

**CHESTNUT GROVE SCHOOL**  
**1798 BLACK HORSE HILL RD., CALN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

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HISTORY OF CHESTNUT GROVE SCHOOL  
BEVERLY J. MILHOUS RESIDENCE  
1798 BLACK HORSE HILL ROAD, CALN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

Like other Chester County townships, Caln, East Caln, and Valley Townships began organizing public schools in the mid-19th century. Small plots of land were purchased by school committees, and one-room schoolhouses built two or three miles distant from each other. Long-time resident Clarence Gill, born in 1909, remembers four of them: Chestnut Grove, which he attended; Chestnut Dell, on the present (2005) Faddis property, Caln, and Thorndale. Both of the latter were on the Lincoln Highway. Thorndale School was demolished, but Caln remains, north of the carwash in Caln and now used for another purpose. Mr. Gill didn't know of Appleton Bluff School on Edge's Mill Road, and in fact this school may have had a shorter history than the others, as an 1888 newspaper clipping offered it for sale.

Chestnut Grove School was built on part of the property of John and Lydia Moore, who in 1864 sold an acre for \$100.00 to the Valley Township School District. Directors were William Martin, Samuel Greenwood, Allen Speakman, F. B. Wickersham, William Moore, and Caleb H. Bradley. This part of Valley Township is now part of Caln Township. Bertha K. Espenshade, who lived in the former schoolhouse from 1955 to 1964, did some research on the property, finding that some owners of the larger property prior to the Moores were James Moore, Rachel Hoskins, and John Walker. She also found a news item from 1876 about the school having been forcibly entered and a table stolen, though the table cover and books were left behind. Another item of interest was the teacher's salary in 1874: \$35.00 a month. Bertha Espenshade listed some of the teachers in the 1880s: Florence Ladd, Minnie Reagan, Mary T. Kelleher, and Mrs. Alda G. Dean. Though Dr. George Beck was reported as Arbor Day director, no trees were planted on that day in 1887 because there was no more room. The school was described as neat, pretty, as attractive as any school in the township or even perhaps in the county. Today, in the early 21st century, it is much the same, not having been much changed or enlarged, and it is still attractive.

Clarence Gill started school at Chestnut Grove at age six in 1915. His family moved away in 1919 but returned to Caln in 1924, and he has lived in the township ever since. When he returned he attended Caln School, which was at Bondsville Road and Route 30, where the Eckerd Drugstore is now. Caln School was a two-story stone building, with the elementary grades on the first floor and grades seven and eight upstairs. Unlike the practice in some schools, boys and girls were not separated. The classes were grouped together: grades one and two, three and four, etc. Much of the classwork was the same for both grades, but he recalls that the arithmetic was different. The water came from a spring across North Caln Road, and there was a potbellied stove in one corner. An older boy would come early and get the fire going, and the teacher would help tend it. Carrying their lunches, the children walked to school, which had no electricity and no screens. Mr. Gill has happy memories of school and of good relations with the other students, all neighbors. As far as he knows, he's the last remaining ex-student of that school.

When the school district was consolidated with Coatesville, the one-room schools closed down. Chestnut Grove was sold in 1928 to Robert Neely who, according to a news clipping, went from Coatesville, where he grew up, to New York and opened the first of the chain of Nedick's orange juice stores. This 1934 item goes on to report that he had sold Nedick's and was planning a new chain of twelve shops, Shanty Shops, "kitchenless restaurants," whatever they were. (See Clippings section.) In 1947 he and his wife sold the property to Harold and Charlotte

Krasnick and returned to New York City, where Mrs. Neely died two years later. In 1950 the Krasnicks sold to George and Margaret Hanlin, who sold the old school property two years later to John and Elizabeth Tolley. The Tolleys stayed only three years, selling in 1955 to Bertha Espenshade, who lived there for about nine years. Paul and Hedy Van Reisen were the next residents, but they stayed less than a year, selling to newlyweds Joseph and Katherine Kane (see Clippings section), who lived there for seven years. In 1972 they sold to Beverly J. Milhous, who is still (2005) the owner, and the longest resident, having been there for nearly 33 years.

Mary Larkin Dugan

April 27, 2005

DEED DESCENT  
 CHESTNUT GROVE SCHOOL  
 1798 BLACK HORSE HILL ROAD, CALN TOWNSHIP  
 CHESTER COUNTY, PENNSYLVANIA

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
X6, 308 4/13/1864	John W. Moore & wife to William Martin et al, Directors of Valley School District, part of previous transaction	1 acre \$100.00
U17, 201 6/2/1928	School District of Caln Township to Robert T. Neely, piece of ground with building thereon	1 acre \$2,100.00
T18, 125 5/6/1936	Shanty Shops, Inc. to Robert T. Neely, piece of ground with building thereon	1 acre \$100.00
E23, 297 7/17/1947	Robert T. & May J. Neely to Harold & Charlotte C. Krasnick, tract of land	40,632 sq. ft. \$1.00
L24, 104 5/4/1950	Harold & Charlotte C. Krasnick to George P. & Margaret Morris Hanlin, tract of land	40,632 sq. ft. \$10,000.00
H26, 446 8/27/1952	George P. & Margaret Morris Hanlin to John W. Tolley III & Elizabeth G. Tolley	40,632 sq. ft. \$11,500.00
F28, 71 8/25/1955	John W. Tolley III & Elizabeth G. Tolley to Bertha Espenshade, tract of land	40,632 sq. ft. \$10,250.00
D36, 717 12/29/1964	Bertha Espenshade to Paul & Hedy Van Reisen, tract of land with buildings thereon	40,632 sq. ft. \$11,500.00
P36, 492 9/10/1965	Paul & Hedy Van Reisen to Joseph F. Kane Jr. & Katherine D. Kane, tract of land with buildings thereon	40,632 sq. ft. \$12,900.00
T40, 366 7/17/1972	Joseph F. Kane Jr. & Katherine D. Kane to Beverly J. Milhous, tract of land with buildings thereon	40,632 sq. ft. \$26,540.00

Chestnut Grove School, Calhoun Co., Ga.

Chestnut Grove School, CCMS



School, Calhoun Co., Ga.

## **CHESTNUT GROVE SCHOOL**

**1864**

**Clarence Gill - born 1909 related the following to his daughter, Alice Moxley.**

**He attended Chestnut Grove School about 1915. Some of the teachers he remembers were: Mrs. Walker, Liza Bond and Catherine Crossan.**

**In 1918, when World War I ended they rang the school bells and blew whistles. School was dismissed early.**

CR 6.21.1968

Calm Township has a number of old schools that are being used as homes. CR 6.21.68

One is Chestnut Grove on Hatfield Road, owned by Joseph S. Kane Jr. Another is Calm, at 2011 E. Lincoln Hwy., the home of Charles Burke.

A two-story double house at Routes 30 and 340 in Thorndale was once classed as a Calm high school. It is owned by Herbert Bryson.

The Calm School for elementary students also was once located at 105 Bondsville Rd., now owned by Mr. and Mrs. Gary Davis.

The Chestnut Dell School on King's Highway is owned by Leon Paddis and the Edges Road School on Edge's Mill Road is owned by Gordon Hickman.

Just a stone wall is all that remains of a school that once stood on the Pim property. It can be found about 100 yards away from the Calm Municipal Building.

The six-sided school that stood for more than 100 years on the farm of Joseph Edge on Bailey Road has been moved as a lasting Centennial project to Municipal Drive.

Still another old school is just a small pile of stones behind the home of Mr. and Mrs. Earl Hadfield of 302 Bondsville Rd.

