

**890 BONDSVILLE ROAD**  
**AN HISTORICAL OVERVIEW**

**PREPARED BY EDWARD G. LENDRAT**

## 890 BONDSVILLE ROAD

The property on which the dwelling now known as 890 Bondsville Road was later constructed was patented to Joseph Pike in August of 1703. The land patented to Joseph, 10,116 acres, now embraces East and West Pikeland and 1400 acres in Caln Township.

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

Joseph (1658-1729) was a wealthy merchant and zealous Quaker of Cork, Ireland. In his youth he had traveled and worked with William Penn on Quaker business. His father, Richard Pike died in prison after being arrested with William Penn. Joseph Pike came to Cork as a young man from the town of Kilrea, also in Ireland.

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

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

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

It was through Norris that Robert Valentine Sr. purchased in January of 1763 "A certain piece or parcel of land situate in East Caln Township" with the area of 195 acres 85 perches.

Robert, born in July of 1717 at Bally Brumhill, Ireland, was the son of Thomas and Mary Parke Valentine. The Valentine family, being Quakers, immigrated to America in 1728 to escape religious persecution. Robert married Rachel Edge, the daughter of John and Mary Edge, at Caln Meeting in April of 1747. Robert and Rachel were prominent members of the Uwchlan Meeting. In 1764 Robert became a recommended minister in the Quaker church. In that capacity he traveled widely. His travels included one to Great Britain at the close of the Revolutionary War. Rachel Valentine was an elder in the meeting. On the land that the Valentines had acquired from Pike they established a grist mill, sawmill, blacksmith shop and a general store. Robert and Rachel were the parents of 10 children six of whom attained adulthood. Robert Sr. Died in July of 1786. Prior to his death he had sold the property he had obtained from Richard Pike plus two others acquisitions to his son Robert Jr. This transaction took place in 1781.

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

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

In the book "Spanning the Centuries: The History of Caln Township in the America Landscape" by Melissa A. Mowday and Bruce E. Mowday we read "Family legend stated that one night in 1815 Ann rounded up her five sons and 'a pack of hounds' and left Caln Township for good. They rode by horseback to Centre County where they bought forges near Bellefonte and built a prosperous business. Indeed, there is no doubt that the family moved to Centre County. Ann was buried there and records survive of their company, Valentines and Thomas. However, there is speculation that Ann did not ride off with her sons, but instead joined them later." After the death of Robert Jr. tax records listed his sons Robert and Samuel singly or in combination as responsible parties for the property. This was so for the years 1803 to 1814. In 1815 through 1823 Robert was the only one listed as the responsible party. This would appear to corroborate the possible moving of several in the family to Centre County with Robert remaining in the area.

Robert the son of Robert Jr. Was born in October of 1778. In June of 1811 he married Elizabeth Downing at Uwchlan Meeting. The couple were parents of three daughters Sarah, Anna and Thomazine. A newspaper article of September 20, 1814 lists a Robert Valentine as being a private in Captain Wetherbys Company. It is unknown if this is our Robert. Robert died intestate in July of 1817. The reason for listing him in the tax records after this date is not known. Later in the 1820s Roberts wife Elizabeth is listed in these records. At the time of his death Sarah was the oldest of his daughters, her being 5 years old at the time.

Disposition of the property (in excess of 200 acres in area) did not take place until the 1840's since it would appear that the Valentine family members who migrated to Centre did not relinquish their partial ownership of the estate. This took place after the three daughters reached adulthood. Robert was probably a resident family caretaker.

The breakup of the estate was the result of a lawsuit filed by the émigré family against the local family. The émigré members were represented by George Valentine while the Caln family members were represented by Sarah Valentine, a niece of George. The decision about how the property was to be divided was made by "12 free and lawful men". These men decided that the estate should be broken up into four parcels with the areas of 9 acres 44 perches, 175 acres 120 perches, 17 acres 1 perch and 20 acres 125 perches.

The 175 acres, 120 perch property was sold by William Rogers, High Sheriff of Chester County to Joseph Pusey in February of 1842. This is the property of the estate of interest to us.

In April of 1848, Joseph sold a 82 acre 61 perch portion of this acquisition to James Pusey. Description of the property in the deed reads " all that messuage and tract of land".

A one acre 17 perch portion of James' acquisition was sold in March of 1869 to George w. Carpenter. It is on this parcel of land that the dwelling known as 890 Bondsville Road is located. The deed for this transaction reads "all that messuage and tract or piece land with tenement and springhouse thereon".

George W. was born in 1810 in Lancaster County. In 1833 he married Mary Townsley. Nie Children were born to the couple. In 1850 the family moved to Delaware Township in Juniata County. This move was followed by one to Chester County in 1866.

Carpenter was a shoemaker by trade. He is also listed as being a veterinary surgeon.

In August of 1861 at the age of 51 George W. enlisted in Company I of the 53<sup>rd</sup> Pennsylvania Infantry and served for one year.

He died in Coatesville in 1882.

In September of 1876 Carpenter had sold this same parcel of land to Jacob V. Edge.

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

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

Jacob V. was and Orthodox Quaker.

Prior to his death in January of 1913 Jacob had willed to his son Jacob "---- the house and lot I bought from George W. Carpenter".

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

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

At his death he was Vice President and Sales Manager of Downingtown Manufacturing Company. During his employment at that company he designed many modern innovations for paper manufacturing machinery. He died in 1945 at the age of 59.

On his death the property became the possession of Jacob's wife Mildred. At this time the will described the property as "all the rest, residue and remainder of my estate real personal and mixed". Mildred died in June of 1969.

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

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

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

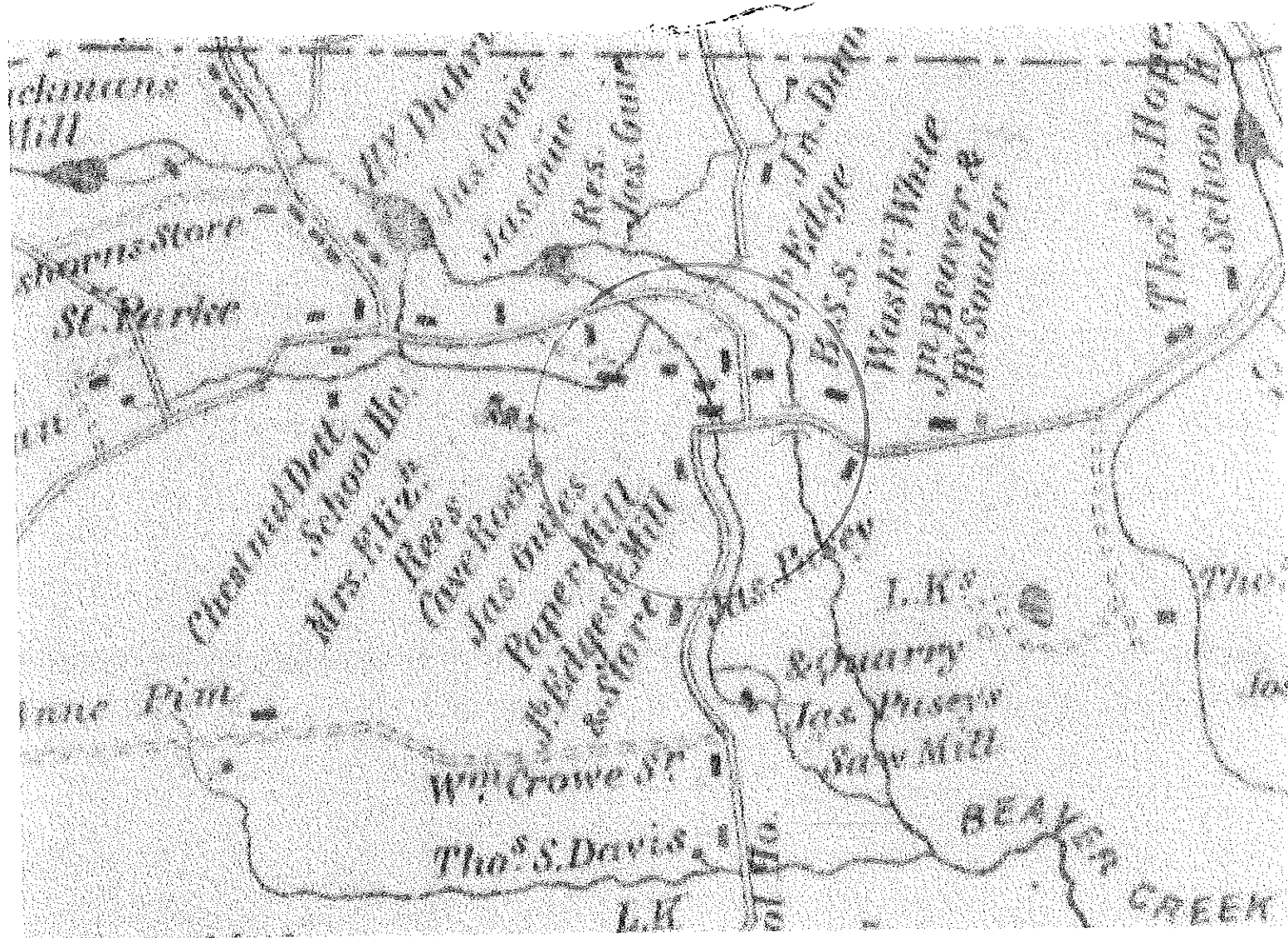
In December of 1975 Ann as executrix of the estate granted to herself "all those certain tracts and pieces of ground herein described", (See Deed Book E-47 page 98.)

