

HISTORY OF BACON'S TAVERN
FORMERLY KING'S HIGHWAY INN
ROUTE 340, CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Bacon's Tavern, formerly known as the King's Highway Inn, is situated on a tiny portion of the old Mendenhall-Valentine lands, on which the mills and farms stood along Beaver Creek and Route 340 from colonial times. The inn is not so old, however.

In 1762 James Mendenhall sold to Robert Valentine a large tract of land containing a "water, corn or grist mill." A generation later Robert Valentine sold a larger tract of over 400 acres to his son Robert Jr., who upon his death in 1802 left many debts and many children, necessitating the partition of the property. Finally, in the early 1840s, the courts and the sheriff sorted it out (temporarily, anyway; claims seem to have persisted into the early 20th century), and Robert Jr.'s granddaughter Sarah received her portion of 20 acres 133 perches, which she quickly sold to Reese Davis for \$400.

In 1844 Davis and his wife Nancy in turn sold an acre of land--no mention of a message or dwelling--to Robert Guie, whose brother James was establishing a paper mill just down the road. (See clippings in Families section.) In the deed of sale Robert was described as a papermaker, so perhaps he was working with James. Robert and his wife Nancy must have got busy and built a house right away, as the 1845 tax rolls showed an assessment of \$150 for buildings. The next year, though, Robert was listed as the owner but James was the occupant, so perhaps Robert and Nancy had moved. In 1846, when James Guie bought the house and lot, Robert and Nancy Guie were listed as residents of Morrisville in Bucks County. James paid a surprisingly high price for the property: \$800.

It is very hard to determine the size of a house by the assessment, but I would hazard a guess that the house Robert and Nancy Guie built was the core of today's building-- that is, the east and center parts, today's restaurant and bar rooms. Often people would begin with a small house and enlarge it later, but I think this house was large to begin with. For one thing, the price James paid is a bit steep. (We can assume the assessment didn't reflect market value.) Also, the window reveals are widely curved, characteristic of the 1840s. The cellar is no help in dating, as most of it appears rather new--cement floor, concrete block walls, and about seven or eight feet in height--though there is a small crawl space under a part of the old building. This crawl space--actually about four feet high--*could* have been the cellar for Robert and Nancy Guie's original house, with additions made later, but \$800 for such a tiny house on one acre seems awfully high. After 1846 it's not possible to learn of additions by jumps in assessment because this property did not appear separately in the tax records, being part of James Guie's large holdings.

The next mention of this building was in James Guie's 1893 will, in which he left his wife the income from the "double stone house," occupied by their son Robert and a widow named Johnson. (Today the building has one front door in the bar and in the restaurant a niche where there another door, now occupied by a suit of armor.) The house was to go to son Edwin at his mother's death. Edwin died in 1919, and his son James sold it about ten years later to Anna Graybill, "unmarried," the deed says.

Now the problem is, when did this residence become an inn? Bill Jones says it was one as long as he can remember, and Jacob Edge agrees. The tavern petitions lists at the county Archives go up to 1923, and until that time no owner--no Guie, that is--had applied for a license. After Repeal, records were kept by the State of Pennsylvania, and a call to Harrisburg elicited the information that their records (or at least the easy-to-find ones) go back only to 1982. Though it's tempting to romanticize and picture Miss Graybill running a speakeasy from 1928

until 1933, when Prohibition was repealed, there's absolutely no evidence for such a scenario. However, as she owned the place until 1943, and Bill Jones's memory goes back a good bit further than that, it's likely that it was an inn from, say, the mid 1930s to the present day.

Anna Graybill sold her inn to John and Loretta Collins, who kept it only three years. They had some family difficulties (see Families) and sold in 1946 to James Detterline and Carroll Scheetz. In 1951 Roy and Violet Rubincam bought it but sold about six months later to Donald Guiney, who ran the inn until his death in 1964. (There are clippings about some of these owners in Families.) After that, Anthony and Joseph Ursini had the inn until 1973, selling to Edward and Bernardine Madden, who in turn sold to Jerrold and Mary Oakley in 1982. Francis Dunigan bought the property in 1987 and sold it to Patty Bacon, the current owner, in 2003.

Mary Larkin Dugan

January 2004

DEED DESCENT
 BACON'S INN/KING'S HIGHWAY INN
 Tax parcel 39-1-88
 CALN TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

Deed book, page Date	Grantor, grantee, other information	Acreage Price
From Reid-Gordon Title Search records, Chester County Historical Society:		
1/17/1698	William Penn to Thomas Musgrave & John Brock, tract of land	1500 acres
Date of will 8/1/1699	Thomas Musgrave died, leaving his half of above tract to widow Hannah.	
1/23/1712	Abraham Musgrave, heir of Thomas Musgrave and David Price & wife Hannah Musgrave Price, to Aaron Mendenhall, part of land in Musgrave's will	450 acres
<p>Note from Reid-Gordon Title Search: "By unrecorded deeds, title to a part of said premises vested in James Mendenhall prior to 1762." Francis G. Brown says in <i>Old Caln Meeting, Its Story</i> that "James Mendenhall, son of Aaron and Rose, acquired the mill property from his parents in 1740."</p>		
5/25/1762	James Mendenhall & wife to Robert Valentine Sr., two tracts of land, the second containing a "water, corn or grist mill"	1) 113 acres 117 perches 2) 50 acres 106 perches
X, 21 9/15/1781	Robert Valentine Sr. to Robert Valentine Jr., three adjoining tracts of land, 1 & 2 from previous deed and the third of 195 acres 83 perches from the unrecorded Pike to Valentine deed	£500
10/27/1802	Robert Valentine Jr. died, leaving his heirs to settle debts.	
9/2/1817	Robert Valentine III, one of the heirs, died, leaving a widow and three children, one of whom was Sarah Valentine. She inherited a part interest in the Valentine property.	
11/8/1841	The court allotted to Sarah Valentine a tract of land, as her right of inheritance.	20 acres 133 perches
G5, 116 6/4/1842	Sarah Valentine to Reese Davis, tract of land	20 acres 133 perches \$400.00
B5, 13 12/10/1844	Reese & Harriet Davis to Robert Guie, tract of land, part of G5, 116	1 acre \$30.00
E5, 157	Robert & Nancy Guie to James Guie, <u>messuage</u> (dwelling)	1 acre

3/30/1846	& tract of land	\$800
Estate file #24180 9/30/1893	James Guie left the property "with the double stone house" to his wife--she to have the income from it--and at her death to son Edwin B. Guie.	
11/6/1919	Edwin B. Guie died intestate, and his four children inherited.	
V17, 149 8/13/1928	James A. Guie et al to Anna M. Graybill, double stone dwelling house and tract	Not given \$1.00
I21, 109 4/30/1943	Anna M. Graybill to John A. & Loretta R. Collins, dwelling and tract	"Be the contents what they may" \$1.00
R22, 108 1/23/1946	John A. & Loretta R. Collins to James Detterline & Carroll W. Scheetz, dwelling and tract	same as above \$1.00
A25, 328 5/16/1951	James Detterline et al to Roy W. & Violet F. Rubincam, dwelling and tract	same as above \$1.00
E25, 512 11/30/1951	Roy W. & Violet F. Rubincam to Donald S. Guiney, dwelling and tract	same as above
5/31/1964	Donald S. Guiney had appointed Louisa Witte executrix of his estate	
I36, 31 4/26/1965	Faddis Brothers to Louisa Witte, tract of land. Correction deed	4,326 sq. ft. \$1.00
I36, 37 4/27/1965	Louisa Witte to Anthony & Joseph Ursini, tract of land, part of premises in E25, 512, also same premises Faddis Brothers granted to Louisa Witte	1.226 acres \$20,000.00
S36, 1048 11/23/1965	Anthony & Joseph N. Ursini, trading as King's Highway Inn, to King's Highway Inn Inc., tract of land	1.226 acres \$25,000.00
W41, 220 9/1/1973	King's Highway Inn Inc. to Edward F. & Bernardine Madden, tract of land	1.226 acres \$50,000.00
S60, 478 12/14/1982	Edward F. & Bernardine Madden to Jerrold & Mary K. Oakley, tract of land	1.226 acres \$100,000.00
679, 125 3/23/1987	Jerrold & Mark K. Oakley to Francis X. Dunigan, tract of land	1.226 acres \$200,000.00
4142, 495 2/7/1997	Francis X. Dunigan to Francis X & Donna M. Dunigan, tract of land	1.226 acres \$1.00
5760, 1998 6/24/2003	Francis X. & Donna M. Dunigan to Bacon Properties LP, tract of land	1.226 acres \$300,000.00



L 9. 22. 1893

GULE.—In Cain township, on Friday, September 22d, 1893, James Gule, in the 80th year of his age.
Friends and relatives of the family are respectfully invited, without further notice, to attend the funeral, from his late residence, on Tuesday, the 20th. To leave the house at 12 o'clock m. Services at East Brandywine Baptist Church at 1 o'clock p. m.

DEATH'S WORK.

James Gule, Sr.

The death of James Gule, Sr., of Cain township, removes one of the best known and most highly respected citizens of that community, and one long and actively identified with everything that concerned its advancement and prosperity.

Mr. Gule was a paper maker and amassed a comfortable competence from the business. He was the inventor of a water-proof wrapping paper which commanded a large and widely extended sale during the past fifteen or twenty years. This paper was exhibited by Mr. Gule at the Centennial Exposition in Philadelphia in 1876, and was thereby brought so prominently before the people as to secure for it ever after a ready market.

HIS FAMILY.
James Gule, Sr., was married many years ago to a daughter of the late Richard Bickling, of the same neighborhood. Mrs. Gule survives her husband. They have five sons still living—William, Edward, Richard, James, Jr., and Adolphus. Two daughters are deceased. One of these married a son of Isaac Spackman, of Coatesville. Her death occurred recently.