CR 4.14.1934

New York, April 14 — Robert T. Neely, who came from Coatesville to New York, where he opened the first Nedick shop of Nedick's Inc., orange drink chain, is rushing plans to enlarge his newest chain, Shanty Shops, Inc., operators of kitchenless restaurants. The chain will include twelve shops.

Title to the forty orange-drink stands and other assets of Nedick's, which once held more than 180 leaseholds and grossed \$10,000,000 from 1921 to 1927, will pass this afternoon to Holmar, Inc., of 165 Broadway.

Identity of the new owners, who purchased the orange-drink chain at public auction for \$48,000, will be made known after the title is closed. It is understood the new ownership will continue the business without substantial change of policy.

4-14-1934

Miss Katherine Elaine Davis, daughter of Mr. and Mrs. William T. Davis, Beaver Hill Road, Birchrunville, became the bride of Joseph Francis Kane, son of Mr. and Mrs. Joseph F. Kane, 249 Fifth Ave., at 2 Saturday afternoon at St. Ann's Catholic Church.

The Rev. Charles Schaefflein, of Drexel Hill, officiated at the double ring ceremony. After their return they will reside at Chester Springs.

The bride was graduated from the Owen J. Roberts High School with the class of 1959 and the West Chester State College in 1963. She is now teaching First Grade at Schuylkill School.

Mr. Kane was graduated from Roman Catholic High School in 1958 and will graduate from the West Chester State College in August, 1964.



(Peirce Studios, Kimberton)  
MRS. JOSEPH FRANCIS KANE



### CALN TOWNSHIP.

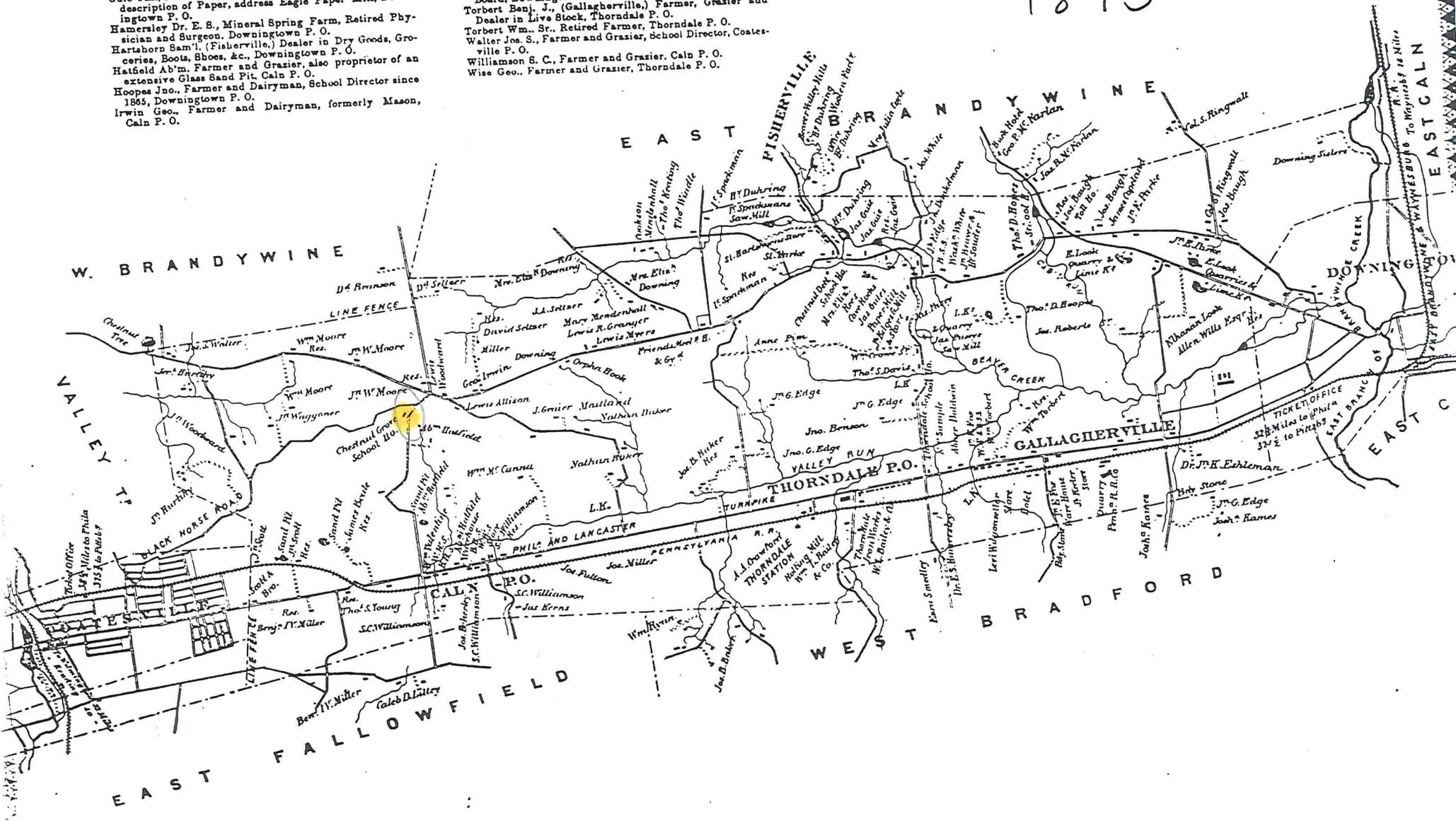
Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.  
 Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.  
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.  
 Baugh Jos., Farmer and Grazier, Downingtown P. O.  
 Crowe Wm., Sr., House Carpenter, Cabinet Maker, Sawyer and Chair Bow Manufacturer, Thorndale P. O.  
 Davis Aaron, Farmer and Dairyman, Thorndale P. O.  
 Edge Jb. V., Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downingtown P. O.  
 Guie Jas., Manufacturer and Wholesale Dealer in every description of Paper, address Eagle Paper Mill, Downingtown P. O.  
 Hamersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.  
 Hartshorn Sam'l. (Fisherville.) Dealer in Dry Goods, Groceries, Boots, Shoes, &c., Downingtown P. O.  
 Hatfield Ab'm. Farmer and Grazier, also proprietor of an extensive Glass Sand Pit, Caln P. O.  
 Hoopes Jno., Farmer and Dairyman, School Director since 1865, Downingtown P. O.  
 Irwin Geo., Farmer and Dairyman, formerly Mason, Caln P. O.

Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.  
 Mason Wm. P., Farmer and Grazier, Guthrieville P. O.  
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.  
 Moore Jno. W., Dairyman and Grazier, Coatesville P. O.  
 Moore Wm., Farmer, Dairyman & Grazier, Coatesville P. O.  
 Mullen Jno. B., proprietor of the Gallagherville Hotel, Downingtown P. O.  
 Sample N. C., Thorndale P. O.  
 Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.  
 Seltzer J. And'w., Farmer, Dairyman and Grazier, Thorndale P. O.  
 Speckman Amanda, Teacher, Downingtown P. O.  
 Speckman Ic., Farmer and Grazier, Secretary of the School Board, Downingtown P. O.  
 Torbert Benj. J., (Gallagherville,) Farmer, Grazier and Dealer in Live Stock, Thorndale P. O.  
 Torbert Wm., Sr., Retired Farmer, Thorndale P. O.  
 Walter Jos. S., Farmer and Grazier, School Director, Coatesville P. O.  
 Williamson S. C., Farmer and Grazier, Caln P. O.  
 Wise Geo., Farmer and Grazier, Thorndale P. O.