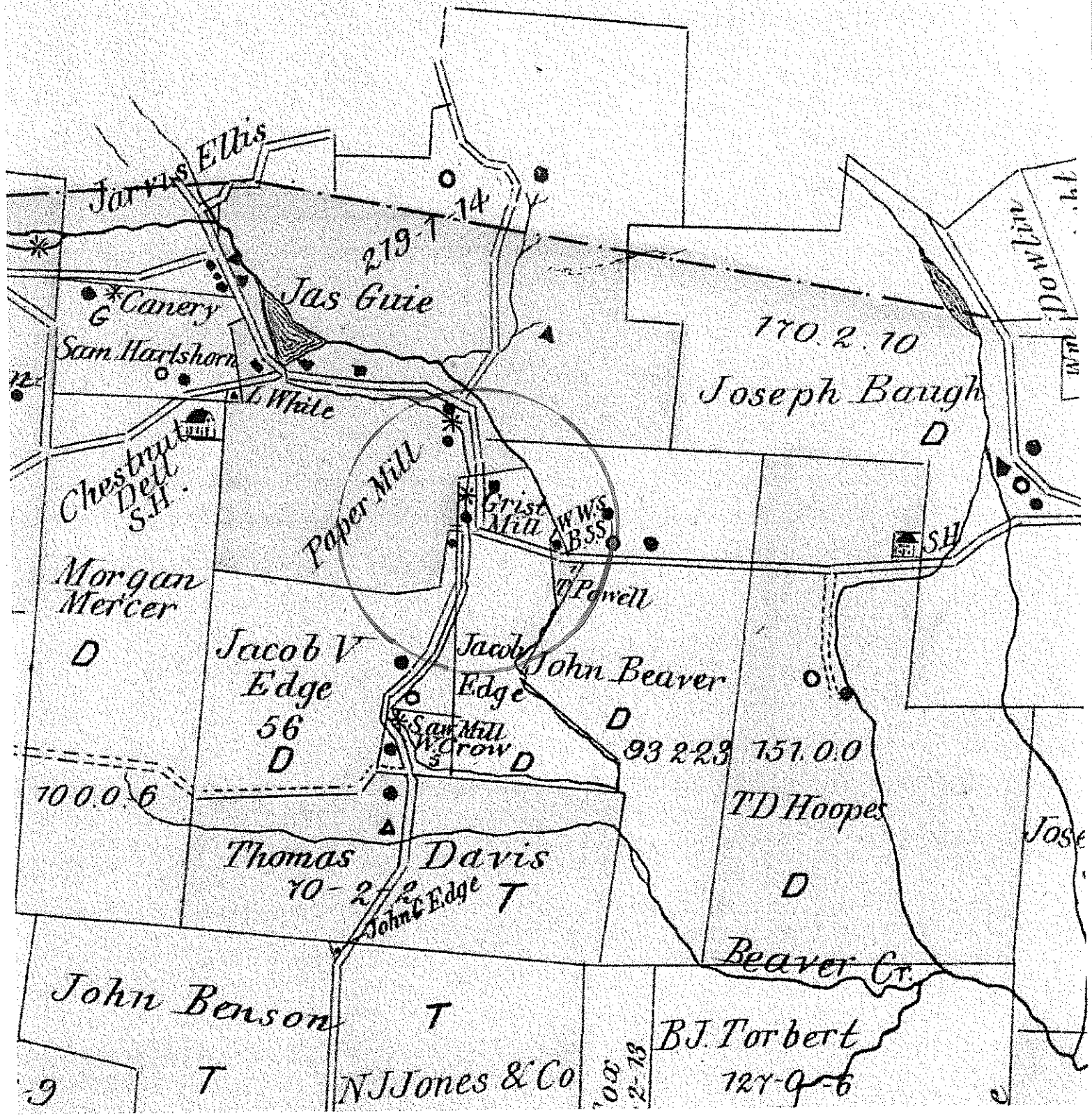
After the death of Ann, a portion of the property she owned was sold by the executors of her will to the present owner Solveig Christina Sahlin.

Deed Reference	Transaction Date	Purchaser	Seller	Description/\$ Paid
Patent Book A, Vol 2, P576	8/30/1703	Patented to Joseph Pike		
Book F, Vol 6, P105	3/9/1714	Ebenezer Pike	Joseph Pike by his Father Ebenezer Pike	
Book D-2, Vol 5, P48	3/14/1724	Willed to Richard Pike	by Richard Pike to sell his property in East Caln	
	1/23/1759	Charles Norris Nominated	Richard Pike by his attorney Charles Norris	"A certain piece or parcel of land situate in East Caln Twp." with the area of 195 acres 85 perches
	1/5/1763	Robert Valentine, Sr.		Three tracts of land, the one of 195 acres, 85 perches, being the one of interest, 500 pounds, for all three
Deed Book X, P21	9/15/1781	Robert Valentine, Jr.	Robert Valentine, Sr.	
Will # 4998	Will dated 10/27/1802	Robert, Jacob, George, Reuben, Abram, Bond	By their father, Robert Valentine, Jr.	"all the residue of my estate, share and share alike"
		The heirs of Robert Valentine	Robert Valentine who died intestate 9/29/1817	Approximately 200 acres of land according to tax records.
Deed Book Y-4 P 176	2/10/1842	Joseph Pusey	William Rogers, High Sheriff of Chester County	\$6,696.07 175 acres 120 perches of land
Deed Book H-5 P185	4/05/1848	James Pusey	Joseph Pusey	"all that message and tract of land" for "a valuable consideration" 82 acres 61 perches
Deed Book R-7 P55	3/13/1869	George W. Carpenter	James Pusey and Sarah his wife	all "ll that message and tract or piece of land with tenement and springhouse thereon" one acre 17 perches \$500
Deed Book V-8, P355	9/15/1876	Jacob V. Edge	G. W. Carpenter and Mary his wife	"all that message and tract of land with appurtenances" one acre 17 perches \$700

Property Address - 890 Bondsville Road  
Cain Township, Downingtown, PA

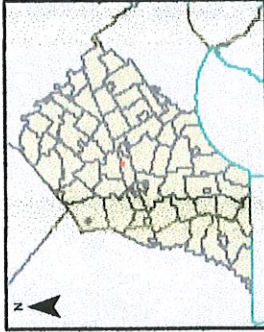
Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Will Book 39, Page 277	Date of Death 1/14/1913	Willed to his son Jacob Edge	by Jacob V. Edge	"--- the house and lot I bought from George W, Carpenter"
Will Book 60, Page 200	Date of Death 7/24/1945	Willed to his wife Mildred C. Edge	by Jacob Edge	"all the rest, residue and remainder of my estate real personal and mixed"
Will Book 98, Page 582	Date of Death 6/21/1969	Appointed as co- executors Jacob V. Edge, Elizabeth Edge Moncure, Sarah Edge Worth	by Mildred C. Edge	
Family Agreement	12/30/1970	Jacob V. Edge	Elizabeth Edge Moncure and Sarah Edge Worth	All real estate, subject to \$7,858 payment to each of the other co-executors
Will Book 106, Page 675	Date of Death 2/23/1973	Willed to his wife, Ann Wythe Edge	by Jacob V. Edge	"all my goods and estate of every kind and description real, personal and mixed"
Deed Book E-47, Page 98	12/9/1975	Ann Wythe Edge, widow	Ann Wythe Edge Executrix of the Estate of Jacob V. Edge	"all those certain tracts and pieces of ground herein after described"
Record Book 8223, Page 349	7/21/2011	Solveig Christina Sahlin	Robert W. Edge, Executor of the Estate of Ann Wythe Edge	"all that certain lot or piece of ground situate in Cain Township-----" \$119,000