HIS BUSINESS CAREER.
In October, 1823, James Gule was apprenticed to Frederick Bickling, of West Brandywine township, to learn the business of paper making. Ten years later, in May, 1833, Mr. Gule came to Eagle Paper Mill, in Cain township. He then had less than \$100 capital. By good business management and skill he was able some years later to purchase the mill. He died in possession of two considerable farms. He owned a large amount of bank and other stocks, and was for several years past a director in the National Bank of Downingtown.

His career as a paper maker covered the remarkable period of seventy years, he having been born in 1808, and engaged in the business at the age of 15 years. He was 85 years of age at the time of his death. For several years past Mr. Gule has been partly incapacitated for business of an active character, but he was not a man to give up and associated his sons, Richard B. Gule and A. A. Gule with him under the firm name of Gule & Sons.

For several years past the deceased has filled the office of Justice of the Peace of Cain township.

AN ELEVENTH HOUR JUDGMENT.
Recently Wellington Van Reed, receiver of the Alliance Mutual Fire Insurance Company, of Reading, brought suit against James Gule, together with a number of other Chester county policy holders, before Justice of the Peace Slater B. Russell, of West Chester. Yesterday the 'Squire entered judgment against the defendants for the respective sums claimed by the receiver. The judgment against James Gule was \$118 75.

L 9. 30. 1893

Public Bequests.

The will of the late James Gule, of near Downingtown, was probated this morning. The executors are Joseph R. Downing and Adolphus Gule. Considerable is left to the various Baptist Missions of the country, also \$300 to the Downingtown Baptist Church, and 20 shares of bank stock to the East Brandywine Baptist Church.

L 9. 23. 1893

The death of James Gule, Sr., of Cain township, removes one of the best and most widely known residents of that community. His career as a paper maker covered the remarkable period of seventy years, he having been born in 1808, and engaged in the business at the age of 15 years. He was the inventor of a waterproof wrapping paper which has enjoyed a wide and extended sale during the past twenty years.

CR 7. 17. 1946

John A. Collins, 33, of Cain, was granted a divorce from L. Lorretta Collins, 31, also of Cain, by Judge W. Butler Windle on grounds of indignities. CR 7, 17, 1946
Collins testified that his wife was "running around with another man" and that she "insulted, humiliated, neglected and mistreated" him (Collins).
They were married on August 29, 1933 and separated on July 18, 1945. They have one child.

CR 12. 27. 1966

Roy W. Rubincan

Roy W. Rubincan, husband of Frances Brown Rubincan, of 1506 Olive St., died Saturday morning in Coatesville Hospital after several years' illness.

Born in West Chester, son of the late Joseph and Annie Keech Rubincan, he had resided on Olive Street for the past 15 years.

He was a former owner and operator of the King's Highway Inn and prior to that he owned and operated a grocery store at Hephzibah. He had retired for the past 15 years.

Mr. Rubincan was a charter member of the Washington Hose Co. and a member of BPOE Lodge 1228.

In addition to his wife, he is survived by a son, Donald of Riveria Beach, Fla., and a daughter Viola, wife of Samuel Zynn of this city; four grandchildren; three great-grandchildren and a brother Joseph of Pomeroy.

Donald S. Guiney

Donald S. Guiney, 51, of 1350 Bondsville rd., Downingtown, died yesterday afternoon in the Coatesville Hospital, having been in ill health for the past four months. Lb. 1

Born at Bradamore, the son of Nellie Landis and the late Allen S. Guiney, he resided most of his life in Downingtown and vicinity.

He owned and operated the King's Highway Inn in partnership for the past 13 years, and previously operated the Swan Diner in Downingtown.

He attended the Coatesville Baptist Church and was a veteran of World War II.

Mr. Guiney was a member of the Thorndale and East Brandywine Fire Cos. and the American Legion, Charles S. Moran Post, 475, Downingtown and the East Brandywine Fire Co.

He is survived by his mother, Mrs. Nellie Bond, of Deal, N.J.; a sister, Mrs. Evelyn Scott, of Honey Brook; two brothers, Earl B. and Roy A., both of Charlotte, N.C.

GUINEY — Of 1350 Bondsville Road, Downingtown, on Sunday, May 31, 1961, Donald S. Guiney, in the 52nd year of his age.
Relatives and friends of the family are invited to attend the funeral from the Edward L. Towson Funeral Home, 43 W. Lancaster Ave., Downingtown, Pa., on Thursday, June 4, 1961, at 2 P.M. Interment Fairview Cemetery, Coatesville, Pa. Friends may call at the funeral home on Wednesday evening.

CR 5.12.1965

KING'S HIGHWAY INN
 ROUTE 340 on BONDSVILLE ROAD
 Under New Management
 TONY and JOE URSINI, Proprietors
 FINE FOOD and DRINK
 Reservations Accepted for Small Parties
BAR IS OPEN
 Monday thru Thursday
 2:30 p.m. to 2 a.m.
 Friday and Saturday
 1 p.m. to 2 a.m.
DINING ROOM IS OPEN
 Monday thru Thursday
 5 p.m. to 10 p.m.
 Friday and Saturday
 5 p.m. to 11 p.m.
 269-8885

L.1.23.1946

Under New Management
Kings Highway Inn
 Corner Fisherville Road and Kings Highway
 ALL LEGAL BEVERAGES
 LUNCHES ● SANDWICHES
 Phone Downingtown 619-R-2
 Downingtown R. D. 1

CR 8.21.1946

King's Highway Inn
 Corner of King's Highway and Fisherville Road
BAR ——— DINING ROOM
TASTY SEA FOOD AT ITS BEST
CHOICE BEVERAGES
DANCING
 Phone ——— Downingtown 619-R-2

CALN TWE.—Business Houses

Eagle Mill soared in its day

7/11/320/1988
Eagle Paper Mill is probably one of the oldest of the mills found in the three villages along Bondsville Road. James Guie (pronounced Guy) and Sons established the mill, then known as the Laural Paper Mill, in 1833.

Originally, Guie had made paper the old, hand-processed way; but, after three years, he began to make innovations in the process which led to his making the best waterproof paper to be had in the country.

In 1865, fire destroyed the paper mill. One Friday evening in December, Guie's eldest son was drawing oil from a barrel while another worker held a lighted oil lamp about 8 feet away. Supposedly, the heat from the lamp ignited the fumes from the barrel. Guie's son immediately put his hand over the bung hole to try to stop the barrel from igniting — instead it exploded.

Flying, burning oil landed on everything, including the two men. The worker escaped down the stairs, but Guie's son found his way blocked by flames and smoke. He escaped by climbing down the gearing into the waterwheel and sliding across the shaft into the yard adjoining the house.

With the help of neighbors, the house and barn were saved. Guie's son made a full recovery, but the mill was useless. Undaunted, Guie set about rebuilding.

By 1876, Guie was so confident of his paper that he sent samples of it to be exhibited at the Centennial Exposition in Philadelphia. By the end of the year, Guie & Sons had been awarded a diploma of merit by the authority of the United States Centennial Commission. This award helped boost Guie's reputation and by 1877, the mill was so busy it couldn't keep up with the demand.



Staff photo by Larry McDevitt

This picturesque house is at Edge's Mill and Bondsville roads

By 1879, the mill was not only making the "buckskin" wrapping paper for which it was famous, but also box boards, for which there was an increasing demand.

By 1881, they had added newspaper to their repertoire and were getting orders from all over New England as well as other states.

In 1889, Guie & Sons advertised, for the first time, as the Guiesville Paper Mills.

Tragedy finally befell this prosperous mill when its founder died in 1893 after spending 70 years in the papermaking business. His sons, James, Richard and Adolphus, continued the business after their father's death.

In 1894, they advertised their mill as the Eagle Paper Mill. Business continued much as it had — the buckskin wrapper remaining as popular as ever — and the mill enjoying, in these times of high tariffs and stiff competition from mills in neighboring industrial towns, a prosperity little known in the other mills.

But in 1900, a double tragedy ended the Guie era. In April, James Guie Jr. died, and in August, his brother, William H. died.

In 1902, Frank M. Rudolph picked up the property and continued the business until 1922. Unfortunately, the times were hard for mills and Rudolph was forced to sell in 1923.

Mrs. M. A. Russell then acquired the mill and managed, with the help

of her son, William R., to put it back on its feet. It was going strong making paper, carpet lining, sheathing, indented paper and other quality paper goods on its 100th birthday. These goods were shipped all over the United States as well as to Canada, Cuba and Puerto Rico.

In 1943, L. J. Meumier purchased the mill after it had been idle for a while, and announced it would be used for making roofing and lining products. Under Meumier, the plant enjoyed such prosperity that Eagle Paper Mills Inc. decided in 1946 it had to expand to keep up with the demand.

In 1956, a fire destroyed 40 tons of finished paper stock which was being stored in a warehouse. The main mill building as well as a farmhouse/apartment unit were saved. Today, the ruins of the mill and barn envelop a new building used as an office.

— JANE DORCHESTER

Guiesville bides time

By JANE E. DORCHESTER
(Local News Correspondent)

(The stories on this and the preceding page are the last of a three-part series on a trio of villages whose histories were intertwined: Bondsville in East Brandywine, Fisherville in East Brandywine/Caln, and today's installment, Guiesville in Caln.)

Guiesville was not considered a village until long after Bondsville and Fisherville were. For instance, Guie's Paper Mill was advertised not as being in Guiesville, but as being "not far from Fisherville."

By 1873, both Edge's Mill and Guie's Mill were considered in Fisherville. But by the end of the 1880s, the Guies had taken matters into their own hands and declared that their mill was in Guiesville.

By the mid-1890s, they had changed the name of the village to Quietown. How long the village was known by either name is uncertain, as the village never appeared on a map.

Originally, there were three mills in proximity: Edge's Grist Mill, Guie's Paper Mill and Pusey's Sawmill. Very little is known about the sawmill since there is no trace of it; the Rt. 30 Bypass very likely obliterated it.

The only thing that can be said about it is that it was built by 1847 and that in 1888, Margaret Crowe, the widow of the owner, sold it.

A smithy, established by 1837, flourished well into the latter half of the century. By 1893, Thomas B. Powell owned it and in 1887, he advertised it for sale.

