

CLEON ARNOLD APARTMENTS/HATFIELD TEA ROOM  
NORTHWEST CORNER ROUTE 30 AND BRANDYWINE MANOR ROAD  
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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HISTORY OF  
CLEON ARNOLD APARTMENTS/HATFIELD TEA ROOM  
NORTHWEST CORNER ROUTE 30 AND BRANDYWINE MANOR ROAD  
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Moses and Susannah Coates, members of the Society of Friends, immigrated from Ireland in 1717, settled first at Phoenixville, and in 1728 bought 492 “unimproved” acres in Caln. Fifteen years later, in 1743, they deeded half of this tract to their son Samuel and a smaller portion to their son Isaac.

Isaac married Hannah Stalker of a Caln family, and they had nine children: Beulah, Grace, Lydia, Rebecca, Seymour, Amy, Zillah, Israel, and Lindley. Isaac was active in meeting affairs--”a weighty Friend” is the phrase often used for such a person, especially if, like Isaac, he or she traveled to other meetings as a sort of liaison or minister. In 1799 Isaac made a long journey to New York State, visiting meetings along the way, and spending some time with the famous Indian Cornplanter, whose efforts on behalf of his people Isaac commended.

Six years later, Isaac and Hannah had the satisfaction of seeing two of their children married in one year and to a brother and sister: in May 1805 Seymour married Deborah Preston at West Grove Meeting, and in November of that year, Amy married Mahlon Preston at Caln Meeting. The Prestons were a West Grove family and later were among the most active operators of the Underground Railroad. Deborah and Mahlon’s niece Ann Preston was one of the first woman doctors in the country and was also an accomplished writer, mostly in the cause of abolition.

When Isaac Coates died intestate in 1809, Orphans Court had to divide his property among his widow and nine children. Eldest son Seymour inherited a substantial portion north of present-day Route 30. But Seymour died intestate and in debt in 1831, and Deborah and the other administrators of his estate sold the house and about 180 acres to Samuel Hatfield.

Hatfield was from Philadelphia, a miller and ironmaster with factories in Montgomery and Huntingdon Counties, as well as one at Wagontown in Chester County. The Coates property was to be his summer home. The Hatfields were Presbyterians; as noted in their obituaries. Samuel’s son Abram took over the farm, called “Valleyview,” and leased part of it to glass manufacturers for its silica deposits. Abram seems to have had an artistic nature and was not entirely trusted by his father with financial matters, according to family information received by Mae Jean Rosser, because the farm was left by Samuel in trust for his grandson, Abram’s son J. Gilbert Hatfield.

In 1867, according to a 1945 newspaper clipping, Abram Hatfield built the house on Route 30, most likely for his son J. Gilbert, who would have been about twenty-nine years

old at the time. Three years later, Samuel Hatfield died and J. Gilbert presumably inherited, though because Samuel lived and died in Philadelphia, his will is not in the Chester County Archives. In 1892, when his father Abram Hatfield died, J. Gilbert is said in an obituary to be living “on an adjoining farm.” A 1907 news item about his daughter Anna’s wedding tells that it took place at her home, where some guests “found the trolley, which passes the door, a convenience in coming and returning.” If there were any doubt, this seems to conclusively place their family home along Route 30.

J. Gilbert Hatfield and his wife Emma lived at their home until J. Gilbert’s death in 1919 and Emma’s in 1923. For some time, daughters Anna H. Adamson and Clara Hatfield operated the Hatfield Tea Room. There are also references to it as Hatfield Lodge, indicating that the sisters may have run a rooming house as well, though this is only conjecture. Clara died in 1941, and four years later Anna sold the place to Cleon and Ella Arnold, who planned to continue the tea room. They may have done this, but they also converted the house into several apartments. After owning for nearly fifty-one years, Ella Arnold sold the place in 1996 to John Recchiuti and Dean Phillips. Eight years later, they sold to Samuel and Mary Ann Pilotti, who sold it in 2009 to Caln Plaza LLC. Through all the transactions from 1945 to 2009, the description reads “frame dwelling house known as Hatfield Tea Room.”

Mary Larkin Dugan

February 2011

CLEON ARNOLD APARTMENTS/HATFIELD TEA ROOM  
 NORTHWEST CORNER ROUTE 30 AND BRANDYWINE MANOR ROAD  
 CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<u>Back reference in O, 96:</u>		
8/2/1681	William Penn to Anthony Elton Sr., tract of land	500 acres
A, vol. 2, 620 10/11/1703	Anthony Elton Jr. to Edward Smout, Elton having died, tract of land. Edward Smout married Jane Elton, daughter of Anthony Elton Sr.	492 acres "one English silver shilling for one hundred acres"
E, vol. 8, 297 3/4/1712	Edward Smout Jr. to Anthony Morris Sr., tract of land. Edward Smout Sr. had died, leaving wife Jane and sons Edward, Silvanus, and John. Silvanus sold his right to the property, Book E, vol. 3 p. 447. Jane and John both died.	492 acres
7/10/1721	Anthony Morris Sr. made his will and died soon after. His executors were authorized to sell his properties when son Luke reached the age of 21.	
O, 91 12/14/1728	Israel Pemberton et al, executors of Anthony Morris Sr will, to Moses Coates, land that was described as "unimproved" at that time.	492 acres £200
O, 96 11/14/1745	Moses and Susanna Coates to son Samuel, tract of land, half of the 492-acre tract	246 acres "for the natural love and affection they...bear toward their son"
O, 98 11/14/1743	Moses and Susanna Coates to son Isaac, two tracts: 1) 145.5 ac., 4 perches; 2) 150 perches, lime quarry	5 shillings
1809	Isaac Coates died intestate.	
1809 Orphans Court	Isaac Coates' widow and nine children inherited Coates' divided property. Son Seymour received a substantial tract north of the "turnpike road."	

E4, 266 12/31/1831	Deborah Coates et al, executors of Seymour Coates, to Samuel Hatfield, three tracts: 1) with messuage, 180 acres 69 perches; 2) 18 acres of woodland; 3) 6 acres of woodland	\$11,949.51
3/27/1870	Samuel Hatfield died, leaving property to the lawful issue of his grandson J. Gilbert Hatfield, who died 5/28/1919. The property eventually came to Anna Hatfield Adamson and numerous other Hatfields, who sold it to the Arnolds.	
S21, 327 10/5/1945	Anna Hatfield Adamson et al to Cleon L. and Ella A. Arnold, tract of land with frame dwelling house known as Hatfield Tea Room, part of preceding transaction	.626 acre \$1.00
3991, 278 2/1/1996	Ella A. Arnold to John D. Recchiuti and B. Dean Phillips, tract of land with frame dwelling house known as Hatfield Tea Room	not given
6292, 678 9/24/2004	John D. Recchiuti and B. Dean Phillips, C&C Paving Co., to Samuel J and MaryAnn Pilotti, tract of land with frame dwelling house known as Hatfield Tea Room	not given \$980,000.00
7841, 2130 11/18/2009	Samuel J. and MaryAnn Pilotti to Caln Plaza LLC, several tracts including Tract 1, with the frame dwelling house known as Hatfield Tea Room, at the northwest corner of Lincoln Highway and Brandywine Manor Road.	not given \$4,249,938.00

VR 5-26-1831

On Thursday the 12th instant, by the Rev. J. N. C. Grier, Mr. ABRAHAM HATFIELD, of Chester County, to Miss SARAH ANN, daughter of Mr. Alexander Patterson, of Lancaster Co.

CCT 6/15/1861

HATFIELD—In Valley-View, on the 23d ult., Anna M. P. Hatfield, daughter of Abm. and Sarah Hatfield, in the 19th year of her age.