COUNTY OF CHESTER  
PENNSYLVANIA



Find Address Information

PARID: 3901 01060200  
 UPI: 39-1-106.2  
 Owner: SAHLIN SOLVEIG CHRISTINA  
 Owner2:  
 Mail Address 1: 890 BONDSVILLE RD  
 Mail Address 2: DOWNINGTOWN PA  
 Mail Address 3:  
 ZIP Code: 19335  
 Deed Book: 8223  
 Deed Page: 349  
 Deed Recorded Date: 8/5/2011  
 Legal Desc 1: WS BONDSVILLE RD  
 Legal Desc 2: 1.2 AC & DWG LOT 2  
 Acres: 1.23  
 LUC: R-10  
 Lot Assessment \$ 34,430  
 Property Assessment \$ 44,640  
 Total Assessment \$ 79,070  
 Assessment Date: 12/15/2017  
 Property Address: 860 BONDSVILLE RD  
 Municipality: CALN  
 School District: Coatesville Area



Map Created:  
 Friday, April 20, 2018  
 County of Chester

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Map



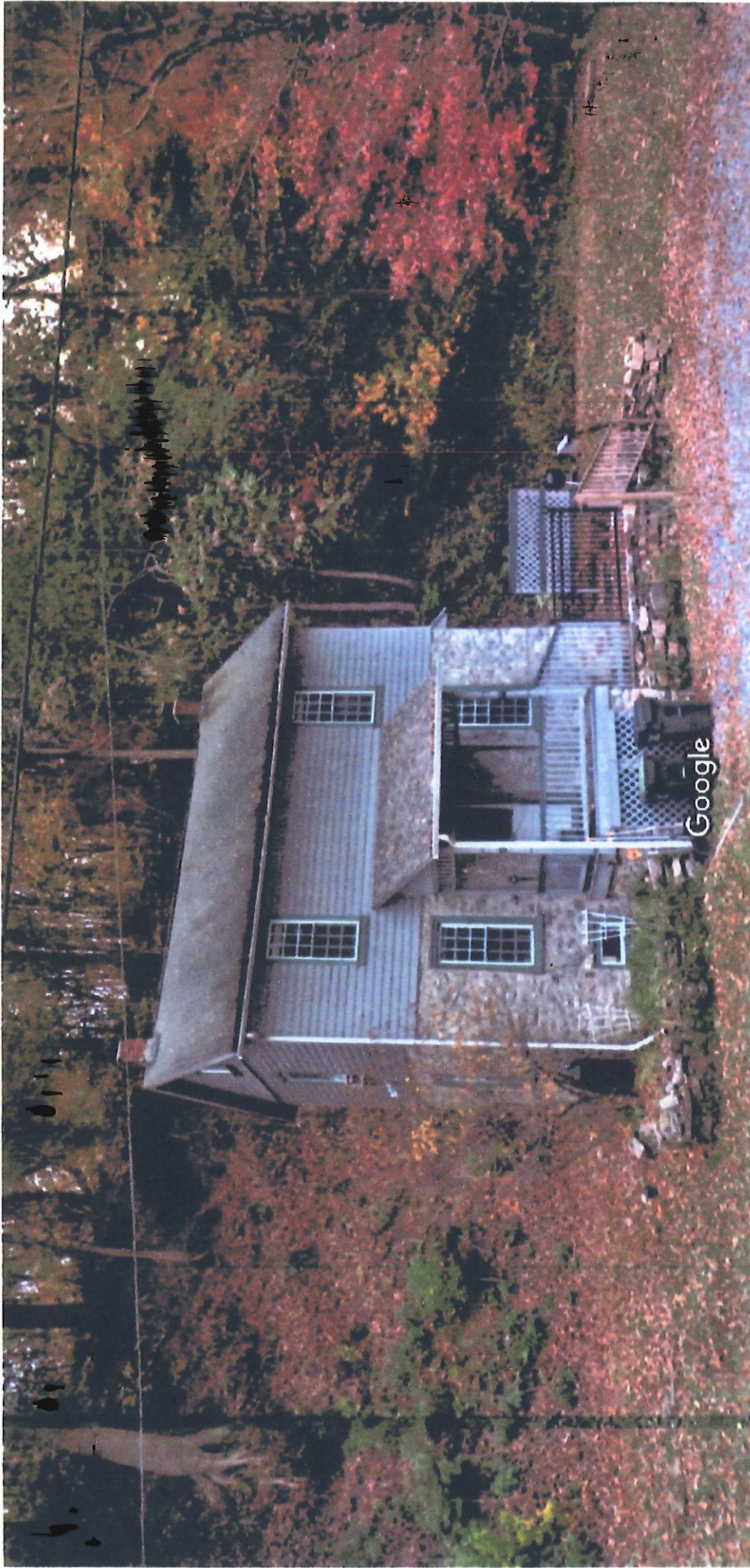


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Downingtown, Pennsylvania



Google, Inc.

Street View - Nov 2017

840 Bondsville Rd

## 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

several times, and every opposite times, and all Deeds, Covenants and writings concerning the said premises now in the hands or custody of the said William Steel. Do have and to hold, the said Mesuage, land and Hereditaments and all and singular the premises hereby granted, and conveyance mentioned to be granted and conveyed, unto the said John Steel his heirs and assigns, to the only proper use and behoof of the said John Steel his heirs and assigns forever. And the said William Steel, for himself his heirs, Executors and administrators doth Covenant, promise and grant, to and with the said John Steel his heirs and assigns by these presents, That he the said John Steel his heirs and assigns shall and lawfully may from henceforth for ever hereafter peaceably and quietly have hold, occupy possess and enjoy, the said land and premises abovementioned to be hereby granted with their and with of their appurtenances, free from discharged and sufficiently saved, and kept harmless, of and from all former grants, bargains, sales, gifts, Joinders, Trovassments, Leases, Powers, judgments, Executions, and of and from all other Shambles, changes and incumbrances, whatsoever have since committed done or suffered, by him the said William Steel, his heirs, Executors, or administrators, or any other person or persons lawfully claiming or to claim by him or under him them or any or either of them. — In Witness whereof the said William Steel, hath hereunto set his hand and seal the day and year first above written. — Will. Steel

Agree sealed and delivered in presence of — Samuel Floyd — Evan Evans —  
 It is remembered that the above William Steel, came before me, one of the Justices for Chester County, and cheerfully acknowledged the above to be his Act and Deed, and demand the same might be recorded. — Given under my hand and seal of 2<sup>d</sup> day of November Anno Domini 1779. — Evan Evans

Recorded the 5<sup>th</sup> day of December 1782

Deed Robert Valentine son } **This Indenture** made  
 to Robert Valentine Jun }  
 the thirteenth day of this month month in the year of

our Lord One Thousand Seven hundred and eighty One 1801 Robert Valentine of East Cabin Township in Chester County in Pennsylvania yeoman of the one part and Robert Valentine eldest son and heir of the said Robert Valentine of the other part. Whereas James Hendricks and his wife by their indentures of lease and release bearing date respectively the twenty fourth and twenty fifth days of the fifth month 1762 for the consideration therein mentioned did grant bargain sell and confirm unto the said Robert Valentine the father (also woman) Two Tracts or parcels of land, situate lying and being in East Cabin Township aforesaid. The one Beginning at a white Oak being a corner of Joseph Pikes land thence East by William Pines and Hemmens lines One hundred and forty two perches and on half to a post thence South by Anson Hendricks line seventy nine perches to a Black Oak Tree thence North sixty degrees West Fifty nine perches to a post thence North six perches to a Hickory sapling thence South twenty seven degrees East thirty three perches to a post by the East side of the Creek thence West One hundred and six perches to a post near a white oak sapling marked for a corner in the line of Joseph Pikes land thence South by the same land One hundred and forty six perches to the place of Beginning containing One hundred and thirteen Acres and One hundred and seventeen perches The other Beginning at a post in Joseph Pikes line near to the said White oak sapling marked as a corner thence South by Joseph Pikes land ninety perches to a corner Stone thence by the said Anson Hendricks land six corners and corners (viz) East twenty nine perches and a half to a Hickory South seventy nine degrees East forty eight perches to a white oak South thirteen degrees East Eighteen perches to a Black Oak South forty eight degrees East twelve perches to a Chestnut South twenty eight degrees East thirty six perches to a white oak and South three degrees West Twenty six perches to a post near a white Oak at the East side of the Creek marked as a corner thence West by the first described Tract One hundred and six perches to the place of Beginning containing Fifty Acres and One hundred and six perches Together with a Water (in a Creek) well erected on the East