Today, it is part of a private residence to which it is attached.

Suits, injuries help kill mills

By JANE DORCHESTER
(Local News Correspondent)

Mills were prone to a wide variety of problems in the 19th century.

The problems that beset the five mills featured in this 3-part series of articles on the Bondsville Road villages fall into three categories: lawsuits and labor troubles; personal injury; and property damage.

Guie's Paper mill had the most trouble with lawsuits. The first suit, filed in 1853, involved Duhring's Woolen Mill in Fisherville. It seems that after James Guie bought his mill, Duhring turned his sawmill into

tate of James M. Dorland against James Guie & Sons for an alleged infringement upon Dorland's patent for making waterproof paper. The case was tried in the U.S. District Court and involved testimony from witnesses from as far away as Europe.

The question before the court was whether the use of chloride of lime in the making of waterproof paper was covered by Dorlan's patent. Guie claimed he had been using the method since 1836, and the court found in his favor.

Beaver Valley Mills, Fisherville, had the most trouble with labor disputes. In 1887, the work force walked

In 1869, William H. Guie, another son, had an accident. He was working in the machinery while it was running. His arm was caught by an 8-inch belt which ran it over a pulley and threw him 7 or 8 feet down among the belt and engine works.

Another worker heard his cries and immediately shut off the engine. William Guie was badly bruised, his arm almost torn off at the shoulder. For a while it was thought the arm would have to be amputated, but eventually he did recover. *S.L.N. 3.20.1988*

Fires were another constant concern. In 1857, a tenant house belonging to Guie was damaged by a fire discovered by some men working in a nearby field. In 1866, another tenant house was destroyed by fire.

Accidents involving the machinery were a big problem. In 1884, the Beaver Valley Mills shut down because a belt being shifted on one of the main pulleys caught on a nut which instantly wrecked the shafting and other machinery in the room. The shaftings were violently torn from their moorings, forcing the workers to flee the building for their lives.

In 1877, Guie's mill was considerably damaged by flooding caused by heavy rains. Dams and mills were frequently in need of repairs from flooding.

In 1891, the Bondsville Mill was closed because heavy rains washed an entire field above the mill into the

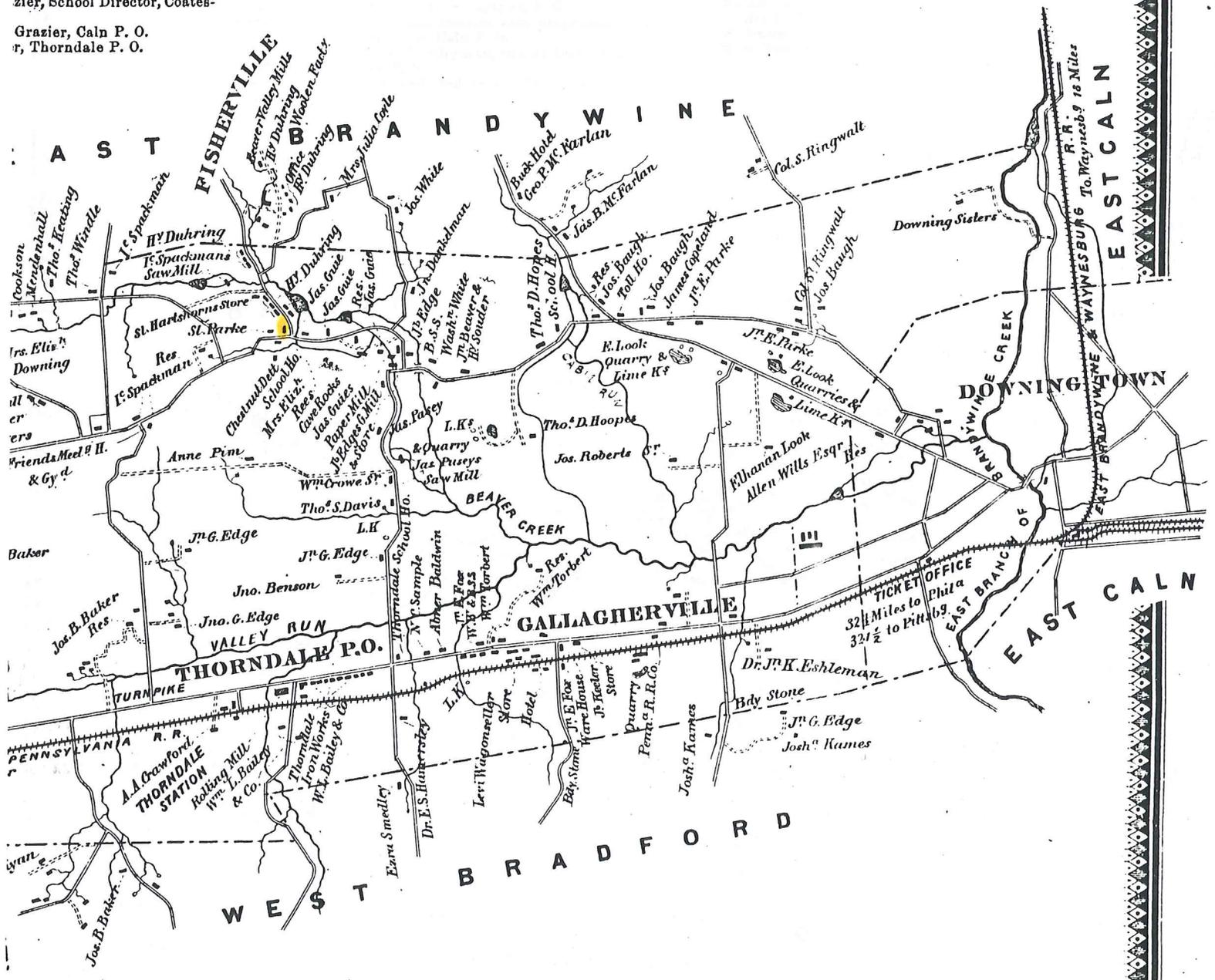
) Fashionable Boot and Shoe
 razier, Guthrieville P. O.
 , Dairyman and Carpenter,
 | Grazier, Coatesville P. O.
 n & Grazier, Coatesville P. O.
 f the Gallagherville Hotel,

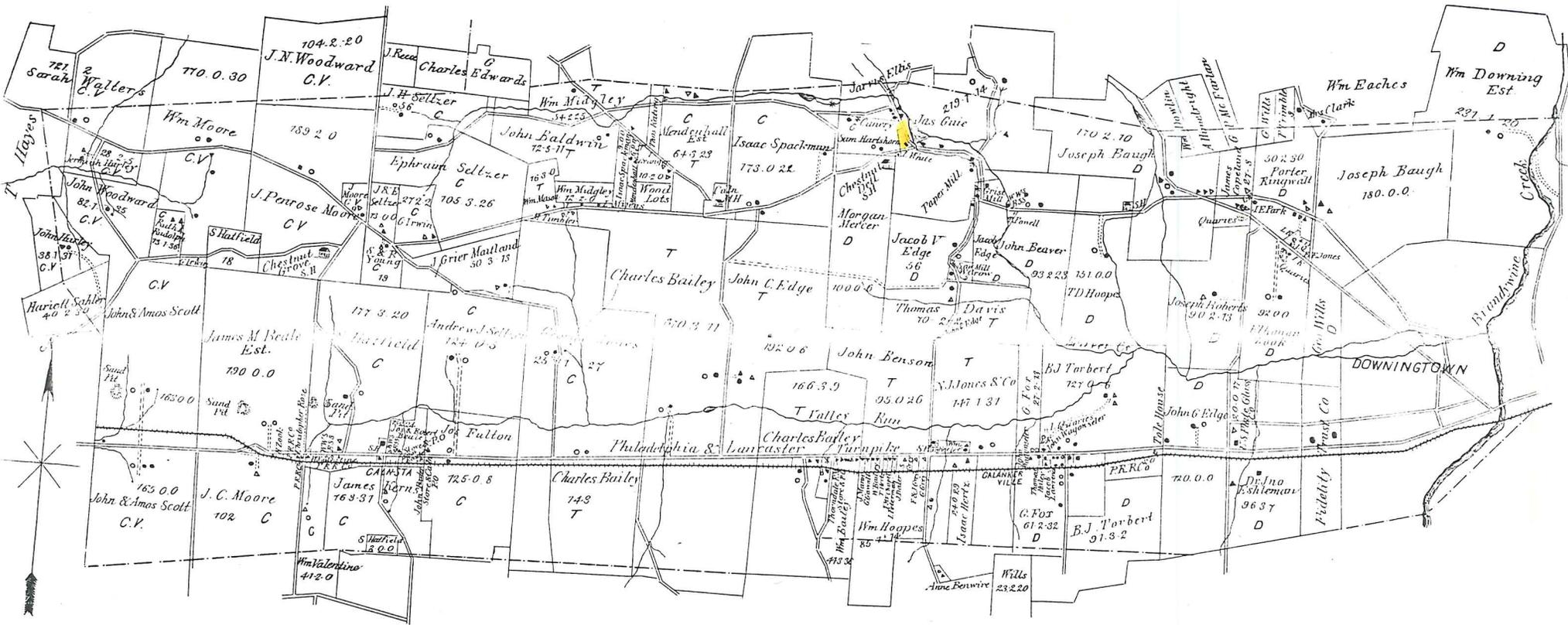
CALN

WITMER
 1873

Scale 2 Inches to One Mile.

and Graziers, Caln P. O.
 ryman and Grazier, Thorn-
 Downingtown P. O.
 izer, Secretary of the School
 ille,) Farmer, Grazier and
 dale P. O.
 mer, Thorndale P. O.
 zier, School Director, Coates-
 Grazier, Caln P. O.
 r, Thorndale P. O.