L 8. 8. 1892

Abram Hatfield, a retired farmer of Caln Station, died Friday and will be buried tomorrow. He was engaged in farming nearly all his life. He was the father of J. Gilbert Hatfield, who resides on an adjoining farm.

8.6.1892

Abram Hatfield, 8.6.1892  
Mr. Abram Hatfield, who had passed his eighty-fourth year, died at his residence, in Caln township, on Friday. He was born at Wagontown, and had resided in this neighborhood nearly all his life, was a very quiet citizen, and a member of the Presbyterian Church, filling the position of Trustee for a long time. On his resignation his son, J. Gilbert Hatfield, was elected in his stead. The farm upon which he resided was owned by his father, and the discovery of fine sand on his farm has yielded the family a large income. He buried his wife less than a year ago. His funeral will take place on Tuesday morning next.

CWT 8-13-1892

CWT Abram Hatfield, 8-13-1892  
The funeral of Abram Hatfield, of Caln township, who died on Friday afternoon of last week, took place on Tuesday, and was largely attended. Mr. Hatfield, at the time of his death, was one of the oldest residents of this community, being in his 86th year. He was a man known far and near for his sturdy character and Christian principles. He was a member of the Presbyterian church of this place, and served in the official board for many years.

Through patient industry he had amassed a good share of this world's goods, and for several years previous to his death had given up active participation in business affairs, and lived a quiet retired life upon his farm a mile East of this borough.

The funeral services were conducted by Rev. H. A. MacKubbin, pastor, and Rev. Jas. Roberts, former pastor of the Presbyterian church of this place. Interment was made at Fairview Cemetery.

L 12.26.1907

Adamson—Hatfield, 12.26

This evening at six o'clock at the home of the bride, Caln, occurs the marriage of James S. C. Adamson, Norristown, and Miss Anna P. Hatfield. Rev. George E. Gillespie, pastor of the Coatesville Presbyterian Church, will perform the ceremony, in the presence of a number of guests. Mrs. Charles G. Tatnall, of Philadelphia, formerly of Coatesville, will be matron of honor. Among those who will be present from West Chester are Dr. and Mrs. Robert M. Scott, J. L. McLain, wife and daughter, Miss Jennie B. Martin and her sister, Mrs. Thomas Eachus, of Downingtown.

L 12.27.1907

Adamson—Hatfield, 12.27

Wedding bells took up the chimes of Christmas last evening, at the home of Mr. and Mrs. Gilbert Hatfield, Caln. The bride was their daughter, Miss Anna Patterson Hatfield, and the groom was James S. C. Adamson, of Ottawa, Canada.

One hundred guests signed the certificate and joined in making the occasion a most happy one. The bride has been one of the popular members of Coatesville's younger society circle, and she

leaves home, attended by the best of good wishes.

The house was beautifully decorated for the occasion with roses, carnations and China lilies, and seemed to suggest the embodiment of Christmas cheer and bridal joy.

An orchestra of three pieces, harp, violin and flute, rendered the wedding march and furnished music during the evening.

The ceremony was preceded by the wedding luncheon in order that those from a distance might leave by the late evening train. The through express passing Caln shortly after nine o'clock was stopped for the accommodation of the Philadelphia and New York guests, while others found the trolley, which poses the door a convenience in coming and returning.

The ceremony was performed by Rev. Geo. Gillespie, pastor of the Coatesville Presbyterian Church. The bride entered the room with her father. Her attendants were Mrs. Charles G. Tatnall, of Wayne, matron of honor, and Miss Clara Hatfield, her sister, as bridesmaid.

The groom's brother, George Adamson, of Ottawa, was best man and the bride's brother, Chauncey Hatfield, groomsmen.

The ushers were Lewis McLain, of Coatesville and Evans Wiley, of Chambersburg.

The bride's gown was a charmingly dainty one, of white embroidered Swiss, over taffeta. She wore the conventional veil and carried bride roses and white hyacinths. Her attendants wore embroidered batiste and carried pink roses.

The gifts were many and beautiful, one of those especially admired being a large lamp given by the "Shelmer Club," a literary circle of which the bride has been for a number of years a member.

The joys of the confetti laden friends were dampened in the finale of the occasion by the daring and ingenuity of the young people. Every precaution was thought to have been taken to guard against their escaping without the shower which is supposed to cap the climax of a wedding.

A ladder at a second story window was discovered after the guests had waited more than the usual time for the bride and groom to appear in their traveling garb and too late to overtake them a carriage was seen speeding down the turnpike to Caln Store. Here a passing trolley was taken by the escaping couple, who came to West Chester and took a train for Philadelphia.

After a short wedding tour, the young people will reside in Norristown, until Spring, the groom being an instructor in the Schissler Business College. Their summer home will be in Ottawa, Canada.

Among the guests were the following relatives and friends: Rev. Hector McLean and wife, Brandywine Manor; Rev. and Mrs. Geo. Gillespie, Mr. and Mrs. Joseph Beale, Miss Alice Hatfield, John Ralston, Mrs. Frances Taylor, Miss Ralston, Miss Deborah Fairlamb, Mr. and Mrs. Nathan T. Lukens, Mr. and Mrs. Harry Hatfield, Coatesville; Mrs. Louisa Baugh, Mrs. Saunders, Katherine Baugh, Mrs. Gest, Overbrook; Mr. and Mrs. Jas. A. Pierson, Mr. and Mrs. John Aitken, Mr. and Mrs. Walderman Wurts, New York; Messrs. Henry and Robert Ralston, Charlottesville, Va., Dr. and Mrs. James McLean, Miss Helen McLean, Miss Jennie B. Martin, Miss Sara Vandever, Dr. and Mrs. R. M. Scott, West Chester; Mrs. Thomas Eachus, Joseph Baugh, Downingtown; Miss Henrietta Martin, Martin's Corner; The Misses Rebecca and Frances Galt, Terre Hill, Lancaster county; Mrs. Dr. Wells and family, Chester Springs; Mr. and Mrs. Detwiler, Anselma; Gilbert Miller and sister, Landsdowne; Mr. and Mrs. Chas. G. Tatnall, Wayne; Mr. and Mrs. Clinton Moyer, North Wales; Miss Beale McConnell, Dorian's Mills; Miss Mary Miles, Reading.

About fifteen members of the "Shelmer Club," and a number of other Coatesville friends were also present.

CT 5.31.1919

J. GILBERT HATFIELD.

J. Gilbert Hatfield, whose serious illness we noted in our last issue, passed peacefully to rest at his home, at Caln, on Wednesday afternoon, in the eighty-first year of his age. While Mr. Hatfield had lived beyond the allotted age of man, his passing from time to eternity leaves a big void in the ranks of earth's noble manhood. Of Mr. Hatfield it could truly be said: "Thou art a man, noble in all of thy attributes." Most all of the years of his long and useful life were spent in this vicinity, where he was held in the highest esteem by all who knew him. He was a sincere Christian, and for thirty years a member of the board of trustees of the Presbyterian Church of this city. Besides his widow, he is survived by the following children: Harry G., at home; Chauncey B., of Coatesville; Clara G., at home, and Mrs. James Anderson, Ottawa, Canada. A sister, Miss Alice Hatfield, lives in Coatesville.

His funeral, to which relatives and friends are invited, will take place from his late residence at 3 p. m. to-day. Interment will be private, at Fairview Cemetery.

CT 2.24.1923

MRS. J. GILBERT HATFIELD.

Mrs. Emma Ralston Hatfield, widow of the late J. Gilbert Hatfield, died at her home in Caln on Saturday last following an illness of eleven weeks. Mrs. Hatfield was in her eighty-first year and was very well known, having lived in that section for fifty years.