# CALN

Scale 2 Inches to One Mile.

1873



Chestnut Grove School  
Caln  
Black Horse Hill Rd.  
Coatesville, PA.

obtained from  
Beverly Millhouse

June 1995

phone 384-7829

Map date 1856

Atlas date 1899

Architectural Style

Vernacular

Foundation

Pouah stone

Field stone

Box Cornice trim

cc Architectural - Inventory

1876 - forcibly entered

Table used as a desk carried off  
Table cover and books left behind

Snap shot of Chestnut Grove School.  
Shed under chimney

1874 - Miss — —

got \$35.00 a month for teaching

School closed in 1927 or before (Ambiguous)

1876-1894 clippings

Recent home students, Attendance  
enrollments (Average 20-30 pupils.)

Arbor Day - no planting in 1887 because  
no more places; neat, pretty, attractive as any  
township school, perhaps in the county.  
on 1856 map.

1888 } Florence Ladd

1889 } teacher

1887 - Mary T Kelleher

1887 - Mrs. Alda & Dean

Dr. George Beck director Arbor Day

Deed

Recorded Oct. 21, 1864

John W. Moore + wife

to

Directors of Valley School District

Indenture made April 3, 1864

John W. Moore + Lydia his wife of  
Valley Twp. to Wm. Martin, Samuel  
Greenwood, Allen Speakman, F. B. Wickersham,  
William Moore and Caleb H. Bradley -  
Directors of Valley Twp for \$100.00 of  
Lawful money unto them.

This was part of a tract of land conveyed  
by Moses Bailey, administrator of Rachel  
Hoskins to James Moore as recorded  
in deed Book P 4 Vol. 87 - page 325  
dated Apr. 6, 1839 and the same being  
conveyed by Orphan's Court of Chester Co.  
to the said James W. Moore on Apr. 1, 1838

Deed

Moses Bailey, Adms

to

James Moore

Apr. 2, 1838

Rachel Hoskins by force and virtue of  
indenture made from John Walker  
May 2, 1803

Rachel Hoskins died 1829. This calw tract  
was bounded by the lands of Thomas Gardner,  
Samuel Hatfield and others, 187 Acres  
more or less. Sold by Sheriff of Chester Co.

June 14, 1829.

W-2 Vol 45 page 447

John Walker to Rachel Hoskins

See Book G, Vol 10 page 16 page 309. See Book K-2 - Vol 34 page 94

Recorded May 16, 1803.

(Orphan's Court) ?

See books K-2 Vol 34 page 42

also Books Q - Vol 10 or 16 Page 309

Recorded May 16, 1803

Above is somewhat clouded to me (B.K.E.)

Sept. 14, 1956 - I hunted up records at West Chester Court House.

N.B. Miss Platt (Historical Society at Chester Co.) told me these volumes (which I could not locate at Recorder's office) are in the basement of Orphan's Court Bldg.

Note

Oct. 17 - 1973

Old Orphan's Court Bldg. has been torn down and replaced by present bldg. Don't know what was done with volumes.

B.K. Espenshade

I reviewed all of the above information on July 5 1974, in an envelope addressed to Occupant of 1798 Black Horse Rd. with the following note:

100 E. Biddle St.  
July 4th 1974

Dear People -

You may be interested in the following data. I'm sending them just as I jotted them down. If not interested - discard them.

Respectfully,  
Bertha K. Espenshade

Lived here 1955 - 1964

Recent owners

- 1955 - John Tolley III
- 1955 - 1964 - Bertha K. Espenshade
- 1964 - 1972 - Joseph Kane
- 1972 - present owner Beverly J. Milhaus

John W. Moore + wife

Apr. 13, 1864

Then in the township of Valley unto William  
Martin et al Directors of Valley School District  
Deed Book H-6 145 Page 308

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Robert T. Neely bought of Calw School  
District of Calw June 2, 1928. Chestnut  
Grove School Property \$2,100 in cash.

Granted and conveyed unto Robert T.  
Neely, in fee, as described in the deed  
from the School District of the Twp. of Calw  
by deed dated June 2, 1928 and recorded in  
the office of Recording of Deeds in Deed Book  
W-17- Vol 417. Page 30

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Robert T. Neely + wife.

+0

Harold Krasnick + wife.

Containing 40,632 sq. ft.

July 17, 1947

Being part of the same premises with  
"Shanty Shops" Inc. - Deed dated May 6, 1936  
Deed Book T-18 Vol 441 page 125

Neely had been involved with Shanty Shops,  
during war time, Krasnick insisted on having  
it surveyed.

School Property was surveyed by J. W. Harry C.E.  
July 3, 1947. Prior to sale by Robert T. Neely  
to Harold Krasnick and his wife July 17, 1947

Received the day of the date of the above Indenture of the above signed John Kennedy the sum of One thousand and seventy one dollars and seventy five Cents being the full consideration money above mentioned

Witness at Signing

J. M. Albulson. S. E. Corson.

Chas. D. Phillips

On the thirteenth day of April Anno Domini One thousand eight hundred and sixty four before me a Justice of the Peace in and for the said County of Montgomery personally appeared the above named Charles D. Phillips and Ellen A. 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 Ellen A. being of full age and separate and apart from her said husband by me thenon privately examined and the full contents of the above said being by me first made known unto her did thereupon declare and say that she did voluntarily and of her own free will and accord sign 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.

S. E. Corson J. P.

Recorded October 21<sup>st</sup> 1864

Deed

John W. Moore & wife To

The Directors of Valley School District of the second part.

This Indenture made the thirteenth day of April A.D. One thousand eight hundred and sixty four Between John W. Moore and Lydia Ann his wife of Valley township, Chester County and State of Pennsylvania of the first part and William Martin, Samuel Greenwood, Allen Speakman, F. B. Kienersham, William Moore and Col. H. Bradley, Directors of Valley School District, County and State aforesaid

Witnesseth that the said John W. Moore and Lydia Ann his wife for and in consideration of the sum of One hundred dollars of lawful money unto them well and truly paid by the said Directors at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened, infeoffed, released and confirmed, and by these presents do grant bargain sell alien

enforce return and conveyance unto the said School Directors and their Successors in Office or assigns. All that part or parcel of land  
 situate in the township of Vally county and state aforesaid being part of a tract of land conveyed by Moses Daily Administrator  
 of Rachel Hopkins to James Moore as recorded in the Records Office of Chester County in Deed Book P. No. 187 page 225  
 dated April 5th A.D. 1838 and the same being conveyed by the Orphans Court of Chester County to the said John W. Moore on  
 the 14 day of April A.D. 1855 and more particularly described as follows: Beginning at the Junction of two public roads  
 one leading to the Philadelphia and Lancaster turnpike near Calm station and the other leading from the said  
 Junction to Coatesville running along the said road leading to Calm, South one and one quarter degrees west  
 Seventeen perches and four tenths thence North eighty eight and three quarter degrees west ten perches thence  
 North one and one quarter degree East fifteen perches and eight tenths thence North eighty one and one half degrees East  
 ten perches and three tenths to the place of beginning Containing one Acre of land together with the free use of a  
 certain Spring of Water situate about two Rods East of the said plot of ground conveyed or intended to be together  
 with the full right of way to and from the said Spring Together with all and singular the rights liberties privileges  
 hereditaments and appurtenances whatsoever therunto belonging and the Reversions and Remainders and  
 issues and profits thereof and also all the Estate and interest whatsoever of them the said parties of the  
 first part in law or equity. To have and to hold the same to the said parties of the second part their Successors  
 in Office or assigns for ever And the said parties of the first part their heirs Executors Administrators or assigns do hereby  
 covenant with the said parties of the second part their Successors in Office or assigns that the said parties of  
 the first part are lawfully seized in fee of the premises and that have a good right to sell the same as aforesaid  
 and that they will warrant and defend the same to the said parties of the second part their Successors and  
 assigns against the lawful claims and demands of all persons. In Witness whereof the said parties of the first  
 part have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered by the within named John W. Moore  
 and Lydia Ann his wife the words "their heirs Executors Administrators  
 and assigns" previously interlined in the ninth line in the presence of us  
 J. G. Thomas, Lewis Woodward.