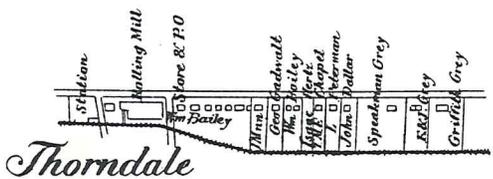




BREOU 1883

CALN

Scale 100 Perches to the Inch.



Thorndale

We believe this to be an accurate map and it gives us pleasure to affix our Official Endorsement

John R. Reynolds
M. C. James
W. MacFent

County Commissioners

- C.V. Coatesville P.O.
- C. Caln P.O.
- T. Thorndale P.O.
- G. Cuthrieville P.O.
- D. Downingtown P.O.
- Stone House
- Stone Barn & Outbuildings
- ▲ Frame House
- ▲ Frame Barn or Outbuilding
- Spring House

described tract he sold the said two tracts or parcels of land and Hill with
 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 Pike of Cambridge
 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 part bargain sell and confirm unto the said Robert Valentine the Father a certain
 piece or parcel of land Situate in East Cabn Township aforesaid and adjoining to the
 two tracts of land above described Beginning at a White oak in a line of land of
 William Kim and at a corner of James Heydenhalls land thence by the said
 Heydenhalls land South two hundred and forty perches crossing a Branch of Broad
 =downe to a Chermus Tree thence East three perches to a White oak thence North partly
 by the same land, and partly by Hugh Shalkers land sixty eight perches to a post thence
 West by lot 3rd & One hundred and Ten perches to a Black oak thence South by lot 1st of
 three hundred & eight perches to a post, thence East by the said land of William Kim
 One hundred and seven perches to the place of Beginning containing One hundred
 and thirty five Acres, and Eighty three perches, and the usual Allowance for Roads
 and Highways. This tract is marked M^o 8 in a General Plan of a large Tract and
 is part thereof which was granted by Patent, dated the thirtieth day of August
 1703 recited at Philadelphia in Patent book A Vol: 2^o page 5th 6. unto Joseph Pike
 in fee. Who by Indenture dated the ninth day of March 1704 recited at Philadelphia
 in Book D Vol 6th page 1034th granted the same with other land unto Benjamin Pike
 in fee who said seized thereof and having first made his last Will and Testaments in
 willing bearing date on or about the nineteenth day of August 1724. Devised the pre-
 mises intitled unto the above named Richard Pike in fee NOW this Indenture
 witnesseth, That the said Robert Valentine the Father as well for and in consideration
 of the natural love and affection which he hath and beareth unto the said Robert
 Valentine the son, as also for the better maintenance support lively hood and preferment
 of his said son and in consideration of the sum of three hundred pounds lawful money
 of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert
 Valentine the son upon the sealing and delivery hereof. He receiveth of the said Robert
 Valentine the Father doth hereby acknowledge All the Given Granted Aligned Enjoyned and
 Confirmed and by these presents Doth give grant Alien Enjoyn and Confirm unto
 the said Robert Valentine the son (with his actual quiet Possession and Law now being)
 and to his Heirs and assigns All and Singular those three Tracts of land by notes and
 bounds hereof before respectively and particularly set forth and described Soe together
 with the Hill or Farm of First Hill and also all and singular other thed. Appurtenances
 Houses buildings Barns Stables Gardens Orchards fields meadows, Plantations
 Law Hill Downs Ditches Ways Woods Waters Water Courses Fishings Howlings Hunting
 Huntings rights liberties privileges improvements Hereditaments and appurtenances
 whatsoever to the said three Tracts of land above described Water born or First Hill
 Law Hill and every of thesd. respectively belonging or in any wise appertaining unto
 the reversion and remainders rents Issues fund profits thereof And also All the
 Estate right Title Interest use possession property claim and demand whatsoever both
 in law and Equity and otherwise howsoever of them the said Robert Valentine the Father

own free will and accord did sign and seal and as her act and deed
knew the said indenture without any coercion or compulsion of her said
husband Witness my hand and seal the day and year aforesaid. John Davis

Milford Penn: 25 1842

Deed
Sarah Valentine
To
Reese Davis

This Indenture Made

the sixth day of June in the year of our Lord
one thousand eight hundred and forty two
Between Sarah Valentine of the Township East
Patco in the County of Chester and State of Pennsylv
and of the one part and Reese Davis of the
Township County and State aforesaid of the other. Witnesseth. That the said

Sarah Valentine for and in consideration of the sum of four hundred
dollars in hand paid by the said Reese Davis at and ^{to the} sealing and delivery
hereof the Receipt and Payment whereof she or any of her hereby acknowledge and
thereof do acquit and freely discharge the said Reese Davis his heirs executors
and administrators by these presents have granted bargained sold aliened conveyed
released and confirmed and by these presents do grant bargain sell alias convey
release and confirm unto the said Reese Davis and to his heirs and assigns
all that certain parcel or tract of land lying in the township of East
Caln in the County of Chester and State of Pennsylvania Bounded and
described as follows By Beginning at a Stone in the public Road a corner of
J. Purveys land thence by said road south seventy two and a half degrees
west seventeen perches to a stone thence by J. Purveys land south sixteen degrees
west five perches five tenths to a stone thence by Ann Pisco's land south
eighty eight degrees and an half west twenty three perches to a stone a corner in
Thomas Spectemans line thence by Thomas Spectemans land north three degrees
west forty eight perches to a stone thence by land of James Guy north eighty

seven and half degrees east seventy one perches to a stone thence by said Gay's land
 south thirty four degrees east twenty three perches seven tenths to a stone thence
 south twelve degrees east nineteen perches six tenths to the place of beginning
 containing twenty acres one hundred and thirty three perches to the same
 more or less. It being the same tract of land that William Rogers High-
 Sheriff of Chester county did by Deed Poll bearing date the fourteenth day of
 March Anno Domini 1842 did convey to within named Sarah Valentine and
 Richard in Deed Book No 5 page 46 reference thereto may more fully and
 at large appear. Together with all and singular the houses, out Houses
 edifices and buildings thereon erected and being, and all ways waters water
 courses Woods trees fences Gardens orchards Rights liberties privileges hereditaments and
 appertinances whatsoever thereto belonging or in any wise appertaining and the
 Reversions Remains Rents Issues and profits thereof. And also all the Estate
 Right title Interest use trust property Possession claim and Demand whatsoever
 of her the said Sarah Valentine in Law or Equity or otherwise howsoever of or
 to or out of the same. To have and to hold the said Marriage plantation
 a tract of twenty acres one hundred and thirty three perches of land Hereditament
 and premises hereby granted and released (or mentioned or intended so to be)
 with the appertinances unto the said Mrs Davis his heirs and assigns to the
 only proper use benefit and behoof of the said Mrs Davis his heirs and assigns
 forever. And the said Sarah Valentine for herself her heirs Executors and
 administrators do covenant promise grant and agree to and with the said
 Mrs Davis his heirs and assigns by these presents that she the said Sarah Valentine
 and her heirs the said Marriage and tract of twenty acres ^{one} hundred and thirty
 three perches of land Hereditament and premises hereby granted and released
 a mentioned and intended so to be with the appertinances unto the said
 Mrs Davis his heirs and assigns against her the said Sarah Valentine

to or out of the same to have and to hold the said Marriage plantation
 or tract of twenty acres one hundred and thirty three perches of land Hereditage
 and premises hereby granted and released (or mentioned or intended so to be)
 with the appertinances unto the said Mrs Davis his heirs and assigns to the
 only proper use benefit and behoof of the said Mrs Davis his heirs and assigns
 forever. And the said Sarah Valentine for herself her heirs Executors and
 administrators do covenant promise grant and agree to and with the said
 Mrs Davis his heirs and assigns by these presents that she the said Sarah Valentine
 and her heirs the said Marriage and tract of twenty acres ^{one} hundred and thirty
 three perches of land Hereditament and premises hereby granted and released
 or mentioned and intended so to be with the appertinances unto the said
 Mrs Davis his heirs and assigns against her the said Sarah Valentine
 and her heirs and against all and every other person or persons whomsoever
 lawfully claiming or to claim under her the said Sarah Valentine them or any
 of them shall and well warrant and firm defend by these presents
 In witness whereof the said parties have interchangeably set their hands and
 seals hereunto. Dated the day and year first above written. Sarah Valentine
 Sealed and delivered in the presence of us Thomas & Ingram
 Wm B Hunt Receiver on the day of the date of the above Indenture of the
 above named Mrs Davis the sum of four hundred dollars in full for the
 consideration money above mentioned Sarah Valentine Witness present
 at signing Wm B Hunt Thomas & Ingram Chester County Pa. Be it
 remembered that on the fourth day of June in the year of our lord one
 thousand eight hundred and forty two before the subscriber one of the Justices
 of the peace for the County aforesaid personally appeared the above named Sarah
 Valentine and solemnly acknowledged the foregoing Indenture to be her act
 and deed and desired the same as such to be recorded. Witness my hand
 and seal the day and year above said. Wm B Hunt

Recorded at Court 26 1158.

