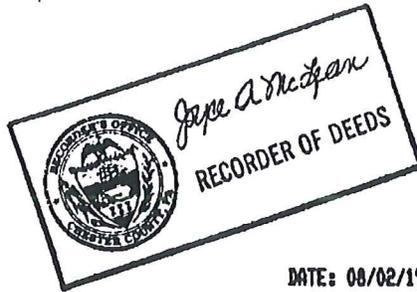
the Horseshoe Pike; thence along the same South 59 degrees 51 minutes 40 seconds East 114.15 feet to an iron pin on the Northerly right of way of Lloyd Avenue; thence along the same, along a curve to the right, having a radius of 33 feet, the arc distance of 41 feet and a chord of South 33 degrees 32 minutes 19.5 seconds West 38.41 feet to an iron pin; thence continuing along the last mentioned right of way line South 69 degrees 07 minutes 59 seconds West 378.90 feet to an iron pin; thence along a curve to the right, having a radius of 60 feet, an arc distance of 41.32 feet and a chord of South 88 degrees 51 minutes 48 seconds West 40.51 feet to an iron pin on the Northerly side of the aforementioned unimproved service road; thence along the same the three (3) following courses and distances: North 66 degrees 07 minutes 09 seconds West 54.26 feet to an iron pin; North 71 degrees 24 minutes 23 seconds West 100 feet to an iron pin; and North 77 degrees 00 minutes 28 seconds West 51.22 feet to the place of Beginning.

CONTAINING 2.470 acres of land more or less.

UNDER AND SUBJECT to a right of way granted to the Manufacturers Heat and Light Company, which crosses Tract No. 2 and 3 only.

BEING the same premises which St. Joseph's Hospital, a Pennsylvania non-profit corporation, under deed dated August 17, 1990 and recorded in the office for the recording of deeds in and for the County of Chester at West Chester, PA in Deed Book 2136, page 528 granted and conveyed unto The Order of the Felician Sisters of St. Francis (a non-profit corporation organized under the laws of the State of New Jersey).

Parcel 39-2-87.



46163

DATE: 08/02/1996 TIME: 11:04A INST NO.: 46163

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO :	054444	TYPE DOC :	DEED
REC FEE	:		21.00
LOC RTT	:		0.00
ST RTT	:		0.00
WRIT TAX	:		0.50

DATE: 08/02/1996 TIME: 11:04A INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO :	054444	TYPE DOC :	HOUSING
REC FEE	:		21.00
LOC RTT	:		0.00
ST RTT	:		0.00
WRIT TAX	:		0.00

BK4065PG1184

RETURN TO

*W. Ridge Rd.
313 W. Ridge Pike
Limerick, Pa 19468*



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	—
Book Number	4065
Page Number	177
Date Recorded	8.2.96

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	West Ridge Abstract	Telephone Number:	
Street Address	313 W Ridge Pike, Limerick, PA 19468	Area Code (610) 489-3000
City	Limerick, PA	State	PA
Zip Code	19468		

B TRANSFER DATA

Grantor(s)/Lessor(s)	The Order of the Felician Sisters of St. Francis	Date of Acceptance of Document	7-15-96
Grantee(s)/Lessee(s)	His Eminence Anthony Cardinal Bevilacqua, Archbishop of Philadelphia	Street Address	222 North Seventeenth Street
City	Lodi NJ	City	Philadelphia PA
State	NJ	State	PA
Zip Code	07644	Zip Code	19103

C PROPERTY LOCATION

Street Address	Tracts 1, 2 and 3 Lloyd Avenue	City, Township, Borough	Caln Township
County	Chester	School District	Dwnington S.D.
Tax Parcel Number			39-2-87

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1,500,000.00	+ 0	= 1,500,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
18,610.	x 15.87	= 295,340.70

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) this transaction is exempt from taxes under 72 P.S. 1102-C.3, subsection (17) and 91,193(b)(17)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>Cynthia J. Brazil</i>	7-15-96

(SEE REVERSE)

BK4065PG185