John W. Moore  
 Lydia Ann Moore

Chester County S. S. We it remembered that on the thirteenth day of April in the year of our Lord  
 one thousand eight hundred and sixty four before the subscriber one of the Justices of the Peace for the County  
 appeared the above named John W. Moore and Lydia Ann his wife and acknowledged

This Indenture. Made the Second day of

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

BETWEEN School District of the Township of Cain, a Municipal Corporation of the County of Chester, Commonwealth of Pennsylvania (hereinafter called the Grantor) of the one part;

AND

Robert T. Neely of the City of New York, State of New York, (hereinafter called the Grantee)

DEED

SCHOOL DIST. OF THE TWP. OF CAIN TO ROBERT T. NEELY

of the other part, WITNESSETH That the said Grantor for and in consideration of the sum of Two Thousand One Hundred Dollars United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents does grant, bargain, sell, alien, convey, release and confirm unto the said Grantee, his heirs and assigns

A piece of ground with the building thereon erected, situate in the Township of Cain aforesaid, bounded and described as follows:-

TR 72017

BEGINNING at the junction of two public roads one leading to the Philadelphia and Lancaster Turnpike near Cain Station and the other leading from the said Junction to Coatesville running along the said road leading to Cain, south one and one quarter degrees west, seventeen perches and four tenths; thence north eighty eight and three quarter degrees west, ten perches, thence north one and one quarter degrees east, fourteen perches and eight tenths; thence north eighty one and one half degrees east, ten perches and three tenths to the place of beginning;

CONTAINING one acre of land together with the free use of a certain spring of water situate about two rods east of the said plot of ground conveyed or intended so to be together with the full right of way to and from the said spring.

BEING the same premises which John W. Moore and wife by their deed dated April 13, 1864 granted and conveyed the above described premises (then in the Township of Valley, said County) unto William Martin et al Directors of Valley School District, County and State aforesaid, in fee, Deed Book H-6, Vol: 145, Page 308.

AND WHEREAS, the Township of Cain has since the date of the above Recited deed been erected and includes within its limits the above described property heretofore used for school purposes; and WHEREAS, the said premises under and by virtue of the erection of the said Township of Cain are, under the laws of said Commonwealth, vested in the said School District of the Township of Cain, party of the first part hereto; and WHEREAS, by reason of the erection of a new consolidated School Building at Thorndale by the School District of the Township of Cain, it is determined necessary by the Board of School Directors thereof to sell the School house and lot of land known as the Chestnut Grove School Property above more particularly described; and WHEREAS at a duly called and convened special meeting of the Board of School Directors of the Township of Cain aforesaid held March 29, 1928 at which a quorum was present by a majority vote of the whole number of members of said Board duly recorded showing how each member voted, the following resolutions were unanimously approved:-

"RESOLVED, That the School District of the Township of Cain convey by good and sufficient deed to Robert T. Neely the School House and lot of ground known as the Chestnut Grove School Property, for the price or sum of Two Thousand One Hundred Dollars, in cash. RESOLVED, That the President and the Secretary of the School Board be authorized and empowered for and in behalf of the School District of the Township of Cain, under its corporate seal, to execute and deliver a good and sufficient deed of conveyance for the above mentioned premises, upon receipt of the purchase price therefor".

WHEREFORE this deed in compliance with said proceedings is executed and delivered.

T18, 125  
1936

Mr Brendlinger, widow, and in due form of law acknowledged the above indenture to be her act and deed, and desired the same might be recorded as such: WITNESS my hand and Notarial Seal the day and year aforesaid:

R: D. Hicks, Notary Public in and for .....  
the County of Los Angeles, State of : NOTARIAL :  
California: My commission expires : SEAL :  
June 12, 1936 .....

STATE OF CALIFORNIA: COUNTY OF LOS ANGELES

On the 24th day of April A. D: 1936, before me, the subscriber, a Notary Public, duly commissioned under the law of the State of California, and residing in the City of Los Angeles, personally appeared, Anna Vogel Hingston and George I. Hingston, her husband, and in due form of law acknowledged the above Indenture to be their act and deed; and desired the same might be recorded as such: Witness my hand and Notarial seal the day and year aforesaid:

R: D. Hicks, Notary Public in and for .....  
the County of Los Angeles, State of : NOTARIAL :  
California: My commission expires June : SEAL :  
12, 1936: .....

STATE OF CALIFORNIA: COUNTY OF LOS ANGELES: SS:

I, L. E. Lampton, County Clerk and Clerk of the Superior Court of the State of California, in and for said County, the same being a court of record of the aforesaid County, having by law a seal, do hereby certify that R: D. Hicks, whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit/a Notary Public in and for Los Angeles County, duly commissioned and sworn and residing in said County, and was, as such, an officer of said State, duly authorized by the laws thereof to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds and other instruments in writing to be recorded in said State, and that full faith and credit are and ought to be given to his official acts; that the impression of his official seal is not required by law to be filed in the Office of the County Clerk; I further certify that I am well acquainted with his handwriting and verily believe that the signature to the attached certificate is his genuine signature, and further that the annexed instrument is executed and acknowledged according to the laws of the State of California: IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 24\_ day of April, 1936.

L. E. Lampton, County Clerk and  
Clerk of the Superior Court of .....  
the State of California, in and for : SEAL OF :  
the County of Los Angeles. : COURT :  
BY: E. C. Olston, Deputy .....

Transcribed by: Carville  
Compared DENGLER LONGACRE  
Recorded May 9, 1936

DEED : THIS INDENTURE made the 6th day of May in the year one thousand nine hundred  
SHANTY SHOPS, INC. : and thirty six, between Shanty Shops, Incorporated, a corporation organized  
TO : and existing under the laws of the State of New York, having its principal  
ROBERT T. NEELY : office and place of business at No. 226 Fifth Avenue, in the Borough of  
: Manhattan, City, County and State of New York (hereinafter called the  
: "Grantor"), and Robert T. Neely, a resident of the State of New York, resid-  
: ing at No. 508 Park Avenue in the Borough of Manhattan, City, County and  
: State of New York (hereinafter called the "Grantee"), WITNESSETH that the

said Grantor for and in consideration of the sum of one hundred (\$100) Dollars, receipt of which is hereby acknowledged, has granted, bargained, sold, released and conveyed to the said Grantee, his heirs, executors, representatives, administrators and assigns, all that certain piece of ground with the building thereon erected, situate in the Township of Cain, County of Chester and Commonwealth of Pennsylvania all as described in that certain Indenture made the 2nd day of June, 1928 between School District of the Township of Cain and Robert T. Neely, which Indenture was recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania in Deed Book U-17, Volume 417, Page 201 on June 7, 1928. THIS conveyance/without warranties and

TA 126-122

without recourse in any event whatsoever. The precise residence of the within named Grantee is Robert T. Neely, No. 803 Park Avenue, New York, N. Y. IN WITNESS WHEREOF, the Grantor has hereunto caused its corporate seal to be affixed, and these presents to be signed by its duly authorized officer the day and year first above written:

Shanty Shops, Incorporated  
: \$0.05 :  
: PRNA :  
: STAMP :  
: .....