She was the daughter of the late James and Mary Ralston and was born at Rockville this county. She had always been prominent in church work, first at Brandywine Manor Presbyterian Church and later at the Coatesville Presbyterian Church.

Mrs. Hatfield's husband died about three years ago. She is survived by four children: Harry G. Hatfield, of Caln; Mrs. James Adamson, of Ottawa, Canada; Miss Clara G. Hatfield, of Caln, and Chauncey B. Hatfield, of Coatesville. She also has one brother and two sisters: H. M. Ralston, of Summit, N. J.; Miss Helen M. Ralston, of Elizabeth, N. J., and Mrs. Anna McClain, of Swarthmore, Pa.

Her funeral took place on Wednesday afternoon. Interment was made at Fairview cemetery.

L 1.30.1941

### Clara G. Hatfield

Clara G. Hatfield, of "Hatfield Lodge," Caln, daughter of the late J. Gilbert and Emma R. Hatfield, died early yesterday morning in West Grove Hospital. She had been in failing health for some time past, and her condition had been serious for several days.

Miss Hatfield was from an old and well-known Chester county family, and lived in this section many years. For several years she and her sister, Mrs. Anna Adamson, had successfully conducted Hatfield Lodge.

She was a member of Coatesville Presbyterian Church.

Besides her sister, she is survived by a twin-brother, Chauncey B. Hatfield, and Harry G. Hatfield, both of Caln.

The deceased was in her 61st year. Interment private in Fairview Cemetery, Coatesville.

CR 11.2.1945

A deal was closed yesterday by which Mr. and Mrs. Cleon L. Arnold, of West Chester, become the owners of the property known as Hatfield Lodge, just east of Caln bridge. According to reports, Mr. and Mrs. Arnold plan to open a tea house there. Alterations in the property have already begun.

The property consists of a two and a half story frame house and about three-quarters of an acre of land fronting on Lincoln Highway. It is a part of the old Hatfield homestead which was purchased by Samuel Hatfield, the great grandfather of the present generation of the family, in 1831 and it had been in the Hatfield name ever since.

The house on the property was erected by Samuel Hatfield's son, Abram Hatfield, in 1867. It was occupied by the late J. Gilbert Hatfield, the son of Abram Hatfield, and was sold by the J. Gilbert Hatfield Estate, which consists of Chauncey B. Hatfield, Mrs. Anna Hatfield Abramson and the heirs of the late Harry G. Hatfield.

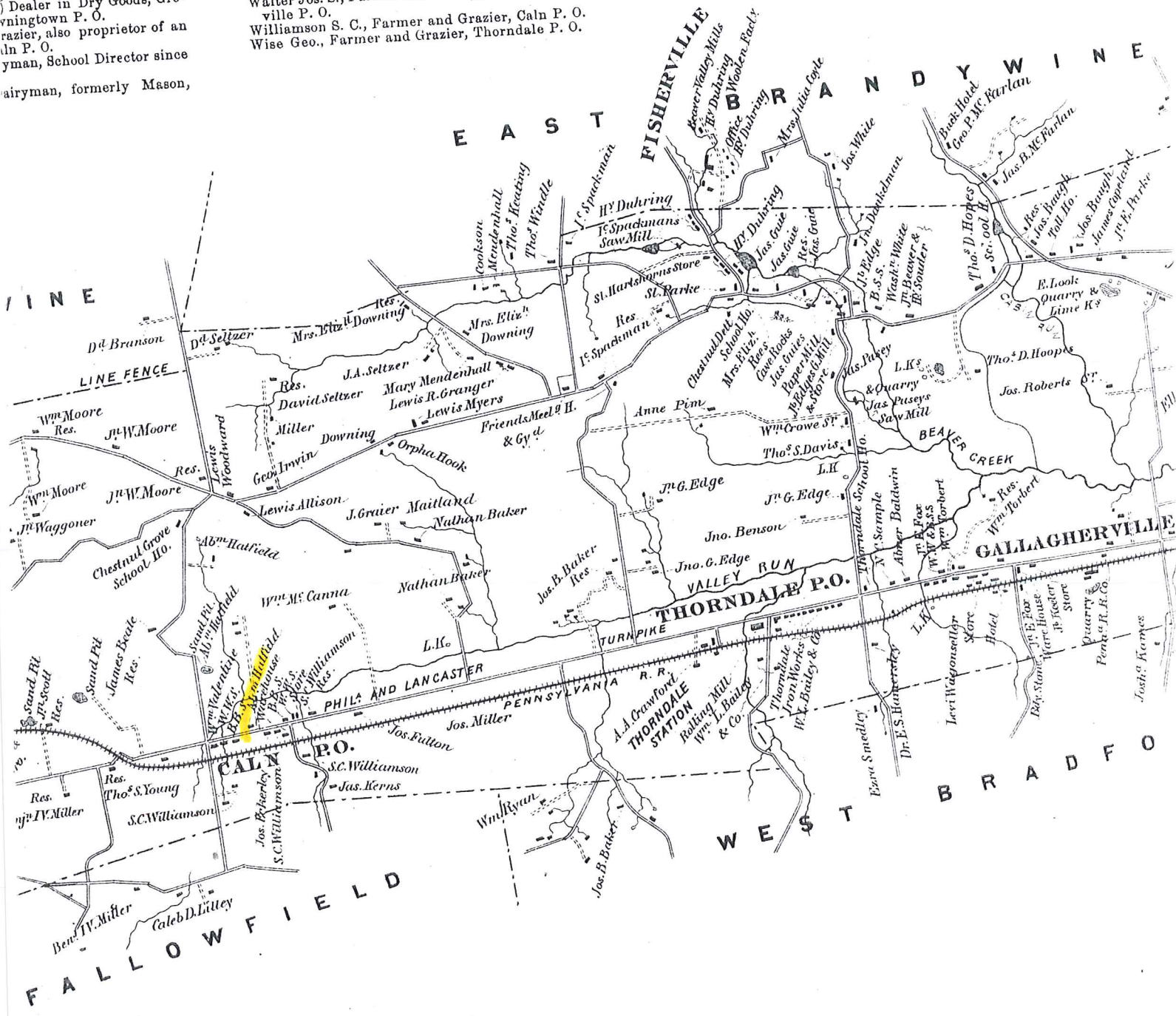
For several years Mrs. Abramson and a sister who is now deceased, conducted a tea room there.

**NSHIP.**  
 ers of Boiler Plate Iron,  
 man, formerly Gen. Supt.  
 an Bank Farm, Down-  
 , Downingtown P. O.  
 er, Cabinet Maker, Sawyer  
 , Thorndale P. O.  
 man, Thorndale P. O.  
 er, Wholesale and Retail  
 eed, Downingtown P. O.  
 Wholesale Dealer in every  
 Eagle Paper Mill, Down-  
 Spring Farm, Retired Phy-  
 sician P. O.  
 Dealer in Dry Goods, Gro-  
 cery, Downingtown P. O.  
 rian, also proprietor of an  
 in P. O.  
 yman, School Director since  
 airyman, formerly Mason,