described tract of land and Hill with their appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns forever, as by the said Indenture may appear. And whereas Richard the son of Robert in the Kingdom of Ireland by his Attorney Charles Davis by his Indenture bearing date the twenty fifth day of January 1703. for the consideration therein mentioned did grant bargain sell and convey unto the said Robert Valentine the Father a certain piece or parcel of land situate in East Cabn Donough's alias and adjoining to the two tracts of land above described MESSUAGES, at a Whitewash in a line of land of William Pitt and at a corner of James Heydenhalls land thence by the said Heydenhalls land North two hundred and forty perches crossing a Branch of Rindewine to a Chestnut Tree thence East three perches to a Whitewash thence North partly by the same land, and partly by Hugh Mathers land sixly eight perches to a post thence West by lot N<sup>o</sup> 3 One hundred and Ten perches to a Black croke thence South by lot N<sup>o</sup> 4 Three hundred & eight perches to a post thence East by the said land of William Pitt One hundred and seven perches to the place of Devenning containing One hundred and Ninety five Acres, and Eighty three perches, and the usual Alleys, Roads and Highways, (This tract is marked M<sup>o</sup> 8 in a General Plan of a large tract and is part thereof which was granted by Patents, dated the thirtieth day of August 1703 received at Philadelphia in Patents book A Vol. 2. page 56 with a copy of the Indenture who by Indenture dated the ninth day of March 1711 reduced as Philadelphia in Book F Vol 6 page 1056<sup>2</sup> granted the same with other land unto George Pitt in fee who died seized thereof and having first made his last Will and Testament on writing bearing date on or about the thirteenth day of August 1714 devised the premises in fee unto the above named Richard the son in fee **NOW THIS INDENTURE** witnesseth that the said Robert Valentine the Father as well for and in consideration of the natural love and affection which he hath and beareth unto the said Robert Valentine the son and also for the better maintenance support livelyhood and performance of his said son and in consideration of the sum of Five hundred Pound lawful money of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert Valentine the son upon the reading and delivery hereof the receipt whereof the said Robert Valentine the Father doth hereby acknowledge that he hath given granted allowed conveyed and confirmed and by these presents doth give grant allow convey and confirm unto the said Robert Valentine the son (with a certain quit Release and Surrender bearing) and to his Heirs and assigns All and singular those three tracts of land by meters or bounds hereon before respectively and particularly set forth and described Upon the said Water Corner of East Hill and also all and singular other their Holdings Tenements Houses buildings Dams Stables Gardens Orchards fields meadows Plantations Saw Mills Dams Ditches Ways Woods Waters Water courses Fishings Drivings Truckings Huntings rights liberties privileges improvements Hereditaments and appurtenances whatsoever to the said three tracts of land above described Water Corner of East Hill said Hill and every of them respectively belonging or in any wise appertaining and the revenues and remainders rents Issues and profits thereof And also All the Estate right Title Interest use possession property claims and demands whatsoever both in law and Equity and otherwise howsoever of them the said Robert Valentine the Father of and to the said hereby granted Promises and every part & parcel thereof annual Rents & Wages in his hand & custody which concerns the same only **DO NOW KNOW** that the said three tracts of land Water Corner of East Hill and said Hill and appurtenances and premises hereby given and granted in and to be with each and every of their appurtenances unto the said Robert Valentine the son and to his Heirs and assigns to the only proper use and behoof of the said Robert Valentine the son his Heirs and assigns for ever. **AND** the yearly Rent or Rents to be received for the same to the Sons of the free thereof **AND** the said Robert Valentine the Father for himself his Heirs Executors and administrators doth hereunto grant and agrees to and with the said Robert Valentine the son his Heirs and assigns by these presents that he the said Robert Valentine the Father his Heirs and assigns shall and lawfully

# Deed Book

## X Vol. 22

lawfully may from time to time and at all times hereafter forever peaceably and quietly have  
 hold occupy possess and enjoy the said three parts or parcels of land Water Corn or Great meadow  
 saw mill timberlands and premises hereby given and granted or mentioned to be with  
 them and every their appurtenances free clear and fully discharged kept harmless and unperturbed  
 free of from and against all former and to come and to come quints bargainers, sales Donations legacies dowry  
 contracts rents appurtenances of Rents and of from and against all former and other Titles whatsoever  
 had done or suffered to be had made or done by the said Robert Valentine the Father his heirs or  
 assigns, or any other person or persons lawfully claiming or to claim by former under him  
 them or any of them. In Witness whereof the said parties to these presents have inter-  
 changeably set their hands and seals hereunto dated the twenty and year first above written  
 That Valentine ~~the~~ Sealed and delivered in the presence of us Thomas Lightfoot  
 Jonathan Valentine Richard Downing Jun: Kell Well the day of the date of the above  
 written Indenture from the above named Robert Valentine the younger the sum of  
 Three hundred pounds being the consideration money above mentioned by me his father  
 Robt Valentine  
 Thine Present at home Thomas Lightfoot Jonathan Valentine  
 Richard Downing Jun: The first day of June Anno Dom: 1782 before me William  
 Evans Esq: one of the Justices of the Peace for the County of Chester personally appeared Jonathan  
 Valentine and Richard Downing Jun: two of the subscribers Witnesses to the within  
 Indenture and on their solemn affirmations according to last said Statute saying that they  
 saw Robert Valentine the Grantor within named sign seal and as his Act and Seal &  
 deliver the within written Indenture for the use therein mentioned and that their names  
 hereunto subscribed as Witnesses are of their own proper hand writing which may have  
 kept the day 8 years aforesaid W: Evans Esq: Recorded Decem: 1782

**Deed Robert Valentine } This Indenture** Made the fifteenth  
 to George Valentine } day of the month in the year of our Lord One Thousand  
 seven hundred and eighty One BELLWELL Robert Valentine of East Caln Township  
 in the County of Chester in the Province of Pennsylvania Yeoman of the one part  
 and George Valentine one of the sons of the said Robert Valentine of the other part  
 WHEREAS John Taylor and Elizabeth his wife and John Jackson by their In-  
 dentures of Lease and Release bearing date respectively the Eleventh and Twelfth  
 days of November 1777 for the Consideration therein mentioned did grant bargain  
 sell and Confirm unto Amos Boake of the Township of Caln aforesaid yeoman of  
 certain piece or parcel of land situate in the said Township of Caln containing One  
 Hundred Acres do hold to him the said Amos Boake his heirs and assigns forever as  
 by the said Indentures may more fully appear And WHEREAS the said Amos Boake  
 afterwards died having first made his last Will and Testament in writing bearing date  
 the ninth day of October 1780 and thereby devised the said land to his Daughter Ann  
 Boake who departed this life in her Minority Intestate unmarried and without issue  
 whereby the said land and premises descended to a certain Abel Boake as the eldest  
 son and heir at law of the said Ann Boake And WHEREAS the said Abel Boake  
 and Sarah his wife by their Indenture bearing date the second day of June 1781  
 for the consideration therein mentioned did grant bargain sell and Confirm unto the  
 said Robert Valentine his heirs and assigns All that the aforesaid tract of one hundred  
 Acres of land by metes and bounds in the said Indenture and hereafter in these presents  
 mentioned And WHEREAS the said Robert Valentine and to his heirs and assigns  
 forever as by the said Indenture may more fully appear NOW THIS WELL BELLEW  
 WITNESSETH that the said Robert Valentine as well for and in consideration of the  
 Natural Love and Affection which he hath and beareth to the said George Valentine  
 as also for the better support maintenance livelihood and betterment of him the said  
 George Valentine and in consideration of Ten Shillings lawful money of Pennsylvania  
 to the said Robert Valentine in hand paid by the said George Valentine upon the sealing  
 and delivery hereof the receipt whereof the said Robert Valentine doth hereby acknowledge such  
 given granted them Enjoined and confirmed and by these presents doth give grant

# Deed Book

## X Vol. 22

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

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

Signed and Sealed Acknowledged Robt. Valentine

in the presence of us

Moses Mendonhall appn.

Jo. Mendonhall not present  
Newhall Beck appn.