Shanty Shops, Incorporated .....  
: CORPORATE :  
By: F. Engelken, Vice- : SEAL :  
: President: : .....

Attest: May J. Neely, Secretary.

STATE OF NEW YORK; COUNTY OF NEW YORK; SS:

On the 6th day of May, A. D. 1936 before me, the subscriber, a Notary Public duly commissioned and qualified in and for the said State residing in said County, personally appeared Frederick Engelken, the Vice-President of Shanty Shops, Incorporated, who being duly affirmed according to law says that he was personally present at the execution of the above Indenture and saw the Common or Corporate seal of said Corporation duly affixed thereto; that the seal so affixed thereto is the Common or Corporate seal of the said Corporation; that the above Indenture was duly sealed and delivered by Frederick Engelken, the Vice-President of said Corporation as and for the act and deed of the said Corporation for the uses and purposes therein mentioned and by authority of the Board of Directors and /or By-laws of said Corporation, and that the name of this affiant as Vice-President, and of May J. Neely as Secretary of said Corporation, subscribed to the above Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings.

Frederick Engelken

Affirmed and subscribed to before me the day and year aforesaid. Witness my hand and Notarial Seal:

Samuel Rudner, Notary Public .....  
New York County N. Y. Co. Clks. : NOTARIAL :  
No. 220, Reg. No. 8110. Kings Co. : SEAL :  
Clks. No. 110, Reg. No. 8105. ....  
Commission expires March 30, 1938

STATE OF NEW YORK; COUNTY OF NEW YORK; SS:

No. 15768 Series D.

I, Albert Marinelli, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, Do hereby certify, that Samuel Rudner whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County duly commissioned and sworn and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 7<sup>th</sup> day of May, 1936.

Albert Marinelli, Clerk

Transcribed By: Garville  
Compared By: DENGLE LONGACRE  
Recorded May 8, 1936

DEED : \_\_\_\_\_ sixth day of May in the year of our Lord one thousand nine  
FRED W. DEININGER TRUSTEE : hundred and thirty six. BETWEEN Fred W. Deininger, Trustee in Bankruptcy of  
IN BANKRUPTCY : the Estate of Ira G. Horning, Bankrupt, of the Eoro of Phoenixville, County  
TO : of Chester and State of Pennsylvania, party of the first part; and Andrew L.  
ANDREW L. COFFMAN ET AL : Coffman and William M. Anglemoyer, Trading as Coffman and Anglemoyer, of the  
: same place, parties of the second part; WHEREAS, Ira G. Horning was, by a  
: finding duly made by the Judge of the District Court of the United States  
: for the Eastern District of Pennsylvania, on the 9th day of January, 1936,  
adjudged a Bankrupt. and WHEREAS upon proceedings duly held the said Fred W. Deininger

DEED

ROBERT T. NEELY & WIFE  
TO  
HAROLD KRASHNICK & WIFE

This Indenture.

Made the 17th day of

July in the year of our Lord, one thousand nine hundred and forty-seven.  
BETWEEN ROBERT T. NEELY and MAY J. NEELY, his wife, of the Borough of Manhattan, City of New York, and State of New York, parties of the first part,  
and  
HAROLD KRASHNICK and CHARLOTTE C. KRASHNICK, husband and wife, of the City of Coatesville, County of Chester and State of Pennsylvania, parties

of the second part. Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, release, convey and confirm unto the said parties of the second part, their heirs and assigns.

ALL THAT CERTAIN tract of land situated in Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harty, C.E., July 3, 1947, as follows:

BEGINNING at a stake in a line of land of the United States of America, a corner of remaining land of the grantor herein, distant five hundred ninety-two and seventy-four one-hundredths feet measured northeastwardly along said line of land of the United States of America from an iron pin a corner of land of Robert T. Neely (grantor herein) and east a corner of land of said United States of America; thence along said United States of America land passing over a stake on nine forty-six and ninety-one one-hundredths feet from the west mentioned point North two degrees forty-three minutes ten seconds East, two hundred thirty-five and forty-six one-hundredths feet to an iron pin in the easterly side of Black Horse Hill Road, a public road leading from Coatesville, to Brandywine Manor; thence along said road North eighty-two degrees fifty-eight minutes ten seconds East, one hundred seventy-five and eighty-two one-hundredths feet to a point at or near the point of intersection of said first mentioned road with Old Caln Road, a public road leading from the Lincoln Highway at what was formerly Caln Station to Brandywine Manor; thence along Old Caln Road passing over a spike on line sixty-three and fifty-eight one-hundredths feet from the last mentioned point South eight degrees fifty-two minutes West, two hundred eighty-one and twenty-one one-hundredths feet to an iron pin in or near the middle of said road, a corner of remaining land of the grantor herein; thence leaving said road and along said land North eighty-one degrees thirty-three minutes West, one hundred forty-three and eighty-eight one-hundredths feet to the place of beginning.

CONTAINING forty thousand, six hundred and thirty-two square feet of land, be the same more or less, which is a part of the same premises which Shanty Shops, Incorporated, by its deed dated May 6, 1936, and recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book T-18, Vol. 441, page 126, granted and conveyed unto Robert T. Neely, in fee, as recited in the deed from the School District of the Township of Caln by deed dated June 2, 1928, and recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book U-17, Vol. 417, page 201.

7/17/47

This Indenture, Made the 15th day of May

DEED

HAROLD KRASNICK, WX  
GEOFFREY P. HANLIN, JR., WX

Between Harold Krasnick and Charlotte C. Krasnick, his wife, both of Cain Township, Chester County, Pennsylvania,

Grantors  
George P. Hanlin, Jr. and Margaret Morris Hanlin, his wife, both of the City of Gettysburg, Chester County, Pennsylvania

Witnesseth, That the said Grantors of the first part, for and in consideration of the sum of Ten thousand Dollars (\$10,000.00) well and truly paid by the said Grantee of the second part, have granted, bargained, sold, aliened, conveyed, released and confirmed, and by these presents do give, sell, alien, release and confirm unto the said Grantee and the survivors of them, and the heirs and assigns of such survivor, as tenants by

All That Certain tract of land situate in Cain Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E. July 3, 1947 as follows:  
Beginning at a stake in line of land of the United States of America, a corner of land of Robert T. Neely at wx, distant five hundred ninety-two and seventy-four one-hundredths (592.74) feet measured north easterly along said line of land of the United States of America from an iron pin a corner of land of Robert T. Neely and also a corner of land of said United States of America; thence along said United States of America land passing over a stake on line forty-six and ninety-one one-hundredths (46.91) feet from the next mentioned point North two (2) degrees forty-three (43) minutes ten (10) seconds East; two hundred thirty-five and forty-six one-hundredths (235.46) feet to an iron pin in the bed of Black Horse Hill Road, a public road leading from Gettysburg to Brandywine Manor; thence along said road North eighty-two (82) degrees fifty-eight (58) minutes ten (10) seconds East, one hundred seventy-five and eighty-two one-hundredths (175.82) feet to a point at or near the point of intersection of said first mentioned road with old Cain Road, a public road leading from the Lincoln Highway, at which was formerly Cain Station to Brandywine Manor; thence along old Cain Road passing over a spike on line sixty-three and fifty-eight one-hundredths feet from the last mentioned point South eighty (8) degrees fifty-two (52) minutes East, two hundred eighty-one and twenty-one one-hundredths (281.21) feet to an iron pin in or near the middle of said road, a corner of remaining land of the said Robert T. Neely; thence leaving said road and along said road North eighty-one (81) degree thirty-three (33) minutes West, one hundred forty-three and eighty-eight one-hundredths (143.88) feet to the place of beginning, containing forty thousand, six hundred and thirty-two (40,632) square feet of land, be the same more or less.  
Being the same premises which Robert T. Neely and May J. Neely, his wife, by their deed dated, July 17, 1947 and recorded in the Office for the Recording of Deeds in and for Chester County, Pa. in Book E 25, Vol. 532, page 237, granted and conveyed unto Harold Krasnick and Charlotte C. Krasnick, his wife, the Grantors herein.