Deeds
Reese Davis wife
to
Robert Guy

This Indenture Made the Ninth Day of December 1842 on thousand
Eight hundred and forty four British Reese Davis of the Township
of East Calm in the County of Chester and State of Pennsylvania
Tailor and Harriet his wife of the one part and Robert Guy of the
Township County and State aforesaid of the other part

Witnesseth the said Reese Davis and Harriet his wife for and in consideration of
of the sum of thirty Dollars to them in hand paid by the said Robert Guy at and before
the sealing and delivery hereof the receipt and payment whereof they have acknow-
ledge and thereof acquit and forever discharge the said Robert Guy his heirs & executor and
administrators by these presents have granted Bargained sold aliened enfeoffed released and
confirmed and by these presents do grant Bargain sell alien enfeoff release and confirm
unto the said Robert Guy and to his heirs and assigns all that certain parcel or tract or lot
of Land lying and being in the Township of East Calm in the County of Chester and
State of Pennsylvania bounded and described as follows to wit Beginning at a Stone
in or near a public road a corner of James Gays Land and by the same Land public road
North fourteen Degrees and three quarters West nineteen paches and six tenths to a post & by
the same North thirty one Degrees West ten paches and nine tenths to a stone thence by
the said Reese Davis other Land South fifty six Degrees a half West six paches and four
tenths to a stone and by the same South eighteen Degrees and a quarter East twenty seven
paches and nine tenths to a stone in another public road thence by Joseph Pulcys Land
North seventy seven Degrees and a half East six paches and four tenths to the place
of Beginning & containing one acre and allowances it being a part of a large
tract of Land that the said Reese Davis Bought of Sarah Beventone dated the
fourth Day of June 1842 and to be Recorded, because being had may more
fully appear Together with all and singular the ^{houses} buildings ways woods waters water
courses Rights Liberties Privileges Incitements and appurtenances whatsoever therunto belonging
to in anywise appertaining and the revenues and demands rents issues and profits thereof the
all the Estate right Title Interest claim and demand whatsoever of the said Reese Davis & Harriet

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fourteen Degrees and three quarters west Ninety perches and six feet
by the same North thirty one Degrees west ten perches and nine tenths
Said of Rees Davis South fifty five and a half Degrees West six perches
to a stone thence by the same South Eighteen Degrees and a quarter
perches and Nine tenths to a stone in another public road thence by
Pursip north seventy seven Degrees and a half East six perches to
the place of Beginning. O'Connell's Land here of Land more
the same Messuage and Lot of Land that Rees Davis and his
then Deed of Indenture bearing date the ninth Day of December
consideration therein mentioned did grant and convey unto the said Robert
his heirs and assigns forever Recorded in the records Office of Chester Co
B 5 vol 99 page 15 March 31st 1845 Relation being thereunto had with
my appeal together with all and singular the houses buildings ways
courses rights liberties privileges hereditaments and appurtenances whatsoever
or in anywise appertaining and the Reversions remainders rents issues
Also all the Estate right title interest claim and Demand whatsoever of
and upon her with in to or from or otherwise having or to be or to be

Canby Received the day of the date of the above written Indenture of the above named
Wilson Gregory the sum of five thousand one hundred and fifty dollars being the balance
money a bond amount of in full Lewis Seaming Witness at signing of William
Wm. Conby the second day of October Anno Domini 1846 before me the subscriber and
Alderman of the City of Philadelphia, personally appeared the above named Lewis
Seaming and acknowledged the above written Indenture to be his act and deed and
deemed the same might be recorded as such Attest my hand and seal
J. Mitchell, Clerk

Recorded Oct 16th 1846

Deed
To Robert Guice wife
To James Guice

This Indenture Made the thirtieth day of March
A.D. one thousand eight hundred and forty six between
Robert Guice of the Borough of Mounsville in the County
of Bucks and State of Pennsylvania paper Maker and
Nancy his wife of the one part and James Guice of the
Township of East Caln County of Chester and State of

Pennsylvania paper Maker of the other part Witnesseth that the said Robert Guice &
Nancy his wife for and in consideration of the sum of Eight Hundred Dollars
lawful money of the United States to them in hand paid by the said James Guice
at and before the sealing and delivery hereof the receipt and payment whereof
they hereby acknowledge and thereof acquit and forever discharge the said James
Guice his heirs Executors and administrators by these presents have granted Bargained
sold aliened conveyed Released and Confirmed and by these presents have granted
bargained sell alien conveyed Release and Confirmed unto the said James Guice and
to his heirs and assigns all that Messuage and Lot of Land situate lying and being
in the township of East Caln in the County of Chester and State of Pennsylvania
bounded and described as follows viz Beginning at a stone in or near a
public road a corner of James Guice's Land thence by the same and public Road North

tract of land that the said Reese Davis bought of Sarah Greene was on
 Fourth Day of June 1842 and to be recorded, recourse being had may more
 fully appear Together with all and singular the ^{rights} buildings ways woods water water
 courses Rights Shales privileges hereditaments and appurtenances whatsoever then or hereafter
 to in anywise appertaining and the reversion and remainments Issues and profits thereof also
 all the Estate right Title Interest claim and demand whatsoever of the said Reese Davis & his heirs
 his wife in law or equity or otherwise howsoever in or out of the same to have and to hold the said
 Messuage or Tenement and lot of land hereditaments and premises hereby granted or released
 or intended or intended to be both the appurtenances unto the said Robert Guy his heirs &
 assigns to the only proper use benefit and behoof of the said Robert Guy his heirs and assigns
 forever And the said Reese Davis for himself his heirs Executors and administrators
 do covenant promise grant and agree to and with the said Robert Guy his heirs &
 assigns by these presents that he the said Reese Davis and his heirs the said above mention
 ed and Described Messuage & hereditaments and premises hereby granted or exan
 tioned or intended to be both appurtenances unto the said Robert Guy his heirs

and assigns against them the said Reese Davis and his heirs and 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 well warrant and defend
 defend by these presents In witness whereof the said Parties to these presents have
 hereunto set their hands and seals the Day and year first above written Reese Davis &
 Seal & Delivered in the presence of J. W. Mills Elizabeth H. Mills Harriet Davis &

Whitaker County Va. It is Remembered that on the Ninth Day of December
 on the year of Our Lord one Thousand Eight Hundred and forty four before the
 subscriber one of the Justices of the peace for the county aforesaid personally appeared the above named Reese Davis & his wife
 in full view of me & they first being separated & apart from the said Harriet Davis & the contents of the said instrument made & subscribed by them on
 the above day & year were read to them & they both acknowledged the same to be their own free will & consent and as they so did signed the said
 instrument without any coercion or compulsion of the said Harriet Davis & seal the Day and year aforesaid
 Attest the said J. W. Mills
 J. W. Mills

I, James Guie, of the Township of Caln, in the County of Chester & State of Pennsylvania, being aware of the certainty of death, but uncertain of the time thereof; - And now for the purpose of disposing of such worldly estate as it has pleased the Great Giver of all good & perfect gifts to bless me with, do make & publish this instrument of writing & ordain it my last Will & Testament, hereby revoking all former wills by me at any time here-to-fore made.

First; - I order & direct that all my just debts & funeral expenses be paid as soon after my decease as practicable, & that my executors here-in-after named erect or cause to be erected a blue granite monument in my cemetery lot at a cost not to exceed one thousand dollars according to instructions to them personally given.

Item; - I give, devise & bequeath to my beloved wife Harriet A. Guie, should she survive me, in lieu of her dower, my best horse, carriage & harness, All my household goods, furniture, plate, pictures & ornaments absolutely, & the use and occupancy of the mansion house, garden, and such portions of the surroundings as may be necessary for the full occupancy & enjoyment of the same, & the right of access, ingress and egress to and from the same and every part thereof at any & all times, during her lifetime, or as long as she may desire to reside thereon. I also bequeath to her the rents, income, & profits of the following real estate, viz: - My cottage, situate on the North side of Pennsylvania Avenue

in the West Ward of the Boro' of Downingtown, also the double stone house & appurtenances situate in Calm Township the one end of which is now in the occupancy of my son Richard and the other end occupied by a widow named Johnson. Out of the income of the said property she is first to pay the Insurance & Taxes, and keep up the repairs.

She, my said wife, is also to have the income dividends & profits of one hundred shares of the Bank stock of the National Bank of Chester Valley, all of which shall inure to her during her life time.

It is my devise that my wife's sister Emma Bicking shall have a home with my wife as long as she shall desire to live with her & that my wife see that she is comfortably provided for.

Item; - I give, devise & bequeath to my son Adolphus A. Guic eighteen shares of the stock of the Pennsylvania Railroad Company, ten shares of the stock of the First National Bank of West Chester, twelve shares of the stock of the National Bank of Chester County, & at the death of my wife ten shares of the stock of the National Bank of Chester Valley & an undivided half interest in my paper mill property, known as the Eagle Paper Mills, with the appurtenances, situate in Calm & East Brandywine Townships & here-in-after more particularly described. The said Paper mill property shall consist of the mansion house, aforesaid, the paper mill buildings, the tenant house above the mill,

the tenant house near the mill race, on the public road, & two tenant houses near the dam, with their appurtenances and all other property or properties, rights water-rights & privileges necessary for the proper use & occupancy of the said paper mill property, the said properties being described in deeds of conveyances to the said

more particularly described. The said Paper mill property shall consist of the mansion house, aforesaid, the paper mill buildings, the tenant house above the mill,

the tenant house near the mill race, on the public road, and two tenant houses near the dam, with their appurtenances and all other property or properties, rights water rights and privileges necessary for the proper use and occupancy of the said paper mill property, the said properties being described in deeds of conveyances to the said Testator as follows. A part of the same premises which Joseph M. Downing and wife, by their Indenture, dated January 1st 1837, and on record in the Recorder's Office of Chester County in Deed Book N. 4, Vol. 85, Page 212; In part the same premises which William Rodgers High Sheriff, by his Deed Poll, dated the 10th day of November A.D. 1842, and on record in the Recorder's Office aforesaid in Deed Book X 4, Vol. 95, page 251;

In part the same premises which James C. Pacey and wife by their Indenture, bearing date the 21st day of April A.D. 1863, and on record in the Recorder's Office aforesaid, in Deed Book J. 5, Vol. 116, page 312; - In part the same premises which William Clark and wife, by their Indenture bearing date the first day of April A.D. 1857, and on record in the Recorder's Office aforesaid, in Deed Book K. 6, Vol. 132, page 83; - Also part of the same premises which Jacob Edge, Administrator &c. bearing date day of A.D. 18 and on record in the aforesaid Recorder's Office in Deed Book vol.

Page - In part the same premises which Alexander Scott, Assignee, by his Indenture, dated April 1st 1872, and on record in the Recorder's Office, aforesaid

in Deed Book E. 8, Vol. 177, Page 69, together with all other real estate contiguous to the above severally described properties ^{of} not herein otherwise disposed of ^{of} with full access, ingress and egress to ^{of} from any or all of my adjoining real estate for the purpose of making repairs to or maintaining the water power connected with the said mill.