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# Deed Poll

William Rogers Sheriff  
Joseph Pusey

To All People to whom these presents shall come I William Rogers Esquire High Sheriff of the County of Chester in the Commonwealth of Pennsylvania Send greeting: Whereas by a certain writ de partitione facienda issued out of the Court of Common Pleas for the County of Chester a fore-

said bearing date the 10th day of August Anno Domini one thousand eight hundred and forty one at the suit of George Valentine, Reuben B. Valentine, Abraham S. Valentine, Bond Valentine, Jonathan Stovely, and Rachel his wife late Rachel Valentine in right of said Rachel, William A. Thomas and Elizabeth wife late Eliza Millen in right of said Eliza, Robert T. Miller, Isaac Miller, William Miller, Mordecai Miller, James Harris and Mary Ann his wife late Mary Anne Miller in right of said Mary Anne, Joseph Harris and Jane his wife late Jane Miller in right of said Jane, Joseph Miles and Susan Miles the last two of whom are minors and saw by their next friend Joseph Miles and James Miles against Sarah Valentine, Jacob Edge, and Ann his wife, late Ann Valentine in right of said Anne and Thomazin Valentine in order to have the following real estate to wit:

A certain messuage plantation and tract of land situate in the township of East Calm in the County of Chester adjoining lands of David Hooper, Ann Pim, Anna Baldwin and others containing two hundred and eleven acres more or less with the appurtenances, divided and parted between the above mentioned parties in such manner that the said George Valentine, Reuben B. Valentine, Abraham S. Valentine and Bond Valentine should each have six parts thereof the whole into seventy two equal parts to be divided; that the said Robert T. Miller, William Miller, Isaac Miller, and Mordecai Miller should each have two parts thereof, that the said William A. Thomas and Eliza his wife should have two parts thereof, that the said James Harris and Mary Ann his wife should have two parts thereof, that the said Joseph Harris and Jane his wife should have two parts thereof, that the said Jonathan Stovely and Rachel his wife should have two parts thereof, that the said Sarah Valentine and Thomazin Valentine should have eight thereof subject to the dower or thirds of Elizabeth Valentine widow of Robert Valentine set in the same that the said Sarah and Thomazin should have two other parts thereof, that the said Jacob Edge and Ann his wife should have eight parts thereof subject to the dower or thirds of the said Elizabeth Valentine widow of Robert Valentine set in the same that the said Jacob Edge and Ann his wife should have two other parts thereof, that the said James Harris and Susan Miles should have two parts thereof, and that the said Joseph Miles and Susan Miles should each have one part thereof, at and upon the death of the said James Harris with the appurtenances And It Shews of the said Sheriff did return to the Judges of the said Court of Common Pleas that in obedience to the said writ de partitione facienda he took with me twelve free honest and lawful men of my bailiwick to the premises aforesaid with the appurtenances having examined all the parties in due form of law of the time and place of holding the inquisition which twelve free and lawful men upon their solemn affirmation respectively did say that the premises aforesaid with the appurtenances could not be parted and divided to and among the said parties without prejudice to or spoiling the whole, but that the same might be divided so as to accommodate four of the parties without prejudice to or spoiling the whole and therefore they divided and appraised the same as follows to wit: Decision at a time and place to wit: land thence along the same south west corner two hundred and twenty perches to a stone house by land of Richard Pim, thence Baldwin William Forbess and the heirs of Edward Gallagher south eight six acres and six half East one hundred and twenty seven perches and thence to an ash tree corner of David Hooper thence along the same south three acres that is eight perches and nine tenths to a corner of Charles Hooper land thence along the same and land of James Esq the locus following courses and distances south sixty

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Six degrees and an half west twenty five perches and thence north six  
degrees and three quarters East one hundred and thirty perches and thence  
North Eighty four degrees and a half West twenty six perches thence North one degree  
and an half East twenty two perches thence North thirty three degrees and an half  
West fifteen perches and four tenths thence North sixty eight degrees West fifteen  
perches and four tenths thence North eighty nine and an half degrees West fourteen  
perches thence North eighty three degrees and three quarters West twenty six  
perches and four tenths thence North sixty six degrees and three quarters West ten  
perches and eight tenths thence North fifty five degrees and three quarters West ten  
perches and five tenths thence North twenty three degrees and an half West four  
perches and eight tenths to the middle of a public road thence along the same  
South seventy two degrees and an half West fourteen perches thence by other land  
of the State South sixteen degrees East five perches and five tenths to the place  
by Decimus Conlaugh one hundred and seventy five acres and one hun-  
red and twenty perches more with the appurtenances at the sum of Eleven thousand  
and four hundred and twenty three dollars and seventy five cents. And Granted  
by lands of John Thomas Speakman and James Gray (containing twenty  
acres and one hundred and thirty three perches more or less at the sum  
of Eight thousand thirty three dollars and twenty five cents (183) Granted by  
lands of Thomas Speakman Charles Truman Morgan Thomas and James Gray  
Containing one hundred acres and one perch more or less at the sum  
of nine hundred fifteen and thirty three cents - 183) Devised at a court of  
James Gray land in the line of William Thomas thence along said Thomas land  
the three following courses and distances North eighty one degrees East fifteen perches  
North five degrees East four perches and fifteen hundredths North eighty six degrees  
and an half East thirty four perches and fifty five hundredths to a stone in the  
line of Joseph White land thence along the same North one half a degree East fifty five  
perches and five tenths to a corner thence by land of James Gray the two following  
courses North thirty three degrees and an half West thirty eight perches North forty  
nine degrees West thirty seven perches and five tenths to the place of beginning  
containing nine acres and forty five perches more or less with the appurtenances  
at the sum of three hundred and seventy one dollars and twenty five cents being  
the aggregate valuation of the four lots connecting to the sum of Thirteen thousand  
five hundred forty six dollars and fifty eight cents money of the United States  
which said valuation and appurtenances was confirmed by the court on the 14th  
day of November A.D. 1841 And Whereas the said Sarah Valentine on the  
day and year aforesaid appeared in open Court and elected to take her lot No. 1 at the  
appraised value whereupon it was adjudged to her the paying or securing to be  
paid to the other parties their proportions of the appraised value according to their respective  
rights And Whereas the said Sherb. Edge in right of his wife on the day and year  
aforesaid appeared in open Court and elected to take her lot No. 2 at the appraised value  
whereupon it was adjudged to her the paying or securing to be paid to the other  
parties their proportions of the appraised value according to their respective rights  
And Whereas afterwards to wit on the 14th day of December in the year aforesaid  
it was ordered by the said Court that lots No. 1 and 2 of the premises appraised  
with the appurtenances be sold at public auction according to the act aforesaid  
in such case made and provided whereupon the said Sheriff was commanded  
that the said lots No. 1 and 2 of the real estate aforesaid with the appurtenances  
should expose to sale at public auction first giving due and full notice of the  
time and place of sale thereof according to the act aforesaid and that the said  
Sheriff should give the money arising from the sale a sufficient receipt taken  
therefor to the satisfaction of all parties concerned into the said bond aforesaid  
on the first Monday of February next to be distributed and parted to among the parties  
entitled to receive the same in full of their respective rights of said lands &c

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according to their several rights and prerogatives and to abide such further order as shall be made by the said Court in the premises. In pursuance and by virtue of the above recited order of the said Sheriff having given due and legal notice of the time and place of sale did on Wednesday the 19<sup>th</sup> day of January A.D. 1842 expose the premises aforesaid with the appurtenances to sale by public vendue or outcry and sold Lot no 1 first above mentioned and described to Joseph Pusey of the County of Chester for the sum of Six thousand six hundred & ninety six dollars and seven cents lawful money of Pennsylvania he being the highest and best bidder and that the highest and best price bid for the same A.D. Knows & that the said Sheriff for and in consideration of the aforesaid sum of six thousand six hundred & ninety six dollars and seven cents lawful money aforesaid to me in hand paid by the said Joseph Pusey at and before the execution and delivery hereof the receipt whereof I do hereby acknowledge I have granted Bargained sold and by these presents according to the directions of said recited order and by force and virtue thereof do grant bargain and sell unto the said Joseph Pusey his heirs and assigns all of the tract or lot above mentioned & described subject to the payment of the sum of one thousand and thirty four dollars and ninety three cents annually to Ann Valentine widow of Robert Pusey during her natural life and to the payment of the principal sum of two thousand two hundred & forty eight dollars seventy eight cents and three pence at her decease to the persons entitled thereto the said principal sum with its interest to be paid by bond and Mortgage in said tract of land to be executed to George Valentine with the condition of the payment of said interest and said principal sum as aforesaid also the house & 1/3rd part of the undivided land of this Commonwealth of Elizabeth Valentine Widow of Robert Valentine the owners the said Robert having been owner of an undivided one third part of said lot being part of the purchase money to remain charged upon the Land during the natural life of said Elizabeth Valentine Together with all and singular the Buildings Improvements Rights members and appurtenances whatsoever thereto belonging or in anywise appertaining and the reversions remainders Rents issues and profits thereof and also all the Estate Right title Interest Property claim and demand whatsoever of the said persons mentioned parties of in to out of the same. I do have and to hold the said tract no 1 above mentioned and described with the covenants and promises hereby granted or intended to be with the appurtenances unto the said Joseph Pusey his heirs and assigns to his and their only proper use and behoof forever for such Estate and on such covenants and conditions as the said mentioned parties aforesaid had and held the same at and immediately before the execution of these presents but for no longer or greater estate according to the form and effect of the laws and usages of this Commonwealth in such case made and provided. In witness whereof the said Sheriff have hereunto set my hand and seal this 19<sup>th</sup> day of January in the year of our Lord one thousand eight hundred and forty two. Witnessed and Delivered in the presence of William Rogers, J.P. & William Rogers, J.P.