78-2017

No Transfer Tax due Settlor made & deed delivered on 5/4/1950  
James R. Groff, Dep. Collector

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446

DEED

GEORGE P. HANLIN, JR. ET UX

TO

JOHN W. TOLLEY, 3rd ET UX

This Indenture,

Made the 27th

day of

August in the year of our Lord, one thousand nine hundred and fifty-two

BETWEEN GEORGE P. HANLIN, JR. and MARGARET MORRIS HANLIN, his wife, of Cain Township, Chester County, Pennsylvania, parties of the first part,

AND

JOHN W. TOLLEY, 3rd and ELIZABETH G. TOLLEY, his wife, of Pocopson Township, Chester County, Pennsylvania, as tenants in entirety, parties

of the second part: Witnesseth, That the said parties of the first part, for and in consideration of the sum of Eleven thousand five hundred dollars lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as tenants in entirety

ALL THAT CERTAIN tract of land, situate in Cain Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C.E., July 3, 1947, as follows:

BEGINNING at a stake in a line of land of the United States of America, a corner of land of Robert T. Neely, et ux, distant five hundred ninety-two and seventy-four one hundredths (592.74) feet measured northeastwardly along said line of land of the United States of America from an iron pin, a corner of land of Robert T. Neely and also a corner of land of said United States of America; thence along said United States of America land passing over a stake on line forty-six and ninety-one one hundredths (46.91) feet from the next mentioned point, North two degrees forty-three minutes ten seconds East, two hundred thirty-five and forty-six one hundredths (235.46) feet to an iron pin in the bed of Black Horse Hill Road, a public road leading from Coatesville to Brandywine Manor; thence along said road, North eighty-two degrees, fifty-eight minutes, ten seconds East, one hundred seventy-five and eighty-two hundredths (175.82) feet to a point at or near the point of intersection of said first mentioned road with old Cain Road, a public road leading from the Lincoln Highway, at what was formerly Cain Station to Brandywine Manor; thence along Old Cain Road, passing over a spike on line sixty-three and fifty-eight one hundredths feet (83.58) from the last mentioned point, South eight degrees fifty-two minutes West, two hundred eighty-one and twenty-one one hundredths (281.21) feet to an iron pin in or near the middle of said road, a corner of remaining land of the said Robert T. Neely; thence leaving said road and along said land, North eighty-one degrees, thirty-three minutes West, one hundred forty-three and eighty-eight one hundredths (143.88) feet to the place of beginning.

CONTAINING forty thousand, six hundred and thirty-two (40,632) square feet of land, be the same more or less.

BEING the same premises which Harold Krasnic and Charlotte C. Krasnick, his wife, by their Indenture bearing date the Fourth day of May, A.D. 1950 and on record in the Recorder's Office of Chester County in Deed Book L-24, Volume 583, page 104, granted and conveyed unto George P. Hanlin, Jr. and Margaret Morris Hanlin, his wife, parties hereto in fee.

x The address of the within-named Grantees is Coatesville, Pa. R.D. 1

Elbert N. Pusey, On behalf of the Grantees

THE STATE OF PENNSYLVANIA, ss.: I, JESSE B. GROFF, Deputy Collector, do hereby certify that the within indenture, made on the 27th day of August, 1952, and recorded in Deed Book L-24, Volume 583, page 104, of the said County of Chester, contains the whole of the deed of the said parties of the first part, and that the tax on same has been paid.

Jesse B. Groff Deputy Collector

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

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to the only proper use, benefit, and behoof of the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said parties of the second part, their heirs and assigns forever, that they the said parties of the first part, and 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 parties of the second part, their heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND IN WITNESS WHEREOF, The said parties of the first part to these presents have hereunto set their hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

us Elbert N. Pusey I. N. Earl

\*\*\*\*\* : \$115.00 : : I. N. : PENNA. : : SEALS : STAMPS :

George P. Hanlin, Jr. (SEAL) Margaret Morris Hanlin (SEAL) Elbert N. Pusey, Atty.

The State stamps affixed represents full consideration including liens and encumbrances.

State of Pennsylvania

County of Chester

ss.:

ON THE 27th day of August 1952, before me, The Subscriber, a Notary Public, duly commissioned and residing in the County and State aforesaid

the undersigned officer, personally appeared George P. Hanlin, Jr. and Margaret Morris Hanlin, his wife,

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal. X

Transcribed by: Groff Compared by: TAMBEY KRAUSER

I, N. Earl Wynn, Notary Public My commission expires Mar. 9, 1953

NOTARIAL SEAL

Recorded August 28,

1952 at 12:55 P.M.

79-170127

# This Indenture Made the

\_\_\_ 25th \_\_\_ day of \_\_\_ August \_\_\_ in the year of our Lord  
one thousand nine hundred and \_\_\_ fifty-five.

**Between** JOHN W. TOLLEY, III and ELIZABETH G. TOLLEY, his wife,  
of the Township of Caln, County of Chester and State of Pennsylvania, parties of  
the first part, and

BERTHA K. ESPENSHADE, of the same place, party

of the second part: **Witnesseth**, That the said part ies \_\_\_ of the first part, for and in  
consideration of the sum of \_\_\_ Ten thousand two hundred and fifty Dollars

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

TA 170127

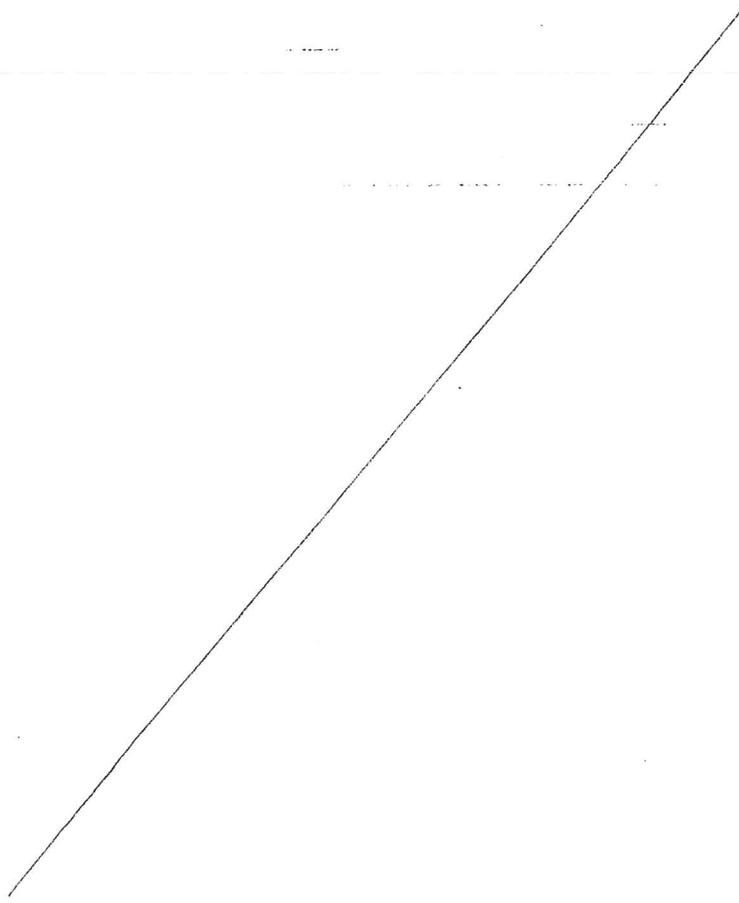
ALL THAT CERTAIN tract of land, situate in Caln Township,  
Chester County, Pennsylvania, bounded and described according to a new survey  
made by J. W. Harry, C. E., July 3, 1947, as follows:

BEGINNING at a stake in a line of land of the United States of  
America, a corner of land of Robert T. Neely, et. ux., distant five hundred  
ninety-two and seventy-four one-hundredths feet measured Northeastwardly along  
said line of land of the United States of America from an iron pin, a corner of  
land of Robert T. Neely and also a corner of land of said United States of  
America; thence along said United States of America's land passing over a stake  
on line forty-six and ninety-one one-hundredths feet from the next mentioned point,  
North two degrees forty-three minutes ten seconds East, two hundred thirty-  
five and forty-six one-hundredths feet to an iron pin in the bed of Black Horse Hill  
Road, a public road leading from Coatesville to Brandywine Manor; thence along  
said road, North eighty-two degrees, fifty-eight minutes, ten seconds East, one  
hundred seventy-five and eighty-two hundredths feet to a point at or near the point  
of intersection of said first mentioned road with old Caln Road, a public road  
leading from the Lincoln Highway, at what was formerly Caln Station to Brandywine  
Manor; thence along Old Caln Road, passing over a spike on line sixty-three  
and fifty-eight one hundredths feet from the last mentioned point, South eight

degrees, fifty-two minutes West, two hundred eighty-one and twenty-one one-hundredths feet to an iron pin in or near the middle of said road, a corner of remaining land of the said Robert T. Neely; thence leaving said road and along said land, North eighty-one degrees, thirty-three minutes West, one hundred forty-three and eighty-eight one-hundredths feet to the place of beginning.

CONTAINING forty thousand, six hundred and thirty-two square feet of land, be the same more or less.

BEING the same premises which George P. Hanlin, Jr. and Margaret Morris Hanlin, his wife, by their deed dated August 27, 1952, and Recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book H-26, Vol. 630, page 446, granted and conveyed unto John W. Tolley, III and Elizabeth G. Tolley, his wife, parties of the first part hereto, in fee.



This Deed, made this 29th day of December 1964.

Between, **DEAN K. ROBE SENE**, single man, of Caln Township, County of Chester and State of Pennsylvania (hereinafter called the "Grantor"),

of the one part, and **PAUL V. REISSER and HEY VAN REISSER**, husband and wife, of the same place (hereinafter called the "Grantee S"), of the other part.

**Witnesseth.** That in consideration of **ELEVEN THOUSAND FIVE HUNDRED (\$11,500.00)** Dollars,

to hand paid, the receipt whereof is hereby acknowledged, the said Grantor doth hereby grant and convey unto the said Grantee S their heirs and assigns, as tenants by entirety:

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected **SITHE** in Caln Township, Chester County, Pa., bounded and described according to a new survey made by J. W. Harry C.E., July 3, 1947, as follows:

TA# 170127

**BEGINNING** at a stake in a line of land of the United States of America, a corner of land of Robert T. Wooley et ux, distance 592.74 feet measured Northeastwardly along said line of land of the United States of America from an iron pin, a corner of land of Robert T. Wooley and also a corner of land of said United States of America; thence along said United States of America's land passing over a stake on line 16.91 feet from the next mentioned point, North 2 degrees 43 minutes 10 seconds East, 235.46 feet to an iron pin in the bed of Black Horse Hill Road, a public road leading from Cortesville to Franzyne Manor; thence along said road, North 82 degrees 58 minutes 10 seconds East, 175.82 feet to a point at or near the point of intersection of said first mentioned road with Old Caln Road, a public road leading from the Lincoln Highway at what was formerly Caln Station to Franzyne Manor; thence along Old Caln Road, passing over a spike on line 63.58 feet from the last mentioned point, South 08 degrees 52 minutes East, 291.21 feet to an iron pin in or near the middle of said road, a corner of remaining land of the said Robert T. Wooley; thence leaving said road and along said land, North 81 degrees, 33 minutes West, 143.68 feet to the place of beginning.

**CONTAINING** 40,632 square feet of land, be the same more or less.

**BEING** the same premises which John J. Tolley, III and Elizabeth G. Tolley, his wife, by deed dated August 25, A.D. 1955 and recorded in the Office for the Recording of Deeds in and for Chester County, Pa., in Deed Book F-26, page 71, granted and conveyed unto the Grantor herein, in fee.

T  
1964

REAL ESTATE TRANSFER TAX  
PAID ON \$ 11,500.00  
Jose B. Guff  
Dep. Col.

D 36 PAGE 717

This Deed, made this 27th day of Sept. 1965.

Between PAUL VAN REISEN and HEDY VAN REISEN, his wife, of Caln Township, Chester County, Pennsylvania, (hereinafter called the "Grantor B"),

of the one part, and JOSEPH P. KANE, JR., and KATHERINE D. KANE, his wife, of 1022 Phoenixville Pike, West Chester, Pa. (hereinafter called the "Grantor S"), of the other part.

Witnesseth, That in consideration of twelve thousand nine hundred (\$12,900.00) 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 buildings and improvements thereon erected SITUATE in Caln Township, Chester County, Pa., bounded and described according to a new survey made by J. W. Harry, C.E., July 3, 1947, as follows:

BEGINNING at a stake in a line of land of the United States of America a corner of land of Robert T. Neely, et ux, distance 592.74 feet measured Northeastwardly along said line of land of the United States of America from an iron pin, a corner of land of Robert T. Neely and also a corner of land of said United States of America; thence along said United States of America's land passing over a stake on line 46.91 feet from the next mentioned point, North 2 degrees 43 minutes 10 seconds East, 235.46 feet to an iron pin in the bed of Black Horse Hill Road, a public road leading from Coatesville to Brandywine Manor; thence along said road, North 82 degrees 58 minutes 10 seconds East, 175.82 feet to a point at or near the point of intersection of said first mentioned road with Old Caln Road, a public road leading from the Lincoln Highway at what was formerly Caln Station to Brandywine Manor; thence along Old Caln Road, passing over a spike on line 63.58 feet from the last mentioned point, South 08 degrees 52 minutes West, 281.21 feet to an iron pin in or near the middle of said road, a corner of remaining land of the said Robert T. Neely; thence leaving said road and along said land, North 81 degrees, 33 minutes West, 143.88 feet to the place of beginning.

CONTAINING 40,632 square feet of land, be the same more or less.

BEING the same premises which Bertha K. Espenshade, singlewoman, by her deed dated December 29, 1964, and recorded in the office of the Recorder of Deeds in and for Chester County in Deed Book D-36, page 717, granted and conveyed unto Paul Van Reisen and Hedy Van Reisen, his wife, grantors herein, in fee.

P 36 PAGE 492

TA#170121

This Deed,

made this Seventeenth day of July

1972.