Item; - I give devise ^{of} bequeath to my son Edwin B. Guis, Eighteen share of the stock of the Pennsylvania Railroad Company, Twenty share of stock of the First National Bank of West Chester, twelve share of the stock of the National Bank of Chester County, one eighth interest in the paper mill ^{of} appurtenances, as above described, also, at the death of my wife, Twenty share of the stock of the National Bank of Chester Valley, ^{of} the double stone house aforesaid that my wife has the income of, during her life time.

Item; - I give devise ^{of} bequeath to my son Richard B. Guis, eighteen share of stock in the Pennsylvania Railroad Company, twelve share of the stock of the National Bank of Chester County, Ten share of the stock of the First National Bank of West Chester, ^{of} at the death of my wife ten shares of the stock of the National Bank of Chester Valley, one eighth interest in the paper mill ^{of} appurtenances, as above described, ^{of} all that certain messuage ^{of} tract of about eighty-four acres of land, more or less, situate partly in East Brandywine ^{of} partly in Calw town-

ships, described in Deed from Eber Anderson, assignee, dated March 31st A.D. 1879, ^{of} recorded in the Recorder's Office of Chester County in Deed Book C. 9, Vol. 200, page ⁵⁰⁴ 79, Reserving, however, to the owners of the aforesaid mill property, their heirs or assigns,

ces, as above described, ^{and} all maximum ^{main} tract of about eighty-four acres of land, more or less, situated partly in East Brandywine ^{and} partly in Calw town-

ships, described in Deed from Eber Anderson, assignee, dated March 31st A.D. 1879, ^{and} recorded in the Recorder's Office of Chester County in Deed Book C. 9, Vol. 200, page ⁵⁰⁴ 79, Reserving, however, to the owners of the aforesaid Mill property, their heirs or assigns, forever, the right ^{and} privilege to enter upon the said premises last above mentioned, at any ^{and} all times to repair or renew a certain line of water pipe running through the same, being careful, however, to do no unnecessary damage to the said property or any crops that may be growing thereon ^{and} in the event of unavoidable damage being done they shall be required to repair the same or recompense the owners thereof.

Item; - I give devise ^{and} bequeath to my son James L. Guie Twenty shares of stock of the First National Bank of West Chester, eighteen shares of stock in the Pennsylvania Railroad Company, Twelve shares of stock of the National Bank of Chester County ^{and} at the death of my wife, Twenty shares of the stock of the National Bank of Chester Valley ^{and} one eighth interest in the paper mill ^{and} appurtenances, as above described, ^{and} all that certain new stone dwelling ^{and} lot of about two acres of land, more or less, the same being bounded on the south by a public road leading from Downingtown to Fisherville, on the east by a new rail fence running from the said road to Beaver Creek, on the north by the said creek ^{and} on the west by a line, ^{from the said} Creek to the said public road, parallel with the

Eastern boundary ^{My} ten feet eastwardly from the east wall of a spring house, the said property being part of the same premises which the said Joseph M. Downing ^{My} wife, by their Indenture, dated the first day of January A. D. 1837, ^{My} on record in the said office in Deed Book N. 4, Vol. 85, page 212. granted to me.

X Item; — [I give, devise ^{My} bequeath to Joseph R. Downing trustee, in trust never-the-less, for my son William H. Guio] Eighteen shares of stock of the Pennsylvania Railroad Company, Twenty shares of the stock in the First National Bank of West Chester Twelve shares of the stock of the National Bank of Chester County ^{My}, at the death of my wife Twenty shares of the stock of the National Bank of Chester Valley, one eighth interest in the paper mill ^{My} appertinances as above described, ^{My} all that certain small farm in East Brandywine Township consisting of some six acres of land more or less recently purchased by me from the estate of William Whitely, deceased [Also all that certain messuage ^{My} tract of about thirty five acres of land situate partly in the township of East Brandywine ^{My} partly in the township of Caln ^{My} described in deed from John Dankleman and wife, dated March 30th A. D. 1874, ^{My} on record in the Recorder's Office, as aforesaid, in Deed Book L, 8, Vol. 183, page 274, reserving, however, to the owners of the aforesaid paper mill property, their heirs or assigns, forever, the right

^{My} privilege to enter upon the said premises last above mentioned, at any and all times to repair or renew a certain line of water pipe running through the same, being careful, however, to do no unnecessary damage to the said property or any of the crops growing thereon ^{My} in the event of unavoidable damage ^{My} from a dam, when, at 100

my property, and

My privilege to enter upon the said premises last above mentioned, at any and all times to repair or renew a certain line of water pipe running through the same, being careful, however, to do no unnecessary damage to the said property or any of the crops growing thereon. If in the event of unavoidable damage being done they shall be required to repair the same or recompense the owner therefor. - I instruct the said Joseph R. Downing to manage the said trust to the best interest thereof and pay over to my said son the income arising therefrom in installments, as the same may become available.

I have spent years of toil in the accumulation of my property, and the matter of disposing of the same so that my children, for whom I sustain a deep and abiding love may have the greatest benefit therefrom has been a subject of earnest prayer to me, and it is only this love that has prompted me to so hedge about the interest of any of my children as to insure them an income during their life time.

And if, in the judgment of the said Joseph R. Downing the time shall ever come when he can with prudence and safety, deliver to my said son William the property herein left in trust for him, it is my desire that he shall do so. It is my desire and prayer to

X Item; - I give, devise ^{and} bequeath to Horace A. Yaundt Esq. of Reading, in trust nevertheless, for my grand daughter Nettie Yaundt, ten shares of stock in the Malvern National Bank, ^{and} at the death of my said wife, the house on the North side of Pennsylvania Avenue, in the West Ward of the Borough of Downingtown.

Item; - I give, devise ^{and} bequeath to the said Horace A. Yaundt Esq. of Reading, in trust nevertheless, for my grand son Horace A. Yaundt Ten shares of stock in the Downingtown National Bank; - And I instruct the said Trustee to pay over to my said grand children, above named, the dividends, income, ^{and} profits arising from the said trust, from time to time as the same may become available, ^{and} when my said grand children become settled in life, he, the said trustee, may, at any time he thinks prudent convey or deliver to either or both of my said grand children, absolutely, the trusts above named.

Item; - I give, devise ^{and} bequeath to my grand son Frederick Guie two shares of the stock of the National Bank of Chester Valley ^{and} my gold watch.

Item; - I give, devise ^{and} bequeath to my grand son Walter Guie three shares of the stock of the National Bank of Chester Valley.

Downingtoun National Bank, the dividends aris-
Bank of Chester Valley.

Item; - I give, devise ^{and} bequeath to my grand son

Harry Guie two shares of the stock of the National
Bank of Chester Valley.

Item; - I give, devise ^{and} bequeath to my grand
son George Guie, son of Richard B. Guie one share
of stock of the Downingtoun National Bank ^{and}
one share of the stock of the National Bank of
Chester County.

Item; - I give, devise ^{and} bequeath to my grand
son James Guie Spackman, should he live to at-
tain his majority twenty shares of bank stock
of the First National Bank of West Chester, ^{and}, at
the death of my said wife, twenty shares of the stock of
the National Bank of Chester Valley.

Item; - I give, devise ^{and} bequeath to my grand
daughters, as follows,

To Ketrude, (daughter of my son William) Ten
shares of the stock of the Downingtoun National
Bank.

To Harriet A. (daughter of my son Richard) Ten
shares of the stock of the Downingtoun National
Bank.

Item; - To Mona, (daughter of my son James) Ten
share of the stock of the Downingtoun National Bank

Item; - To Florence, (daughter of my son Adolphus)

Downington National Bank, the dividends arising therefrom to be used for the regular support of the gospel at the said Church, and if, at any time the gospel should not be regularly preached at the said Church, then the dividend of the said stock shall, during such time, be paid over to the Downington Baptist Church for the support of the gospel there.

Item; - I give, devise and bequeath to the Downington Baptist Church the sum of Three Hundred Dollars, the same to be applied by the Trustees thereof in the payment of the Church debt.

Item; - I give, devise and bequeath to the Baptist Home Missionary Society the sum of Two Hundred Dollars, (\$200.)

Item; - I give, devise and bequeath to the Baptist State Mission Society the sum of Two Hundred Dollars. (\$200.)

Item; - I give, devise, and bequeath to the Baptist Orphanage at Angora, Penna, the sum of one Hundred Dollars. (\$100.)

Item; - I give, devise and bequeath to the Baptist Foreign Missionary Society the sum of one Hundred Dollars. (\$100.)

Item; - I give, devise and bequeath to the Women's Foreign Missionary Society of the Baptist Church the sum of one Hundred Dollars. (\$100.)

Foreign Missionary Society of the Baptist Church
the sum of one hundred Dollars. (\$100.)

Item; - I give, devise ^{and} bequeath to the Women's
Home Missionary Society of the Baptist Church
the sum of one Hundred Dollars.

It is my desire that the bequests to the two
churches ^{and} the different Missions as above enu-
merated be paid in full within a year from my
decease, ^{and} that no shortage or shrinkage in my
estate be permitted to effect or diminish the
amount of these bequests.

Item; - I nominate constitute ^{and} appoint Joseph
R. Downing trustee of the bequests given to all my
grand children (except Nettie Yaundt ^{and} Horace
A. Yaundt) who shall be under the age of twenty
one years at the time my executor is ready to
pay out the same ^{and} I instruct him to take charge
of their several portions, collect the dividends due
thereon ^{and} invest them, and to pay over the same
with the earnings to my said grand children
when they have attained respectively the age of
twenty-one years. X In the event of my grand
son James Luie Spackman not living until
he arrives at the age of twenty one years, it is
my will that his share with the accrued earn-
ings be divided equally between the children
of my sons Adolphus, Richard ^{and} James, share

shall bring accounts against my estate, said accounts are to be deducted from the bequests herein made to them. I also request that the mill property be appraised by three competent appraisers, appointed by my said sons who are interested therein, & this appraisement be used as a basis for a separation of their respective interests should any of them desire such separation.