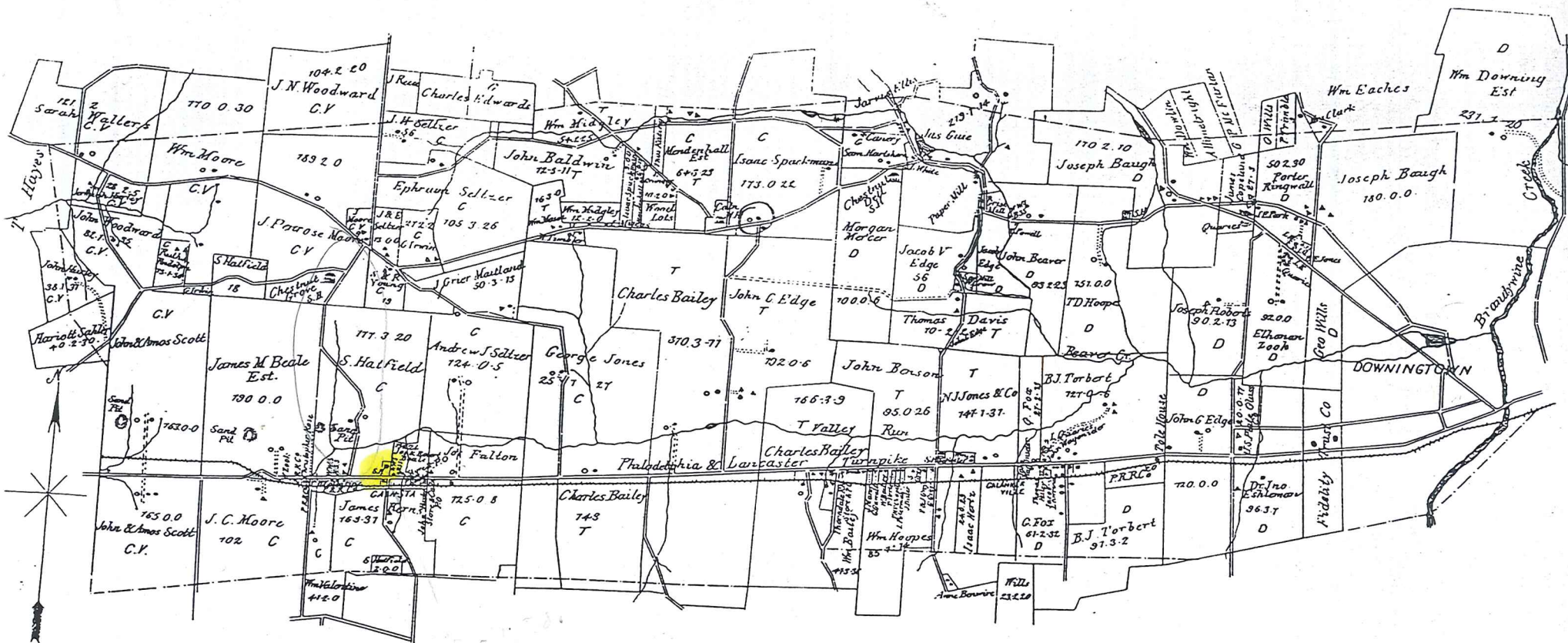
Lyons Dennis, (Gallagherville), Fashionable  
 Maker, Downingtown P. O.  
 Mason Wm. P., Farmer and Grazier, Guthrieville P. O.  
 Mendenhall Cookson, Farmer, Dairyman and Carpenter,  
 Guthrieville P. O.  
 Moore Jno. W., Dairyman and Grazier, Coatesville P. O.  
 Moore Wm., Farmer, Dairyman & Grazier, 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, Thorn-  
 dale P. O.  
 Spackman Amanda, Teacher, Downingtown P. O.  
 Spackman 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, Coates-  
 ville P. O.  
 Williamson S. C., Farmer and Grazier, Caln P. O.  
 Wise Geo., Farmer and Grazier, Thorndale P. O.



Scale 2 Inches to One M.  
 1873



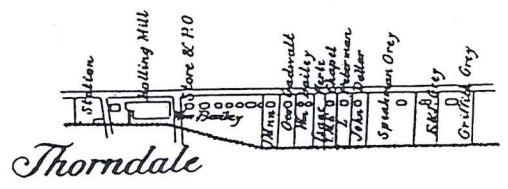




1882

**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

*The Philadelphia & Lancaster Company*

*John Reynolds*  
*A. C. James*  
*W. MacFarlane*

*County Commissioners*

- C.V. Cooksville P.O.
- C. Cabin P.O.
- T. Thorndale P.O.
- G. Guthrieville P.O.
- D. Downingtown P.O.
- Stone House
- Stone Barn & Outbuildings
- Frame House
- Frame Barn or Outbuilding
- Spring House

Mostly  
Coveted & Sought  
after

**Be it Remembered** that on the fifteenth day of March Anno Domini 1745, the hereafter written Indenture was produced before William Moore Esq: one of the Justices of the peace for the County of Chester and thereupon came & was read in his proper person and did acknowledge the said Indenture to have been signed Sealed and Delivered by him as his Act and Deed and for the uses therein mentioned; Which said Indenture is recorded in the Office for recording of Deeds in and for the County of Chester the sixteenth day of September Anno Domini 1765, in those words to wit: **That** Indenture made the fourteenth day of the Eleventh Month called January in the Year of our Lord One Thousand Seven hundred Forty three, between Messrs Johtas of Charleston in the County of Chester in the Province of Pennsylvania Yeoman and Susanna his wife of the one part; and Samuel Greaves the second son of the said Messrs Johtas of the other part; Whereas William Penn Esq: late Proprietary of the said Province by Indenture of Holmess of the second day of August Anno Domini One thousand Seven hundred eighty one, for the consideration therein mentioned granted the proportion or quantity of Two hundred Acres of Land to be located in the said Province unto Anthony Elton in Fee, And the said Anthony Elton deceasing left two only Children Anthony and Jane, And the said Anthony Elton the Son by his Will of the twentieth day of November Anno Domini 1702 granted the full proportion of four hundred Acres the remainder or residue of the said five hundred Acres then unlocated unto Edward Smoot in Fee, And the said Edward Smoot intermarrying with the said Jane the daughter of the said Anthony Elton the father obtained a Proprietary Warrant for the Location of Three hundred and ninety two Acres in right of a bid as the full remainder of the said five hundred Acres unto him; and one other Proprietary Warrant for one hundred Acres more contiguous therunto, And the Proprietary by Patent of his Commissioners of the Eleventh day of October Anno Domini 1703 confirmed the same three hundred ninety two Acres and one hundred Acres in one entire Tract by the metes and bounds hereinafter mentioned unto the said Edward Smoot in Fee, paying the Yearly Quitrent of one English Silver Shilling for one hundred Acres & so proportionably the Patent on Record Book A vol. 2. page 620. And the said Edward Smoot deceasing Intestate left the said Jane his widow & several Children by her, viz. Edward, Silvanus & John, And the said Edward Smoot the son as heir at Law of the said Edward Smoot deceased by Indenture of the fourth day of March Anno Domini 1712 granted the whole four hundred ninety two Acres of Land aforesaid unto Anthony Harris the in Fee, the