Walter Hubbard James Bayard Wood  
 Chester County ss, at a Court of Common Pleas held at West Chester for the County of Chester on the sixteenth day of February A.D. 1842 came William Rogers Esquire Sheriff of the County and in open Court acknowledged the above said Deed to be his Deed and in due form of law. In testimony whereof I have hereunto set my hand and affixed the seal of said Court at West Chester the day and year aforesaid.

Sam Pinkerton  
 J.P.

Recorded October 23<sup>rd</sup> A.D. 1843

two several indentures and all the Estate rights title interest property claim and demands whatsoever of him the said James Leas either at law or in Equity of in and to the same and every part thereof, Subject to the within mentioned reservation to Peter Winge and John Wepman of one fifth part of all the aforesaid Coals, Irons ores and minerals each free of Charge or expensd and subjects to all the Covenants agreements stipulations and Conditions in the said within recited two several indentures particularly set forth and specified. He hold, etc and singular the rights benefits privileges Coals ores Minerals Hereditaments and promises hereby granted and assigned or mentioned and intended to be with the appintment into the said Ferdinand J. Greer his heirs executors Administrators and assigns to and for his and their only proper use and behoof forever. In witness whereof the said parties to these presents have hereunto interchaugably set their hands and seals the day and Year first above written. Witness my hand and seal this sixteenth day of September A.D. 1848. Chauncy Buttley, Sealed and delivered in the presence of us Edmund Schlow, Chauncy Buttley before me the subscriber One of the Aldermen of the City of Philadelphia personally appeared James Leas the grantor in the above endorsed indenture and acknowledged the said indenture to be his act and deed and desired the same as such might be recorded according to law. Witness my hand and seal this sixteenth day of September A.D. 1848. Chauncy Buttley, Sealed and delivered in the presence of us Edmund Schlow. The word "John" in the nineteenth line having been written on or erased. Chauncy Buttley, Edmund Schlow. before me the subscriber One of the Aldermen of the City of Philadelphia personally appeared the above named James Leas and acknowledged the above endorsed indenture to be his act and deed and desired the same as such might be recorded according to law. Witness my hand and seal this nineteenth day of September A.D. 1848. Chauncy Buttley, Sealed and delivered in the presence of us Edmund Schlow. Recorded October 6th A.D. 1848.

DEED } This Indenture made the fifth day of April  
 Joseph Pusey } A.D. One thousand eight hundred and forty eight  
 to } Between Joseph Pusey of East Caln Township County  
 James Pusey } of Chester and State of Pennsylvania of the one part  
 and James Pusey of the same place of the other part  
 Witnesseth that the said Joseph Pusey for a valuable Consideration in hand paid by the said James Pusey at and before the sealing and delivery hereof the receipt and payment whereof he hereby acknowledges and thereof acquits and forever discharge the said James Pusey his heirs executors and administrators by these presents have granted bargained sold aliened released and confirmed and by these presents doth grant bargain sell alien release and confirm unto the said James Pusey and to his heirs and assigns all that Messuage and tract of land lying in East Caln Township aforesaid bounded and described as follows to wit Beginning at a Stone in the line of Ann Pitt's lands thence along the same north three degrees West ninety six perches thence north eighty one East forty eight perches and five tenths thence north five West thirty four perches and thirty hundredths thence north thirty six West twenty perches thence north sixty West twenty nine perches and five tenths thence north thirty seven West eight perches thence South seventy seven and an half West five perches thence South twenty three and an half East four perches and eighty hundredths thence South sixty five and three fourths East fourteen perches and fifty hundredths thence South sixty six and three fourths East ten perches and eighty hundredths thence North eighty three and three fourths East twenty perches and forty hundredths thence North sixty five East eight perches and eighty hundredths thence South eighty nine and an half East fourteen perches thence South sixty eight and an half East fifteen perches and forty hundredths thence North thirty three and an half East fifteen perches and seventy hundredths thence South one and

half west twenty two perches thence <sup>3</sup>South eighty four and half east twenty one  
 perches thence <sup>3</sup>South six and three fourths west seventy eight perches and seventy  
 hundredths thence <sup>3</sup>North eighty eight and one fourth west twenty nine perches and  
 sixty quadrants thence <sup>3</sup>South nine west thirty five perches and twenty four quadrants  
 thence <sup>3</sup>South eighty one and three fourths west sixty eight perches thence <sup>3</sup>North three  
 west one perch thence <sup>3</sup>South eighty one and three fourths west two perches and  
 sixteen perches to the place of beginning containing eighty two acres and sixty  
 one perches of land be the same more or less It being part of the same land and  
 premises that William Rogers High Sheriff of Chester County by Deed Dole bearing  
 date tenth day of Feb. A.D. 1842 and recorded in Recorder's Office of Chester County  
 in Deed Book W. H. Vol. 96 page 176 Oct. 25 A.D. 1843 granted and conveyed to Joseph  
 Pusey in fee. Subject nevertheless to the head race of the Saw Mill as it now  
 stands with the privilege to pass and repass to clean and scour the same and  
 for any other purpose to make the water pass freely down the race Together with  
 all and singular the houses buildings ways woods water courses rights lib-  
 eral privileges hereditaments and appurtenances whatsoever therunto belonging  
 or in any wise appertaining and the reversion and remainders rents issues and  
 profits thereof. Also all the estate right title interest claim and demand  
 whatsoever of the said Joseph Pusey in law or equity or otherwise howsoever due  
 to or out of the same He have and to hold the said messuage and tract  
 of land hereditaments and premises hereby granted or released or mentioned  
 or intended so to be with the appurtenances unto the said James Pusey his  
 heirs and assigns to the only proper use benefit and behoof of the said  
 James Pusey his heirs and assigns forever. And the said Joseph Pusey  
 for himself his heirs executors and administrators doth covenant promise  
 grant and agree to and with the said James Pusey his heirs and assigns  
 by these presents that he the said Joseph Pusey and his heirs the said  
 messuage and tract of land hereditaments and premises hereby granted  
 or mentioned or intended so to be with the appurtenances unto the said  
 James Pusey his heirs and assigns against him the said Joseph Pusey  
 and his heirs and against all and every other person or persons whom  
 soever lawfully claiming or to claim by them or under them their or  
 any of them their heirs and assigns with Warrant and forever 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 Pusey <sup>B</sup> Sealed and delivered in the  
 presence of Jacob Edge, Jobston Thomas - Chester County Pa.  
 Be it remembered that on the fifth day of April in the Year of our  
 Lord one thousand eight hundred and forty eight before the Subson-  
 -ber one of the Justices of the Peace for the County aforesaid personally  
 appeared the above named Joseph Pusey and acknowledged the fore-  
 going Indenture to be his act and deed and desired the same as such  
 to be recorded according to law. Witness my Hand and Seal the  
 day and Year aforesaid  
 Recorded October 7th A.D. 1848

J. C. E. D.  
 Joseph Pusey  
 to  
 John G. Pusey

This Indenture made the fifth day of April  
 A. D. one thousand eight hundred and forty eight  
 between Joseph Pusey of East Caln Township town-  
 -ship of Chester and State of Pennsylvania of the one  
 part and John G. Pusey of the same place of the  
 other part Witnesseth that the said Joseph Pusey for a valuable  
 consideration in hand paid by the said John G. Pusey at and before  
 the making and delivery hereof the receipt and payment whereof  
 he doth hereby acknowledge and thereof acquit and forever discharge  
 the said John G. Pusey his heirs executors and administrators by these