X The property willed to Joseph R. Downing, to be held in trust as aforesaid is not to be in any way encumbered or held liable for any debts contracted or that may hereafter be contracted by my son William H. Guic, nor is the income arising therefrom, or his interest therein to be liable to execution in any judgment that may be obtained against him, & at the death of my said son it is my desire that the said property so held in trust shall descend to his children then living, absolutely, & be divided between them share & share alike.

X Item; - I direct my executors here-in-after named to sell, at either public or private sale, as to them may seem best, all my real estate not herein otherwise disposed of, & hereby authorize & empower them, my said executors, to make good and sufficient title therefor to the purchaser or purchasers thereof, in fee simple, in as full & perfect

in a manner as I could do if living and personally

present, hereby releasing the purchaser or purchasers from all responsibility as to the proper application of the purchase money.

Item; - The sixty shares of stock in the Central Transportation Company, together with all the rest ^{and} residue of my estate, of whatsoever nature and where soever found that shall be remaining after all bequests, debts ^{and} expenses are fully paid I desire to be distributed equally between Joseph R. Downing, Trustee, ^{and} my four sons Edwin Richard, Adolphus and James, the said Joseph R. Downing to hold his share in trust for my son William in like manner ^{and} subject to all conditions of the other property left in trust for him; ^{and} in case from any cause my estate should not be sufficient to pay all bequests herein made, the shortage shall be made up by taking an equal amount from the share left to Joseph R. Downing in trust ^{and} the share of my four sons, Edwin, Richard Adolphus ^{and} James.

Lastly; - I nominate, constitute ^{and} appoint my son Adolphus A. Guice ^{and} Joseph R. Downing Executors of this my last will.

In witness whereof I have here unto set
my hand ^{and} seal this fifth - day of
August in the year of our Lord one thou-
sand eight hundred ^{and} ninety three.

James Guie 

Signed, sealed, published ^{and} declared by the above
named James Guie, as and for his last will ^{and}
Testament, in the presence of us who have here unto
subscribed our names at his request, as wit-
nesses thereto, in the presence of the said testator
^{and} of each other.

Emma L. Pickering
Jos. W. Johnson

DEED

JAMES A. GUIE, ET AL
TO
ANNA M. GRAYBILL

This Indenture, Made the 13th day of

August in the year of our Lord one thousand nine hundred and twenty eight.

BETWEEN James A. Guie, single man, E. Heister Guie and Hettie B. Guie, his wife of the City of Seattle, in the State of Washington Enola B. Guie and Claudia B. Guie, both single women, of the Borough of Norristown, in the County of Montgomery and State of Pennsylvania parties of the first part, AND Anna M. Graybill of the Township of Cain, in the County of Chester and State of Pennsylvania, party

of the second part: Witnesseth. That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations

lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, confirmed, and by these presents do grant, bargain, sell, alien, convey, release, confirm unto the said party of the second part her heirs and assigns.

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

BOUNDED on the south by a public road leading from Downingtown to Cain Meeting House, on the West by lands of Mrs Lydia Castle, on the north by lands of said Mrs Lydia Castle, and on the south by a public road leading from Fisherville to Downingtown.

BEING the same premises which James Guie, late of Cain Township, Chester County, Pennsylvania, by his last will and testament, bearing date August 3, 1895, duly probated on September 30, 1895, and of record in the Register of Wills Office of Chester County, in Will Book No. 29, page 492, devised to his son, Edwin B. Guie in fee. And the said Edwin B. Guie, being seized thereof, died so thereof seized, on the 6th day of Nov. A. D. 1919, intestate, in the Borough of Catawissa, County of Columbia and State of Pennsylvania, leaving to survive him as his only heirs at law, four children, namely: James A. Guie, E. Heister Guie, Enola B. Guie and Claudia B. Guie, parties hereto, to whom said premises did descend and come by virtue of the Intestate Laws of the Commonwealth of Pennsylvania. All of said parties hereto being of full age and sui Juris

xxx

State of Washington, County of King, SS:-

On the sixth day of August Anno Domini, 1928 before me, a Notary Public, duly commissioned in and for said County and State, residing in Seattle, Washington personally appeared the above-named James A. Guie, E. Heister Guie and Hettie B. Guie, 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. WITNESS my hand and Notarial Seal the day and year aforesaid.

Mary Walker, Notary Public in and for the State of Washington, residing at Seattle. My Commission expires Jan. 11-1931. NOTARIAL SEAL

County of King, SS:-

W. N. Olson, County Clerk of King County, and ex-officio Clerk of the Superior Court of the State of Washington, for the County of King, the same being a Court of Record, do hereby certify that Mary Walker, the person whose name is subscribed to the annexed acknowledgment, certificate of proof or affidavit, and before whom the same was taken, and at the date thereof, and is now a Notary Public in and for the said State, duly appointed and commissioned, and by virtue of his said office, he is authorized to take acknowledgments and certificates of proof or affidavits for lands, tenements and hereditaments situate lying and being in said State of Washington, and to administer oaths. I DO FURTHER CERTIFY, that I am acquainted with the handwriting of the said Notary Public and verily believe the name subscribed to the said acknowledgment certificate or affidavit, to be proper and genuine signature, and that the same is executed according to the laws of the State of Washington. BE WITNESS THEREOF, I have hereunto set my hand and affixed the seal of said Court of said State of Washington, this day of August A. D. 1928.

W. N. Olson, County Clerk SEAL OF COURT

This Indenture,

Made the 23rd

day of

January in the year of our Lord one thousand nine hundred and forty-six

Between John A. Collins of the Borough of Downingtown, County of Chester And State of Pennsylvania, and Loretta R. Collins, his wife,

DEED

JOHN A. COLLINS, ET UX.

TO

JAMES DETTERLINE, ET AL.

(hereinafter called the Grantor B), of

the one part; and James Detterline and Carroll E. Scheetz of the Borough of Downingtown, County of Chester and State of Pennsylvania, Co-Partners trading as Detterline and Scheetz,

(hereinafter called the Grantee S.

of the one part. WITNESSETH, That the said Grantor B

for and in consideration of the sum of One Dollar and other good and valuable considerations in lawful money of the United States of America, unto them well and truly paid by the said Grantees

at and before the signing 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 S, their Heirs and assigns, as co-Partners trading as

Detterline and Scheetz:

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

BOUNDED on the South by a public road leading from Downingtown to Cain Meeting House, on the West by lands now or formerly of Lydia Castle, on the North by lands now or formerly of the said Lydia Castle, and on the East (erroneously designated in former deed as on the South) by a public road leading from Fishersville to Downingtown.

BE the contents what they may.

BEING the same premises which Anna M. Graybill, single woman, by deed dated April 30, A.D. 1943 and recorded in the Office for the Recording of Deeds in and for Chester County, Pa. in Deed Book I-21, Volume 21, Page 109, granted and conveyed under the said John A. Collins And Loretta R. Collins, his wife, together herein in fee.

APR 29 1 23 PM '65

DEED—Trustees' Covenant - Corporation - Individual No. 772A
RECORDS OF DEEDS
OF CHESTER CO PA

Printed for and sold by John C. Clark, 1419 N. Penn Square, Phila.

This Indenture

Made the 27 day of April in the year of our Lord one thousand nine hundred and sixty-five.

BETWEEN LOUISA WITTE, a widow, and LOUISA WITTE, Executrix of the Estate of Donald Guiney, also known as Donald S. Guiney, late of the Township of Cain, County of Chester and State of Pennsylvania, (hereinafter called the "Grantors"), of the one part, and

N. ANTHONY URSINI and JOSEPH URSINI, of the same place, (hereinafter called the "Grantees"),
Co-partners trading as Kings Highway Inn,

105-3914

(INV# 7013-B)

of the other part, ~~Witnesseth~~, That the said Grantors

for and in consideration of the sum of Twenty thousand Dollars (\$20,000) lawful money of the United States of America, unto her well and truly paid by the said Grantees, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, encoffed, released and confirmed and by these presents

does grant, bargain, sell, alien, encoff, release and confirm unto the said Grantees, their heirs and assigns,

A Res 6/12

ALL THAT CERTAIN tract of land with the improvements thereon erected situate in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Laub, R. S., dated March 17, 1965 as follows:

BEGINNING at a spike at or near the intersection of the center line of the King's Highway with the center line of the Fisherville Road; thence in or along the center line of the King's Highway South seventy four degrees, forty eight minutes West, one hundred thirty one and ninety one hundredths feet to a spike, a corner of land of Leon Faddis and James Faddis; thence leaving the King's Highway and along land of Faddis' for the following four courses and distances: (1) North thirteen degrees five minutes, forty seconds West, two hundred twenty three and twelve one hundredths feet to an angle iron; (2) North seventy five degrees one minute fifty seconds East fifteen and eight tenths feet to an iron pin; (3) North fourteen degrees fifty eight minutes ten seconds West two hundred ten and

twenty three one hundredths feet to an iron pin; and (4) North fifty six degrees forty minutes East eighty six and five tenths feet to a spike in or near the middle of the Fisherville Road; thence in and along the Fisherville Road for the following two courses and distances: (1) South forty one degrees thirty five minutes East, sixty five and forty one hundredths feet to an iron pin, and (2) South thirteen degrees, twenty eight minutes East, four hundred two and seventy five one hundredths feet to a spike, the first mentioned point and place of beginning.

CONTAINING 1.226 acres of land, be the same more or less.

BEING a part of the same premises which Roy W. Rubincam and Violet F. Rubincam, his wife, by their deed dated November 30, 1951, and recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book E-25, Vol. 602, page 512, granted and conveyed unto Donald S. Guiney. And the said Donald S. Guiney, also known as Donald Guiney, being so thereof seised died on or about May 31, 1964, having first made his last Will and Testament, which is duly recorded in the Office of the Register of Wills in and for Chester County, Pa., wherein he appointed Louisa Witte, Executrix of his estate, and

BEING the same premises which Leon Faddis and James Faddis, a partnership, trading as Faddis Brothers, by their deed dated April 26, 1965, and about to be recorded in the Office for Recording of Deeds in and for Chester County, Pa., granted and conveyed unto Louisa Witte, party of the first part hereto, in fee.