Indenture on the 1st of March 1712

740  
the hundred acres then unlocated unto Edward Smout in 1700, and the  
said Edward Smout intermarrying with the said Jane the daughter of the said  
Anthony Elton the father obtained a Proprietary Warrant for the location of  
three hundred and ninety two Acres in sight of a bid as the full remain-  
der of the said five hundred Acres unto her self; and one other Propri-  
etary Warrant for one hundred Acres more contiguous therunto, And the  
Proprietary by Patent of his Commissioners of the Eleventh day of October  
Anno Domini 1703. confirmed the same three hundred ninety two Acres  
and one hundred Acres in one entire Tract by the metes and bounds here-  
inafter mentioned unto the said Edward Smout in 1700, paying the Yearly  
Quitrent of one English Silver Shilling for one hundred Acres & so propor-  
tionably the Patent on Record Book A vol. 2. page 620. And the said  
Edward Smout deceasing Intestate left the said Jane his widow & several  
children by her, viz. Edward, Silvanus & John. And the said Edward Smout  
the son as heir at Law of the said Edward Smout deceased by Indenture  
of the fourth day of March Anno Domini 1712. granted the whole four hundred  
Ninety two Acres of Land aforesaid unto Anthony Morris Senr. in fee, the  
Indenture on Record at Philadelphia Book E 7. vol. 8. page 297. And the said  
Silvanus Smout Released unto the said Anthony Morris Senr. the said  
Tract of Land and premises and all his Estate and Title to the same  
as by the said Deed on Record at Philadelphia Book E vol. 3. page 447.  
The said Jane the Widow of the said Edward Smout  
dyed without Issue and Intestate, and the said John Smout also  
deceased Intestate and Released and of the matters and things herein  
recited or by any other good conveyance or Assurance in the  
Law duly had and executed to the said Anthony Morris Senr. became  
in his lifetime lawfully seized in fee simple as of fee of and in  
the said four hundred & Ninety two Acres of Land with the Appur-  
tenances, And he the said Anthony Morris being so thereof seized  
made his last Will and Testament in Writing bearing date the tenth  
day of July Anno Domini 1721. and therein nominated his son  
Anthony Morris and Isaac Samberton to be his Executors, and did  
times after his son Luke should attain to his age of twenty one Year  
to sell and convey (ent. et. ail) all or any of his lands improved Lands  
in the Counties of Philadelphia or Chester to any person or persons  
their Heirs or Assigns forever for such Consideration as his said &  
Executors

Executors should think fit, which doers include the four hundred ninety two Acres  
of Land aforesaid, the same being then unimproved and in the County of Charles  
as by the said Testament remaining in the Register General's Office at Phila-  
delphia relation being thereunto had may appear, and soon after the said  
Anthony Morris the father died was seized of the premises in his last will and  
And his the said Testator's son being arrived to his full age of one & twenty  
Years they the said Executors Isaac Emberton and Anthony Morris by their  
Indenture of Release duly executed bearing date the fourteenth day of Decem-  
ber Anno Domini 1720, for the Consideration therein mentioned did grant  
and convey the same four hundred ninety two Acres of Land and premises  
unto the said Thomas Coates junior, being limited and assigned as follows to-  
wit; Beginning at a White Oak at a corner of John Taylor's Land and  
Extending by the same South three hundred and twenty five perches to a Chestnut  
Tree, thence West by Vacant Land two hundred and forty six perches to  
a Chestnut tree, thence North by the Land of John Bezor three hundred  
and twenty perches to a third Chestnut tree, thence by Margaret Madley's  
Land east two hundred forty six perches to the place of Beginning, Item  
this Indenture Witnesseth that the said Thomas Coates and Susanna his  
wife as well for and in Consideration of the natural Love and Affection  
which they have and bear unto their said Son Samuel Coates as also for his  
better livelihood and profperment in the world, have given granted Alien-  
infessed and confirmed, and by these presents do fully freely & absolutely  
give Grant Alien Infess and Confirm unto their son Samuel Coates his  
Heirs and Assigns the one Moiety or full equal half part of the said described  
four hundred ninety two Acres of Land Beginning at a Chestnut tree  
a corner of Thomas Coates's Land, thence by the same Land South one hundred  
and thirty perches to a White Oak, thence West ten perches to a Maple tree  
thence South by the same Land one hundred and thirty perches to a Post  
thence West by Vacant one hundred and eighty perches to a Chestnut tree  
thence North by Land late of John Bezor three hundred and twenty perches  
to a Chestnut tree, thence East by Edward Thompson's Land one hundred and  
twenty eight perches to the place of Beginning, containing Two hundred  
forty six Acres or the same more or less, Together also with all and singly  
the Fields, Tenes, Buildings, Orchards, Meadows, Ways, Woods, Waters, Mill-  
courses, Rights, Liberties, Priviledges, Improvements, Hereditaments  
and Appurtenances whatsoever therunto belonging or in anywise Apper-  
taining And the Reversions and Remainders Profits Issues & profits  
theroff And true Copies of all Deeds Evidences and Writings concern-  
ing the same to have and to hold the said two hundred and forty six

W

imposed and confirmed; and by these presents do fully freely & absolutely  
 give Grant Allowance and confirm unto their son Samuel Coates his  
 Heirs and Assigns the one Moiety or full equal half part of the said described  
 Four hundred Ninety two Acres of Land Beginning at a Chestnut tree being  
 a corner of Thomas Coates's Land, thence by the said Land South one hundred  
 and sixty perches to a White Oak, thence West ten perches to a Maple tree,  
 thence South by the said Land One hundred and Sixty perches to a Post,  
 thence West by Vacant one hundred and eighteen perches to a Chestnut tree,  
 thence North by Land late of John Bezar three hundred and twenty perches  
 to a Chestnut tree, thence East by Edward Thompson's Land one hundred and  
 twenty eight perches to the place of Beginning, containing Two hundred  
 forty six Acres be the same more or less, Together also with all and singular  
 the Fields, Houses, Buildings, Orchards, Meadows, Ways, Woods, Waters, Water  
 courses, Rights, Liberties, Priviledges, Improvements, Hereditaments  
 and Appurtenances whatsoever therunto belonging or in anywise apper  
 taining And the Reversions and Remainders Parts Issues & profits  
 thereof And true Copies of all Deeds Evidence and Writings concern  
 ing the same, To have and to hold the said two hundred forty six  
 Acres of Land, be it more or less, Hereditaments and premises thereto  
 granted and conveyed or mentioned to be granted and conveyed with  
 their Appurtenances unto the said Samuel Coates and his Heirs, To  
 the only proper use and behoof of him the said Samuel Coates his Heirs &  
 Assigns forever, Under the yearly Quitrent hereafter accruing for the same  
 to the Lords of the fees thereof, And the said Moses Coates for himself his  
 Heirs Executors Administrators and for the said Susanna his wife doth con  
 vunt and grant to and with the said Samuel Coates his Heirs and Assigns  
 by these presents that he the said Samuel Coates his Heirs and Assigns  
 shall and lawfully may from henceforth forever peaceably and quiet  
 have hold use occupy possess and enjoy the said two hundred forty six  
 Acres of Land (be it more or less) Hereditaments and premises hereto  
 granted or mentioned to be granted and conveyed with their Appurtenances  
 freely and clearly discharged of and from all former and other grants  
 bargains sales gifts jointures, Assurances, Donations, Covenants, Bonds, and  
 mortgages, Executions, Leases, and of and from all other Titles, Incumbrances  
 Charges and Incumbrances whatsoever had made committed done or  
 suffered or to be had made committed done or suffered by the said Mo  
 Coates his Heirs Executors or Administrators or any other hereon or here  
 lawfully claiming or to claim by from or under him them or any of  
 them, In Witness whereof the said parties to these presents have  
 signed their hands and seals at the City of New York this 15th day of  
 October 1715.