55 DEED.

# This Indenture

MADE the

James C. Pusey & wife

to

fourth day of March in the year of our Lord one thousand eight hundred

George W. Carpenter

and sixty nine. BETWEEN James C. Pusey of the County of Washington in the County of Chester and State of Pennsylvania and Sarah H. his wife of the one part and George W. Carpenter of the Township of Lake County and State aforesaid.

of the other part, **Witnesseth.** That the said James C. Pusey and Sarah his wife

for and in consideration of the sum of Five hundred dollars

lawful money of the United States of America, unto them well and truly paid by the said George W. Carpenter

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 George W. Carpenter and to his

Heirs and Assigns, All that messuage and tract of land with townement and spring house situate in the Township of Lake aforesaid bounded and described as follows viz: Beginning at a post corner of James C. Pusey land in line of lands of Jacob Edge thence along the line of said James C. Pusey south fourteen degs east fourteen and six tenths perches to a corner thence along the line of other land of the said J. C. Pusey south fourteen degs west five and six tenths perches to a stake corner near the middle of a large butty thence down east fifty south fifty five and one eighth degs east nine and six tenths perches to a corner in the public road thence along said road north five degs east fifteen and one tenth perches to a corner in said road near to the Spring house thence north seven degs east nine and seven tenths perches to a corner in line of Jacob Edge land thence along said line north eighty four and three quarters degs west nine and six tenths perches to the place of beginning containing one acre and one eighth perches to the same more or less being a part of the same tract which Joseph Pusey died by his indenture dated the fifth day of April AD 1848 for the consideration therein mentioned did grant and convey to the said James C. Pusey and to his heirs and assigns hence said Indenture Recorded in the Records Office for Chester County in Deed Book No. 5 and 105 page 186 dated 7th AD 1848 whereas thereto it will more fully appear.

**Together** with all and singular the Buildings, woods Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever, therunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said James C. Pusey and Sarah 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 lot or parcels, one acre and seven tenths more or less with the Hereditaments, and Premises hereby granted or mentioned and intended so to be, with the appurtenances, therunto unto the said George W. Carpenter his Heirs and Assigns, to and for the only proper use and behoof of the said George W. Carpenter his Heirs and Assigns, for ever.

**And** the said James C. Pusey and Sarah C. his wife their Heirs, Executors and Administrators, DO by these presents, covenant, grant and agree, to and with the said George W. Carpenter his Heirs and Assigns, that they the said James C. Pusey and Sarah C. his wife their Heirs, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said George W. Carpenter his Heirs and Assigns, against them the said James C. Pusey and Sarah C. his wife their Heirs, and against all and every other Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by force or under claim or title of them, shall and will by these presents

WARRANT and forever DEFEND

**In Witness Whereof**, the said Parties to these presents have herunto interchangeably set their hands and seals. Dated the day and year first above written.

SEALED AND DELIVERED  
IN THE PRESENCE OF US,



James C. Pusey



Sarah C. Pusey



J. B. Dunwoody J. Carpenter.

Received the day of the date of the within or foregoing Indenture of the within named

Chester Booth  
On the 30<sup>th</sup> day of March Anno Domini 1867 before me, one of the Justices of the Peace in and for said County personally appeared the above named James C. Pusey & Sarah C. his wife

and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such: and the said Sarah C. 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 read made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal, and as her act and deed, deliver the above written Indenture, deed or conveyance, without any coercion or compulsion of her said husband. WITNESS my hand and seal, the day and year aforesaid

J. E. Carpenter J.P.



Recorded April 2<sup>nd</sup> 1869.

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place of beginning, containing eleven acres and twenty six perches of land, more or less. at being the tract of land which Isaac Mendenhall and Dinah, his wife, by their indenture dated August 3 thirty first A.D. 1857 and recorded at West Chester in Deed Book 26. 6. Vol. 136. Page 136. Feb. 22. A.D. 1858. did grant and confirm under the said Oliver Johnson his heirs and assigns forever, as by said indenture appears. Together with all and singular the ways, valves, water-courses, rights, liberties, privileges, hereditaments and appurtenances, what so ever therein to be longed or in any wise appertaining, and the Reversions and remainders, rents, issues and profits thereof: and also of the estate, right, title, interest, use, trust, property, possession claims and demand what so ever, of the said Oliver Johnson and of Jennie A. his wife, in law, equity, or otherwise, how so ever, of, in, to or out of the same. To have and to hold the said tract of eleven acres and twenty six perches of land, hereditaments and premises hereby granted and released, or mentioned and intended as to be, with the appurtenances, unto the said Isaac Mendenhall, his heirs, and assigns, to and for the use, proper use and behoof of the said Isaac Mendenhall, his heirs or assigns forever. And the said Oliver Johnson and Jennie A. his wife do covenant promise and agree, to and with the said Isaac Mendenhall, his heirs and assigns, by these presents, that they the said Oliver Johnson and Jennie A. his wife, hath 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, how so ever. In witness whereof, the said parties 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 us,  
Geo. P. Kingsley, James S. Carney

Oliver Johnson.  
Jennie A. Johnson.

State of New Jersey  
County of Essex, D. C. - Post remembered, that on the eighth day of September, Anno Domini, 1876, before me George P. Kingsley, a Commissioner of the State of Pennsylvania, duly appointed and qualified, according to the laws thereof to take acknowledgments &c. personally appeared the within named Oliver Johnson and Jennie A. his wife, and in our face of law acknowledged the within or foregoing indenture to be their act and deed, and desired the same might be recorded as such. The said Jennie A. being of full age and by me examined, separate and apart from her said husband, and the contents of the foregoing indenture first fully made known to her, declared that she did voluntarily and of her own free will and accord seal and as her act and deed, deliver the same without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hand and affixed my official seal, the day and Year aforesaid.

Geo. P. Kingsley  
Commissioner for Pennsylvania.

Recorded September 20th 1876.

Deed.  
G. W. Carpenter & Wife }  
To }  
Jacob V. Edge.

This Indenture made the fifteenth day of ninth month, Sep. in the Year of our Lord, one thousand eight hundred and seventy six, Between George W. Carpenter of Caln Township, County of Chester and State of Penna. and Mary his wife of the first part, and Jacob V. Edge of the same place, of the second part. Witnesseth, that the said party of the first part, for and in consideration of the sum of Seven hundred dollars, lawful money of the United States of America, well and truly paid by the said party of the second part, to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted

barter, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, his heirs and assigns, all that messuage and tract of land with the appurtenances in the said township of Caln, bounded and described as follows. Beginning at a post, a corner of James Lewis's land, in line of land of Jacob Edge, thence along the line of Lewis's land, south one and three fourths, east fourteen and six tenths perches to a corner, thence along the line of land of the said Jacob V. Edge, south fourteen degrees west five and six tenths perches to a stake, a corner near the middle of a large gully, thence down said gully, south fifty five and one fourth degrees east nine and six tenths perches to a corner in the Public road, thence along said road, north two degrees east fifteen and one tenth perches, to a corner in said road, near the Spring house, thence north eleven degrees east, nine and seven tenths perches to a corner in the line of Jacob Edge's land, thence along said line, north eighty four and three fourths degrees, west nine and six tenths perches, to the place of beginning, containing one acre and seven tenths perches of land, be the same, more or less. Being the same lands and premises that James Lewis

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and Sarah A. his wife, by Indenture, dated the thirtieth day of March, A. D. one thousand eight hundred and sixty nine and recorded in Recorder's office, at West Chester in Deed Book No. 1, Vol. 104, page 55 April 2<sup>nd</sup> 1869, for consideration therein mentioned and grant and convey to the said George W. Carpenter and to his heirs and assigns forever. Together with all and singular, the buildings, improvements, woods, crops, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof. And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, and to the said premises, with the appurtenances to them and to hold, the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. And the said George W. Carpenter, for himself, his heirs, executors and administrators doth by these presents covenant grant and agree to and with the said party of the second part, his heirs and assigns that he the said George W. Carpenter and his heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, his heirs and assigns, against him the said George W. Carpenter 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 party of the first part to these presents, has hereunto set their hands and seals. Dated the day and year first above written.

Signed, read and delivered in presence of  
Andrew C. Cox, Clara A. Carpenter.

G. W. Carpenter  
Mary Carpenter

West Chester County, D. C. On the fifteenth day of September, Anno Domini, 1876, before me, the undersigned, a Justice of the Peace in and for said County, personally appeared the above named George W. Carpenter and Mary 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 Mary being of full age, and separate and apart from her said husband by me therein privately examined, and the full contents of the above Deed, being by me first made known unto did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal, and on her act and deed, deliver, the above written Indenture, and or Conveyance, without any coercion or compulsion of her said husband. Witness my hand and seal, the day and year aforesaid.