Between, JOSEPH F. KANE, JR. and KATHERINE D. KANE, his wife,

(hereinafter called the "Grantors")

of the one part, and BEVERLY J. MILHOUS, singlewoman

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

Witnesseth, That in consideration of Twenty Six Thousand Five Hundred (\$26,500.00) Dollars,

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

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in Caln Township, Chester County, Pa., bounded and described according to a new survey made by J. W. Harry, C.E., July 3, 1947, as follows:

BEGINNING at a stake in a line of land of the United States of America, a corner of land of Robert T. Neely, et ux, distance Five hundred ninety-two and seventy-four one-hundredths feet measured North-eastwardly along said line of land of the United States of America from an iron pin, a corner of land of Robert T. Neely and also a corner of land of said United States of America; thence along said United States of America's land passing over a stake on line Forty-six and ninety-one one-hundredths feet from the next mentioned point, North Two degrees, forty-three minutes, ten seconds East, Two hundred thirty-five and forty-six one-hundredths feet to an iron pin in the bed of Black Horse Hill Road, a public road leading from Coatesville to Brandywine Manor; thence along said road, North Eighty-two degrees, fifty-eight minutes, ten seconds East, One hundred seventy-five and eighty-two one-hundredths feet to a point at or near the point of intersection of said first mentioned road with Old Caln Road, a public road leading from the Lincoln Highway at what was formerly Caln Station to Brandywine Manor; thence along Old Caln Road, passing over a spike on line Sixty-three and fifty-eight one-hundredths feet from the last mentioned point, South Eight degrees, fifty two minutes West, Two hundred eighty-one and twenty-one one-hundredths feet to an iron pin in or near the middle of said road, a corner of remaining land of the said Robert T. Neely; thence leaving said road and along said land, North Eighty-one degrees, thirty-three minutes West, One hundred forty-three and eighty-eight one-hundredths feet to the place of beginning.

CONTAINING 40,632 square feet of land, be the same more or less.

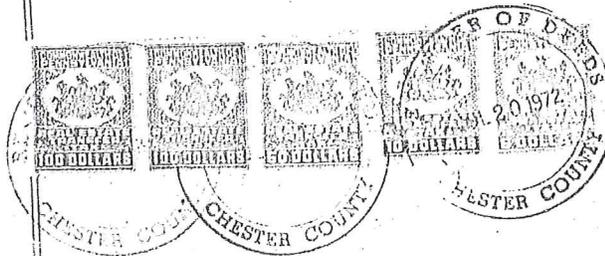
BEING the same premises which Paul Van Reisen and Hedy Van Reisen his wife, by Indenture bearing date the 10th day of September A. D. 1965, and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book P-36 page 492 &c., granted and conveyed unto Joseph F. Kane, Jr. and Katherine D. Kane, his wife in fee.

REAL ESTATE TRANSFER TAX

PAID \$265.00

Jan K. Ester

COLL. C.



265.

T 40 366

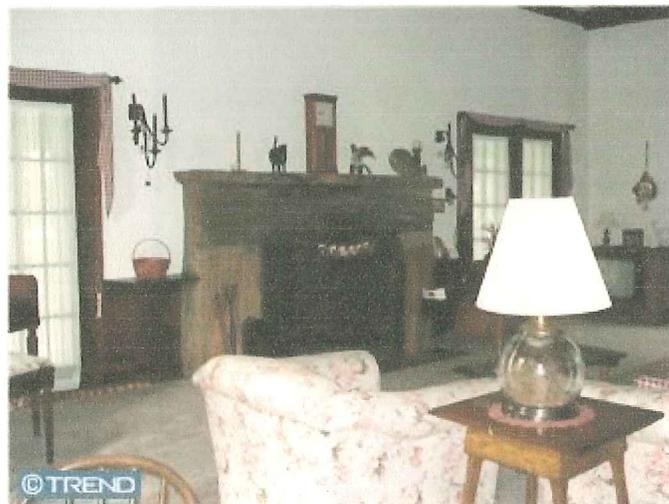
# Single Family in COATESVILLE

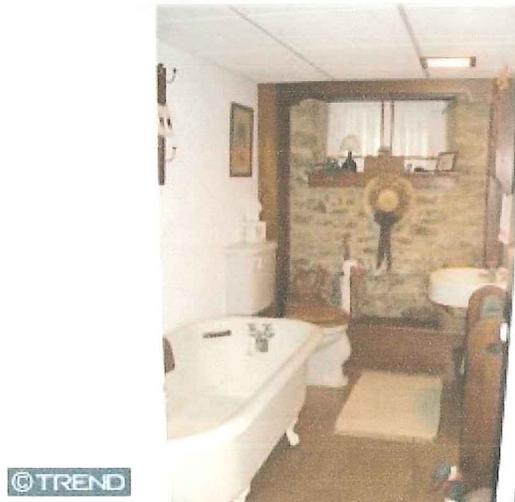
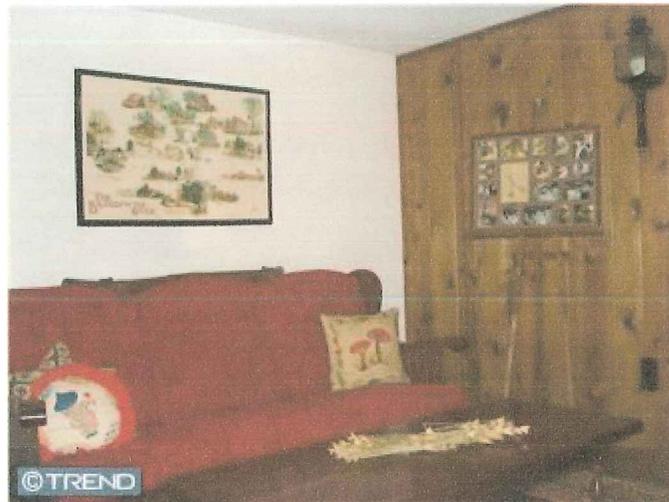
1798 Blackhorse Hill Rd



REAR  
FACING SOUTH  
DOWN HILL









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**For More Information:  
Listing Agent**

**Barbara Paulig**  
ASSOCIATE  
PHONE: (610) 363-4886  
RE/MAX ACTION ASSOCIATES  
**Agent Information**



Results <<Prev 223 of 411 Next>>

**Single Family in COATESVILLE**



1798 Blackhorse Hill Rd  
Coatesville - Caln Township  
PA, 19320

**Property Details**

<b>Price</b>	\$289,900
<b>Bedrooms</b>	3 BR
<b>Bathrooms</b>	2.50 BTH
<b>Living Area</b>	1,200 SQ. FT.
<b>Listing ID</b>	5401567

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**Description**

Historic School House on the Chester County Historic Register. Charming as can be. Unique floor plan. Being sold "as is". This home is suitable on almost an acre with mature plantings and is tucked away for privacy. More listing information will be available - definately a must see!

**Main Features**

<b>Type</b>	Single Family	<b>Half Bath</b>	1
<b>Listing Status</b>	For Sale	<b>School District</b>	Coatesville
<b>Year Built</b>	1780	<b>County</b>	Chester
<b>Lot Size</b>	0 Acre(s)	<b>Taxes</b>	\$3,558.00
<b>Floors</b>	Other	<b>Tax Year</b>	2008
<b>Rooms</b>	6	<b>Zoning</b>	Res
<b>Full Bath</b>	2	<b>Subdivision</b>	None Available

Courtesy Of: RE/MAX Action Associates

**Request More Information**

Name\*

Email\*

Phone

SUBMIT

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