Received the day of the date of the above written Indenture  
of the above named Aaron Coates the sum of one hundred and Sixty four  
pounds being in full of the consideration Money above mentioned I say  
Received by me Aaron Coates Witness present Leabel Kirk Joseph Gladen  
David Wilson Chester Jr. The 23 day of November 1769 Before me  
William Elngan one of the justices of the peace the within named Aaron Coates  
and Mary his wife and acknowledged the within written Indenture  
to be their act and deed and desired the same may be Recorded as the  
Dued she the said Mary being of full age and voluntarily thereunto  
consenting and the contents thereof first made known unto her In  
Witness whereof I have herewith set my hand and Seal the date first  
above written William Elngan

WITNESSE the ninth day of February in the year of our Lord one  
thousand seven hundred and sixty three

Isaac  
to Coates  
to Coates

**So all people** to whom these presents shall  
come Moses Coates jun<sup>r</sup> of the townships of East Calm in the  
county of Chester in the province of Pennsylvania Joyner and Han-  
nah his wife which said Moses is one of the sons of Samuel Coates late  
of Calm aforesaid deceased send greeting Whereas Aaron Coates of Warrington  
township in the county of York in the aforesaid province firstman  
 eldest son and heir at law of the aforesaid Samuel Coates and Mary  
his wife by Indenture dated the twenty third day of the Eleventh Month  
one thousand seven hundred and sixty nine for the consideration  
mentioned did grant Bargain Sell Release and Confirm unto Isaac  
Coates of the said townships of Calm Joyner the other son of the said Deceased  
Samuel Coates and to his heirs and assigns forever all their Right Title  
property claim and Demand whatsoever either in Law or Equity or other  
wise howsoever of in and to a certain tract or piece of Land Situate in East  
Calm aforesaid Beginning at a post in the line of Thomas Coates's  
Land thence North three degrees west by the same Land one hundred and  
Sixty Eight perches to a Chesnut thence South Eighty six degrees and  
Thirty minutes west one hundred and thirty nine perches to a Chesnut  
thence South by Land of Thomas Hart three degrees and forty five minutes  
East one hundred and sixty one perches and seven tenths of a perch  
to a post thence by land of the said Moses Coates jun<sup>r</sup> North Eighty six

degrees and thirty minutes East one hundred perches and five tenths of a perch to a post thence South three and an half degrees East twenty seven perches to a post thence North Eighty six and an half degrees East twenty seven perches to a post thence North three and an half degrees west twenty perches and one tenth of a perch to a post thence North eighty six and an half degrees East ten perches to the place of Beginning containing one hundred and forty five acres two quarters and four perches together with the appurtenances To Hold to him the said Isaac Coates his Heirs and assigns forever as in and by the said Recited Indenture relation being there unto had may more fully and at large appear And whereas there is a small Lott or piece of land lying contiguous to the above described tract of Land bounded as follows viz Beginning at a corner post of the above described tract being the south west corner thence running South three degrees and forty five minutes East by the said Land of Thomas Hart fifteen perches to a corner thence North Eighty six degrees and thirty minutes East ten perches to a corner thence North three degrees and forty five minutes West fifteen perches to a corner in a line of the above described Tract thence South Eighty six degrees and thirty minutes west by the said line ten perches to the place of beginning containing one hundred and fifty square perches of Land on which said described Lott or piece of ground or on some part thereof there is a Lime Stone Quarry Now know ye that the said Isaac Coates Junr and Martha his wife as well for and in consideration of the sum of five shillings lawful money of the aforesaid province to them in hand well and truly paid by the said Isaac Coates at and before the Sealing and delivery hereof the Receipt of which five shillings is hereby acknowledged as for divers good causes and considerations therein the said Isaac Coates and Martha his wife herunto especially Moving hath granted Remised Released and for ever quit claimed and confirmed and by these presents doth grant Remise Release and forever quit claim and confirm unto the said Isaac Coates and to his Heirs and assigns in his actual Possession and Seizin now being as well all their Estate Right Title Interest use possession properly claim and Demand what soever either in Law or Equity of or unto all that the said first above described tract of Land containing one hundred and forty five acres and an half acre and four perches as also all their Estate right title Interest use possession properly claim and demand whatsoever either in Law or Equity of or unto one

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the sum of five shillings of lawful money of the aforesaid province  
to them in hand well and truly paid by the said Isaac Coates at  
and before the sealing and delivery hereof the Receipt of which five  
shillings is hereby acknowledged as for divers good causes and con-  
siderations then the said Moses Coates and Hannah his wife  
herunto specially moving hath granted Remised Released and  
for ever quit Claimed and Confirmed and by these presents doth  
grant Remise Release and forever quit blame and Confirm unto  
the said Isaac Coates and to his heirs and assigns in his actual  
possession and Seizin now being as well all their Estate Right  
Title Interest use possession property Claim and Demand what  
soever either in Law or Equity of or unto to all that the said  
first above described tract of Land containing one hundred  
and forty five acres and an half acre and four perches as also  
all their Estate right title Interest use possession property Claim  
and demand whatsoever either in Law or Equity of or unto to one  
full equal and undivided Moity or equal half part the whole  
into two equal parts to be divided of and in all that the above  
described Lot or piece of Land and Lime stone Quarry Together  
with all and Singular the Hereditaments and Appurtenances whatso-  
ever thereunto Belonging or in any wise appertaining **to have and**  
**to hold** all and Singular the said first above described tract or piece  
of Land & one full equal and undivided Moity or Equal half part  
the whole into two Equal parts to be divided of and in all that  
the aforesaid Lot or piece of Ground and Lime stone Quarry  
Hereditaments and Premises hereby Released and every part thereof  
with the appurtenances unto the said Isaac Coates and his heirs  
To the only proper use benefit and behoof of the said Isaac Coates  
his heirs and assigns forever so that neither the said Moses Coates  
himself nor his heirs Executors or administrators or any of them or  
any other person or persons whomsoever shall or may at any time or  
times hereafter have Claim Challenge or demand any Estate Right Title  
or Interest of or to all that the said first above described tract or  
piece of Land or of or to the said one full equal and undivided  
moity or Equal half part the whole into two Equal parts to be di-  
vided of and in all that the said above described Lot or piece of  
Ground and Lime stone Quarry or of or to any part or parcel  
thereof but from all every Action Right Estate Title Interest and  
Demand whatsoever they and every of them shall be utterly Excluded

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pike road, & hence along the middle thereof south eighty six degrees & a quarter west to the place of beginning, containing One acre more or less & being part of a tract or lot of nine acres three quarters and eighteen perches of land which James M. Paul by Deed of Indenture dated the eighth day of the fourth month one thousand eight hundred and sixteen and recorded in the Records office for said County of Chester in Book 113, vol. 66, page 246 granted & conveyed unto the said James M. Paul his heirs & assigns forever) together with all & singular the buildings improvements ways waters watercourses rights liberties privileges & appurtenances whatsoever thereto belonging or in any wise appertaining and the reversion and remainders rents issues and profits thereof. And also all the Estate right title interest use possession property claim & demand whatsoever as well at law as in equity or otherwise howsoever of him the said James M. Paul or to any part thereof, To have and To hold the said described lot piece parcel of land heretofore & premises hereby granted a mentioned or intended so to be & to be enjoyed with the appurtenances unto the said Charles Nimble his heirs & assigns the only proper use beneficial & light of of the said Charles Nimble his heirs and assigns successors the said James M. Paul and his heirs the said hereby granted premises & every part thereof with the appurtenances unto the said Charles Nimble his heirs & assigns against them the said James M. Paul & his heirs and against all & every other person & person whomsoever lawfully claiming or to claim by him or under him them or any of them shall all warrant and forever defend by these presents. In Witness whereof the said James M. Paul hereunto set his hand & seal, Dated the day month & year first above written & sealed & delivered in the presence of us James Dilworth Charles Herrick & James M. Paul Chester County Pa. before me the Substantive one of the Justices of the peace for the said County of Chester personally appeared the above named James M. Paul & acknowledged the above written Indenture to be his act & deed and requested the same as such to be recorded according to law. Witness my hand and seal the thirty first day of December Anno Domini one thousand eight hundred & thirty one. James Dilworth (Recorded January 13 1832)