This Deed, made this 23rd day of November 1965.

Between, ANTHONY URSINI and JOSEPH N. URSINI, Co-Partners, trading as KINGS HIGHWAY INN

(hereinafter called the "Grantors")

of the one part, and KINGS HIGHWAY INN, INC., a Pennsylvania Corporation (hereinafter called the "Grantee") of the other part.

Witnesseth, That in consideration of Twenty-Five Thousand (\$25,000.00)

to have and the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, to it, its successors and assigns.

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Lamb, R. S., dated March 17, 1965 as follows:

BEGINNING at a spike at or near the intersection of the center line of the King's Highway with the center line of the Fisherville Road; thence in or along the center line of the King's Highway South seventy-four degrees forty-eight minutes West 131.90 feet to a spike, a corner of land of Leon Paddis and James Paddis; thence leaving the King's Highway and along land of Paddis for the following four courses and distances: (1) North thirteen degrees five minutes forty seconds West 223.12 feet to an angle iron; (2) North seventy-five degrees one minute fifty seconds East 23.87 feet to an iron; and (3) North fourteen degrees fifty-eight minutes ten seconds West 210.23 feet to an iron pin; and (4) North fifty-six degrees forty minutes East 86.5 feet to a spike in or near the middle of the Fisherville Road; thence in and along the Fisherville Road for the following two courses and distances: (1) South forty-one degrees thirty-five minutes East 65.41 feet to an iron pin, and (2) South thirteen degrees twenty-eight minutes East 402.75 feet to a spike, the first mentioned point and place of beginning.

CONTAINING 1.226 acres of land, be the same more or less.

BEING the same premises which Louisa Witte, Widow and Executrix of the Estate of Donald Guinay, deceased, by Deed dated April 1, 1965 and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book I-36, Page 37, granted and conveyed unto Anthony Ursini and Joseph N. Ursini, Co-Partners trading as Kings Highway Inn.

SEE RETURN

105-3914
105-157-261
TA# 176894
ATC 6142

This Deed, made this 1st day of September 1973.

Between, KINGS HIGHWAY INN, INC., a Pennsylvania Corporation

... a corporation organized and existing under and by virtue of the laws of the Commonwealth of Pennsylvania (hereinafter called "Grantor"), of the one part, and EDWARD F. MADDEN AND BERNARDINE MADDEN

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

Witnesseth, That in consideration of Fifty Thousand (\$50,000.00) Dollars,

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

ALL THAT CERTAIN tract of land with the improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Laub, R.S., dated March 17, 1969, as follows, to wit:

BEGINNING at a spike at or near the intersection of the center line of King's Highway with the center line of the Fisherville Road; thence in or along the center line of the King's Highway South Seventy-four degrees, forty-eight minutes West, One hundred thirty-one and ninety one-hundredths feet to a spike, a corner of land of Leon Paddis and James Paddis; thence leaving the King's Highway and along land of Paddis' for the following four courses and distances: (1) North Thirteen degrees, five minutes, forty seconds West, Two hundred twenty-three and twelve one-hundredths feet to an angle iron; (2) North Seventy-five degrees, one minute, fifty seconds East, Twenty-three and eighty-seven one-hundredths feet to an iron; and (3) North Fourteen degrees, fifty-eight minutes, ten seconds West, Two hundred ten and twenty-three one-hundredths feet to an iron pin; and (4) North Fifty-six degrees, forty minutes East, Eighty-six and five tenths feet to a spike in or near the middle of the Fisherville Road; thence in and along the Fisherville Road for the following two courses and distances: (1) South Forty-one degrees, thirty-five minutes East, Sixty-five and forty-one one-hundredths feet to an iron pin, and (2) South Thirteen degrees, twenty-eight minutes East, Four hundred two and seventy-five one-hundredths feet to a spike, the first mentioned point and place of beginning.

CONTAINING 1.226 acres of land, be the same more or less.

BEING the same premises which Anthony Ursini and Joseph N. Ursini, Co-Partners, trading as Kings Highway Inn, by Indenture bearing date the 23rd day of November, A.D. 1967, and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book S-36 page 1048 &c., granted and conveyed unto Kings Highway Inn, Inc., a Pennsylvania Corporation in fee.

MUNICIPAL TAX PAID IN AMOUNT OF \$ 220.00

Jean K. Lidel
COU X



This Deed, made this 14th day of December 1982.

Between, EDWARD F. MADDEN and BERNARDINE MADDEN, his wife, _____

(hereinafter called the "Grantor S").

of the one part, and JERROLD OAKLEY and MARY K. OAKLEY, his wife _____

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

Witnesseth. That in consideration of - One hundred thousand (100,000.00) _____ Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors - do - hereby grant and convey unto the said Grantee S, their heirs _____ and assigns,

ALL THAT CERTAIN tract of land with the improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Laub, R.S., dated March 17, 1965, as follows, to wit:

BEGINNING at a spike at or near the intersection of the center line of King's Highway with the center line of the Fisherville Road; thence in or along the center line of the King's Highway South 74 degrees 48 minutes West, 131.90 feet to a spike, a corner of land of Leon Faddis and James Faddis; thence leaving the King's Highway and along land of Faddis' for the following four courses and distances: (1) North 13 degrees 05 minutes 40 seconds West, 223.12 feet to an angle iron; (2) North 75 degrees 01 minute 50 seconds East, 23.87 feet to an iron pin; and (3) North 14 degrees 58 minutes 10 seconds West, 210.23 feet to an iron pin; and (4) North 56 degrees 40 minutes East, 86.5 feet to a spike in or near the middle of the Fisherville Road; thence in and along the Fisherville Road for the following two courses and distances: (1) South 41 degrees 35 minutes East, 65.41 feet to an iron pin, and (2) South 13 degrees 28 minutes East, 402.75 feet to a spike, the first mentioned point and place of beginning.

CONTAINING 1.226 acres of land, be the same more or less.

BEING THE SAME PREMISES which Kings Highway Inn, Inc., a Pennsylvania Corporation, by Deed dated September 1, 1973 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Deed Book W-41, page 220, granted and conveyed unto Edward F. Madden and Bernardine Madden, their heirs and assigns, in fee.

PAGE 14

This Deed, made this 23rd day of MARCH 1957.

Between JERROLD OAKLEY and MARY K. OAKLEY, Husband and Wife.

(hereinafter called the "Grantor").

of the one part, and FRANCIS X. DUNIGAN

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

Witnesseth, That in consideration of TWO HUNDRED THOUSAND (\$200,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN tract of land with the Improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Lamb, R.S., dated March 17, 1965, as follows, to wit:

BEGINNING at a spike at or near the intersection of the center line of King's Highway with the center line of the Fisherville Road; Thence in or along the center line of the King's Highway South 74 degrees 48 minutes West, 131.90 feet to a spike, a corner of land of Leon Faddis and James Faddis; Thence leaving the King's Highway and along land of Faddis' for the following four (4) courses and distances: (1) North 13 degrees 05 minutes 40 seconds West, 223.12 feet to an angle iron; (2) North 75 degrees 01 minute 50 seconds East, 23.87 feet to an iron pin; and (3) North 14 degrees 58 minutes 10 seconds West, 210.23 feet to an iron pin; and (4) North 56 degrees 40 minutes East, 86.5 feet to a spike in or near the middle of the Fisherville Road; Thence in and along the Fisherville Road for the following two (2) courses and distances: (1) South 41 degrees 35 minutes East, 65.41 feet to an iron pin and (2) South 13 degrees 28 minutes East, 492.75 feet to a spike, the first mentioned point and place of beginning.

CONTAINING 1.226 acres of land, be the same more or less.

BEING the same premises which Edward F. Madden and Bernardine Madden, his wife, by Deed dated December 14, 1942 and recorded in Chester County in Deed Book 3-60 page 478, granted unto Jerrold Oakley and Mary K. Oakley, his wife, in fee.

213
211

Fee Simple Deed: individual or Corporate

This Indenture made this 7th day of FEBRUARY 1997

Between FRANCIS X. DUNIGAN

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

FRANCIS X. DUNIGAN AND DONNA M. DUNIGAN, husband and wife

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

Witnesseth That in consideration of One and 00/100 ----- Dollars,
(\$1.00) -----
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor/s do/does hereby grant and convey unto the said Grantee/s, their heirs and assigns, as tenants by the entirety:

ALL THAT CERTAIN tract of land with the improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Laub, R. S., dated March 17, 1965, as follows, to wit:

BEGINNING at a spike at or near the intersection of the center line of King's Highway with the center line of the Fisherville Road; THENCE in or along the center line of the King's Highway South 74 degrees 48 minutes West, 131.90 feet to a spike, a corner of land of Leon Faddis and James Faddis; THENCE leaving the King's Highway and along land of Faddis' for the following 4 courses and distances: (1) North 13 degrees 05 minutes 49 seconds West, 223.12 feet to an angle iron; (2) North 75 degrees 01 minute 50 seconds East, 23.87 feet to an iron; and (3) North 14 degrees 58 minutes 10 seconds West, 210.23 feet to an iron pin; and (4) North 56 degrees 40 minutes East, 86.5 feet to a spike in or near the middle of the Fisherville Road; THENCE in and along the Fisherville Road for the following 2 courses and distances: (1) South 41 degrees 35 minutes East, 65.41 feet to an iron pin and (2) South 13 degrees 28 minutes East, 402.75 feet to a spike, the first mentioned point and place of beginning.

CONTAINING 1.226 acres of land, be the same more or less.

BEING the same premises which Jerrold Oakley and Mary K. Oakley, husband and wife, by Deed dated March 23, 1987 and recorded in Chester County in Record Book 679 page 125, granted unto Francis X. Dunigan, in fee.

THIS IS A HUSBAND/WIFE TRANSACTION AND TAX EXEMPT.

BK 4142 PG 495
SC 400211415