David M. Cox  
Justice of the Peace.

Recorded September 26th 1876.

Deeds  
Henry Chapman's Wife  
To  
Joseph F. Fredell.

This Indenture, made the twenty sixth day of September, in the Year of our Lord, one thousand eight hundred and seventy six, between Henry Chapman of New London West Chester County in the State of Pennsylvania and Phil E. his wife, parties of the first part, and Joseph F. Fredell of the City and County of Philadelphia, State aforesaid, party of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of Six Thousand dollars, lawful money of the United States of America, unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents, do grant, bargain, sell, alien, convey, release, convey and confirm unto the said party of the second part and to his heirs and assigns all that certain lot of land with the buildings thereon erected, situate in the village of New London, West Chester County, aforesaid, bounded and described as follows to wit: Beginning at a post, a corner of S. A. Cunningham, deceased, thence by said land, north thirty eight and a quarter degrees East eleven and one fifth perches to a post a corner of James S. Corbett's land, thence by land of said Corbett, south forty five and a quarter degrees East eleven and seven tenths perches to a post in a line of John M. Brown's land, (this post is sixty two hundredths of a perch, from a stone a corner of said Brown's land), thence by land of said Brown, south forty five degrees, west eleven and one fifth perches to a post in the Howard Road, thence along said road, north forty five and a quarter degrees, west ten and four tenths perches to the place of beginning, containing three, three and nine tenths perches of land, or the same more or less. Being a part of the same premises, which Samuel Lewis and wife, by Indenture dated the 30th day of March, A. D. 1868, and recorded in the office of the Recorder of Deeds &c. at West Chester Pennsylvania in Deed

Form D-204-Ord. No. 117-3

Dec 30 10 40 AM '75

Printed and Sold by J. W. G. CLARK CO., 3111 Walnut St., PHILA. 19104

RECORDER OF DEEDS  
CHESTER CO. PA.

AFFIDAVIT

**This Indenture** made this 30th Dec 10 40 AM '75

day of December in the year of our Lords thousand seventy and seventy five (1975).  
CHESTER CO. PA.

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

Witnesseth, That the said Grantor

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

well and truly sold by the said Grantee

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

and Assigns,

all those certain tracts and pieces of ground hereinafter described:

E 47 98

PREMISES "A"

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

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

CONTAINING 28 acres of land more or less.

PREMISES "B"

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

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

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

PREMISES "C"

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

TRACT No. 1

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

a line agreeable to him South 36 degrees and 24 minutes East 61.28 feet to an iron pin; thence by other land of said Grantors, North 41 degrees and 52 minutes East 385.65 feet to an iron pin; thence still by said Grantors other land North 18 degrees and 25 minutes West 69.90 feet to an iron pin; thence still by said Grantors other land North 47 degrees and 20 minutes West 376.6 feet to an iron pin set in line of land formerly of James Guie, deceased thence by said last mentioned land South 07 degrees and 41 minutes West 377.15 feet to the first mentioned point and place of Beginning.

CONTAINING 4.321 acres of land more or less.

TRACT No. 2

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

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

PREMISES "D"

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

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

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

PREMISES "E"

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

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

E 47 100

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 15,340 square feet of land.

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

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

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

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

AND BEING, as to a portion of Premises "E", the same portion of Premises "E" which Leta Watts Gibbs and W. Waytt Gibbs, her husband, by Deed dated April 25, 1930 and recorded in the office of the Recorder of Deeds in and for Chester County on May 2, 1930, in Deed Book N 10 at page 71, etc., granted and conveyed unto Jacob Edge, in fee.

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

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

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

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

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

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

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

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

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

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



4/4

Prepared by and Return to:

Midway Settlement Services, LLP  
200 Municipal Drive  
Suite 2  
Thorndale PA 19372  
(484) 784-2137

*Edge Abstract*

File No. MS11-1009  
UPI # P/O 39-1-106 ✓



*RK*

**This Indenture**, made the 21<sup>st</sup> day of July, 2011

**Between**

**ROBERT W. EDGE, EXECUTOR UNDER THE LAST WILL AND TESTAMENT  
OF ANN WHYTE EDGE, LATE OF THE COUNTY OF CHESTER AND  
COMMONWEALTH OF PENNSYLVANIA**

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

**SOLVEIG CHRISTINA SAHLIN**

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

**Whereas**, the said ANN WHYTE EDGE in her lifetime became seized in fee of and in the hereinafter described premises by virtue of a deed from ANN WHYTE EDGE, Exectrix of the Estate of Jacob V. Edge, recorded in Deed Book E-47, page 98, Chester County records; and

**Whereas**, the said ANN WHYTE EDGE, being so thereof seized, died on May 8, 1998, leaving her Last Will and Testament dated March 26, 1998, which was since her death duly probated in the Office of the Register of Wills in and for Chester County on May 13, 1998; and

**Whereas** Letter Testamentary upon the Estate of the said decedent were granted unto ROBERT W. EDGE by the Register of Wills in and for Chester County on May 13, 1998

**Now this Indenture Witnesseth**, that the Executor as aforesaid, for and in consideration of the sum of **One Hundred Nineteen Thousand Nine Hundred Dollars 00/100 (\$119,900.00)** 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, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

This Document Recorded  
08/05/2011 State RTT: 1,199.00  
10:20AM Local RTT: 1,199.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

DocId: 11114758  
Receipt #: 570195  
Rec Fee: 65.00



EDGE ABSTRACT

11114758  
Page 1 of 4  
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ALL THAT CERTAIN lot or piece of ground, situated in the Township of Caln, County of Chester and State of Pa., bounded and described according to a minor subdivision plan for Robert Edge, Edge Property, made by DL Howell Civil Engineering & Land Planning, dated 4/27/2010 and recorded in Chester County as Plan File No. 19009, as follows, to wit:

BEGINNING at a point on the title line in the bed of Bondsville Road, a corner of Lot No. 1; thence from said beginning point along said title line in the bed of Bondsville Road the (2) following courses and distances: (1) South 06 degrees, 25 minutes, 25 seconds West, 285.72 feet to a point and (2) South 08 degrees, 27 minutes, 28 seconds West, 140.99 feet to a point; thence leaving said road and extending along lands N/L of Kathy J. Little (#39-1-107) the (2) courses and distances: (1) North 61 degrees, 05 minutes, 59 seconds West, 155.51 feet to a point and (2) North 08 degrees, 09 minutes, 01 second East, 92.40 feet to a point in line of the aforesaid Lot No. 1; thence along the same the (2) courses and distances: (1) North 08 degrees, 09 minutes, 01 seconds East, 253.28 and (2) South 81 degrees, 33 minutes, 34 seconds East, 131.56 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 2 on said Plan.

P/O UPI NO. 39-1-106

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

**And** the said Executor, for himself, his successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that he, the said Grantor, and his successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against him, the said Grantor, and his successors and assigns, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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EDGE ABSTRACT 08/05/2011 10:20A Page 2 of 4  
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In Witness Whereof, the party of the first part as aforesaid, has hereunto set his hand and seal the day and year first above written.

ATTEST:

THE ESTATE OF ANN WHYTE EDGE

Teresa L. Kide (SEAL)

By: Robert W. Edge  
ROBERT W. EDGE, EXECUTOR

Commonwealth of Pennsylvania }  
County of Chester } ss

AND NOW, this 20<sup>th</sup> day of July, 2011, before me, the undersigned Notary Public, appeared ROBERT W. EDGE, EXECUTOR under the Last Will and Testament of ANN WHYTE EDGE, who acknowledged himself to be the person whose name is subscribed to the within instrument, acknowledged that he executed the same for the purpose therein contained.

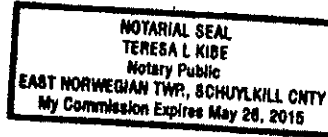
IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Teresa L. Kide  
Notary Public  
My commission expires 5/26/2015

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

890 Bondsville Road  
Downingtown PA 19335

Teresa L. Kide  
On behalf of the Grantee



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# Deed

UPI # P/O 39-1-106

THE ESTATE OF ANN WHYTE EDGE

TO

SOLVEIG CHRISTINA SAHLIN

Midway Settlement Services, LLP  
200 Municipal Drive  
Suite 2

Thorndale PA 19372  
Phone: (484) 784-2137 Fax: (484) 784-2130



EDGE ABSTRACT

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