1796-550

Deed. This Indenture made the thirty first day of December in the year of our Lord One thousand eight hundred and thirty one between Deborah Coates Administratrix and Phelton Lindley Coates Administratrix of all the goods and chattels &c which were of Seymour Coates late of the County of Chester and State of Pennsylvania deceased of the one part and Samuel Hatfield of the City of Philadelphia Merchant of the other part Whereas in pursuance of a writ of partition or valuation issued out of the Court of Chester County tested the fifth day of August one thousand eight hundred and nine to the then High Sheriff of the said County directed the real estate of Seymour Coates deceased (father of the said Seymour and Lindley Coates) who died intestate was by an Inquest divided into seven parts or shares which were severally and respectively valued & appraised and at an Orphans Court held forth in the County of Chester

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the second of November of the year last at and said Lot No 1 of the said division. Consisting of two tracts viz: One of them, on which is the mansion house situate in the Township of East Caln aforesaid, Beginning at a Chestnut tree a corner of Dr Francis Gardners land thence by the same South five degrees East two hundred and twenty eight perches to the Turnpike road thence along the middle of the same North seventy nine degrees and an half East sixty three perches and three tenths thence along the middle of a lane by Lot No 2 North five degrees West one hundred and eight perches and three tenths North eighty three degrees East twenty eight perches North five degrees West seventy one perches abouth sixty eight degrees and one quarter West twenty perches North five degrees West forty seven perches and five tenths to a corner in a line of Thomas Vickers lands thence by the same land of Richard Ashkins South eighty four degrees West twenty five perches and five tenths to the beginning containing one hundred and three acres and one hundred seven perches, exclusively of the Turnpike road; more or less; The other tract being woodland situate in the Township of (then Maryland now) East Caln aforesaid Beginning at a Hickory tree in a line of the aforesaid Dr Francis Gardners land thence by the same North eighty four degrees and three quarters East fifty eight perches & three tenths to a stone thence by Richard Ashkins land North four degrees & a half West forty eight perches to a corner; thence by Samuel Lawrences land West fifty eight perches and four tenths to a stone and South four degrees and a half East fifty three perches to the beginning. Containing eighteen acres more or less, each with the appurtenances, was adjudged & decreed by the said Court to the said Jeremiah Coates his heirs & assigns at the valuation thereof, who executed bonds with approved securities for the payment of the shares & parts of the valuation money to the other heirs respectively according to law and the decree of the said Court.

And the same Court Lot No 2 of the said division consisting also of two tracts situate in East Caln aforesaid. One of them beginning at a stone a corner of Samuel Coates land thence by the same North four degrees & a half West one hundred & twenty three <sup>perches</sup> to a Chestnut tree in a line of Thomas Vickers land thence by the same South eighty four degrees West sixty two perches and five tenths to a corner of the first above described tract of Lot No 1 thence by the said tract South five degrees East forty seven perches & five tenths North sixty eight degrees and one quarter East seventeen perches South five degrees East twenty one perches South eighty three degrees West twenty eight perches to the lane thence along the middle of the same South five degrees East one hundred and eight perches and three tenths to the Turnpike road thence along the middle of the same North seventy nine degrees & a half East forty two perches to a corner of one of the tracts of Lot No 4 thence by the same North five degrees and a half West forty seven perches thence by the same land of Samuel Coates North eighty five degrees & a half East thirty one perches & five tenths to the beginning containing seventy six acres and one hundred and twenty two perches, exclusively of the Turnpike road; more or less; The other being woodland beginning at a Hickory tree in a line of Robert Kennedys land a corner of Samuel Coates land thence by the same North five degrees and a half West twenty four perches to a corner of Lot No 4 of woodlands thence by the same South eighty five degrees West forty perches to a corner in a line of Lot No 3 thence by the same South five degrees and a half East twenty four perches to a corner in a line of Robert Kennedys land and thence by the same North eighty five degrees East forty perches to the beginning containing six acres more or less, each with the appurtenances, was adjudged and decreed by the said Court, on application of the Guardian, to Lindley Coates, (then a minor) his heirs &

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perches and five tenths to the beginning containing one hundred and three acres and one hundred seven perches, exclusively of the Turnpike road; more or less; The other tract being woodland; situate in the Township of (then Maryland now) East Caln aforesaid beginning at a Hickory tree in a line of the aforesaid Dr. Manes' land & thence by the same North eighty four degrees and three quarters East fifty eight perches & three tenths to a Stone Thence by Richard Lakin's land North four degrees & a half West forty eight perches to a corner; Thence by Samuel Duvoines land West fifty eight perches and four tenths to a Stone and South four degrees and a half East fifty three perches to the beginning. Containing eighteen acres more or less, each with the appurtenances, was adjudged & decreed by the said Court to the said Seymour Coates his heirs & assigns at the valuation thereof, who executed Bonds with approved securities for the payment of the shares & parts of the valuation money to the other heirs respectively according to law and the decree of the said Court. And the same Court Lot No 2 of the said division consisting also of two tracts situate in East Caln aforesaid. One of them beginning at a Stone a corner of Samuel Coates' land thence by the same North four degrees & a half West one hundred & seventy three <sup>to a</sup> <sup>stone</sup> <sup>tree</sup> in a line of Thomas Bickers' land Thence by the same South eighty four degrees West sixty two perches and five tenths to a corner of the first above described Tract of Lot No 1 Thence by the said Tract South five degrees East forty seven perches & five tenths North sixty eight degrees and one quarter East twenty one perches South five degrees East twenty one perches South eighty three degrees West twenty eight perches to the line thence along the middle of the same South five degrees East one hundred and eight perches and three tenths to the Turnpike road. Thence along the middle of the same North seventy nine degrees & a half East forty two perches to a corner of one of the Tracts of Lot No 4. Thence by the same North five degrees and a half West forty seven perches thence by the same & land of Samuel Coates North eighty five degrees & a half East thirty one perches & five tenths to the beginning. Containing seventy six acres and one hundred and twenty two perches, exclusively of the Turnpike road; more or less; - The other being woodland. Beginning at a Hickory tree in a line of Robert Kennedy's land a corner of Samuel Coates' land & thence by the same North five degrees and a half West twenty four perches to a corner of Lot No 4 of woodland Thence by the same South eighty five degrees West forty perches to a corner in a line of Lot No 3. Thence by the same South five degrees and a half East twenty four perches to a corner in a line of Robert Kennedy's land and thence by the same North eighty five degrees East forty perches to the beginning. Containing six acres more or less, each with the appurtenances, was adjudged and decreed by the said Court, on application of the Guardian, to Lindley Coates, (then a minor) his heirs & assigns at the valuation thereof and Bonds were executed with approved securities for the payment of their respective shares and parts of the valuation to the other heirs according to law and the decree of the said Court, as by the said writ of partition or valuation, the schedule or inquisition thereto annexed, and the record and proceedings of the Orphans Court aforesaid record therein being had all of which will more fully and at large appear. And Whereas the said Lindley Coates by Indenture under his hand Seal duly executed bearing date the twenty seventh day of March one thousand eight hundred & nineteen and recorded in the office for the recording of deeds in & for the County of Chester aforesaid in Quod Book 2d vol 64 page 848 he did grant & confirm unto the said Seymour

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Coates and to his heirs & assigns forever. All the above described two tracts of lands which were so as aforesaid adjudged & decreed to him the said Lindley, with the appurtenances as by the said indenture, records being thereunto had appeared. And whereas the said Weymouth Coates being so seized of all the premises above described to wit, A messuage and Plantation or Tract of lands (composed of the above described adjoining two tracts, one of one hundred & three acres & one hundred & seven perches, - the other of seventy six acres and one hundred & twenty two perches, together) Containing one hundred & eighty acres & sixty nine perches, and the aforesaid two tracts of Woodland one of eighteen, and the other of six acres, with every of the appurtenances, did intestate, after whose death to wit: at an Orphans Court held on for the County of Chester aforesaid the thirteenth day of September last past, upon the petition of the said Deborah Coates Preston Coates and Lindley Coates Administrators aforesaid, setting forth the premises and stating to the said Court that the personal Estate of the said intestate was insufficient for the payment of his debts and for the maintenance & education of his minor Children and praying the Court to direct a sale to be made of all the above mentioned real Estate, it was considered & adjudged by the said Court that the same should be sold at public Sale on the premises on the twentieth day of October then next for the purposes aforesaid & that a report thereof be made to the next Orphans Court to be held for the said County after such sale. In pursuance of which said order the said Administrators have first given the security required by the said Court and also having given due public & timely notice of the time & place of sale did on the day and time in the said order mentioned, expose the said Tracts & premises severally to Sale by public vendue or outcry and sold the same to the said Samuel Hatfield for the sum of Eleven Thousand nine hundred and forty nine dollars and fifty one cents, - to wit: the Messuage & Plantation or Tract of one hundred & eighty acres and sixty nine perches for the sum of Ten Thousand nine hundred and fifty dollars & forty one cents - the tract of eighteen acres of woodland for the sum of seven hundred & seven dollars and fifty cents, - and the tract of six acres of woodland for the sum of one hundred & twenty one dollar and fifty cents, the the said Hatfield being the highest bidder and thus the best price bid for the tracts respectively, which sales on report thereof made to the Justice of the said Court, was on the first day of November last past by them confirmed. Now therefore this Indenture Witnesseth that the said Deborah Coates Preston Coates Lindley Coates for and in consideration of the aforesaid sum of Eleven Thousand nine hundred & forty nine dollars and fifty one cents to them in hand paid by the said Samuel Hatfield at the time of the sealing and delivery hereof the receipt whereof they do hereby acknowledge, & thereof do acquit and forever discharge the said Samuel Hatfield, his heirs Executors and Administrators by these presents have granted bargained sold and confirmed and by these presents by virtue hereof in pursuance of the said above mentioned order of Court Do grant bargain sell and confirm unto the said Samuel Hatfield and to his heirs & assigns, all the said above mentioned Messuage & Plantation or Tract of one hundred & eighty acres and sixty nine perches of land and also the aforesaid two tracts - one of eighteen and the other of six acres of woodland situated bounded & limited as aforesaid, Together with all the houses buildings improvements rights liberties privileges hereditaments & appurtenances whatsoever to the said several tracts belonging or in anywise appertaining and the reversions and remainders rents issues & profits thereof; And also all the Estate right title interest property claim and demands whatsoever of the said Weymouth Coates at & immediately before the time of his decease. In Law or equity or Court.

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ANNA HATFIELD ADAMSON, ET VIR.,  
ET AL.

TO

CLEON L. ARNOLD, ET UX.

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THIS INDENTURE, made the fifth day of October in the year of our Lord one thousand nine hundred and forty five, BETWEEN ANNA HATFIELD ADAMSON, of the City of Philadelphia, County of Philadelphia, and State of Pennsylvania, and JAMES S. C. ADAMSON, her husband, of the City of Ottawa, County of Charleston, Providence of Ontario, Dominion of Canada; CHAUNCEY B. HATFIELD and ELIZA J. HATFIELD, his wife, of the City of Coatesville, County of Chester, and State of Pennsylvania; EDNA M. HATFIELD, widow, of the Township of Cain, County of Chester, and State of Pennsylvania; ROBERT R. HATFIELD, an unmarried man, of the Township of Cain, County of Chester, and State of Pennsylvania; J. GILBERT HATFIELD and MAUDE H. HATFIELD, his wife, of Drexel Hill, County of Delaware, and State of Pennsylvania; H. DONALD HATFIELD and ANNA D. HATFIELD, his wife, of the Township of Cain, County of Chester, and State of Pennsylvania; and EMMA M. WELSH and GLYDE M. WELSH, her husband, of the Township of Cain, County of Chester, and State of Pennsylvania, parties of the first part, and CLEON L. ARNOLD and ELLA A. ARNOLD, his wife, of the Borough of West Chester, 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 sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as husband and wife, as tenants by entireties,

ALL THAT CERTAIN lot or tract of land together with the frame dwelling house known as Hatfield Tea Room and garage building erected thereon, situated at the Northwest corner of Lincoln Highway and Brandywine Manor Road, in the Township of Cain, County of Chester, and State of Pennsylvania, more particularly bounded and described according to a new survey thereof made by the Federal Works Agency as follows:

BEGINNING at a concrete monument set at the intersection of the northerly line (ultimate northerly right-of-way line) of the Lincoln Highway (100 feet wide) with the easterly boundary line of land of the United States of America, said monument also being set at the southeasterly corner of said land of the United States of America; thence running along the easterly boundary line of said land of the United States of America, North one degree two minutes fifty five seconds East (N. 1° 2' 55" E.) two hundred sixty seven and thirty one-hundredths (267.30) feet to a concrete marker; thence still running along said land of the United States of America South eighty nine degrees twenty seven minutes five seconds East (S. 89° 27' 5" E.) one hundred five and seventy one one-hundredths (105.71) feet to a concrete monument set at the westerly side of the Brandywine Manor Road; thence running along the westerly side of said Brandywine Manor Road South one degree fifty eight minutes forty seconds West (S. 1° 58' 40" W.) two hundred fifty nine and seventy four one-hundredths (259.74) feet to a point, being the intersection of the westerly side of the said Brandywine Manor Road with the northerly line (ultimate northerly right-of-way line) of the Lincoln Highway (100 feet wide); thence along the said ultimate northerly right-of-way line of Lincoln Highway, South eighty six degrees fifteen minutes ten seconds West (S. 86° 15' 10" W.), one hundred one and eighty five one-hundredths (101.85) feet to the point or place of beginning.

CONTAINING six hundred twenty six one-thousandths (.626) of an acre of land, be the same more or less,

BEING a part of the same premises designated as Lot No. 1 which Deborah Coates, Administratrix and Preston Coates and Lindley Coates, Administrators of Seymour Coates, deceased, by deed dated December 31, 1831, and duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book E-4, Vol. 77, Page 266, granted and conveyed unto Samuel Hatfield, in fee.

THAT said Samuel Hatfield, being so thereof lawfully seized of and in the said premises, died so seized on or about March 27, 1870, having first made his last will and testament in writing dated February 18, 1870, and codicil thereto dated February 18, 1870, since his decease duly probated in the Office of the Register of Wills of Philadelphia County, Pennsylvania, and an Exemplification of which was duly entered in the Office of the Register of Wills of Chester County, Pennsylvania, and remaining on file therein in Will Book No. 44, Page 99, wherein and whereby, among other things, after certain trusts and certain life estates, all of which have since terminated and ended, he gave, devised, and bequeathed all his estate, including the premises hereinabove particularly described and hereby conveyed, unto the lawful issue of his grandson, Gilbert Hatfield, also known as J. Gilbert Hatfield, their heirs and assigns forever.

The said Gilbert Hatfield, also known as J. Gilbert Hatfield, died on or about May 28, 1919, leaving to survive him as his lawful issue, four children, Harry G. Hatfield, son, Anna Hatfield Adamson, daughter, Chauncey B. Hatfield, son, and Clara G. Hatfield, daughter, to and in whom the said premises did descend, come and vest under and by virtue of the terms and provisions of the last will and testament of the said Samuel Hatfield, deceased.

The said Clara G. Hatfield, one of the daughters and lawful issue of the said Gilbert Hatfield, also known as J. Gilbert Hatfield, deceased, being so thereof lawfully seized of and in an undivided interest in the said premises, died so seized on or about January 29, 1941, intestate, unmarried, and without issue, leaving to survive her as her only heirs-at-law, a brother, Harry G. Hatfield, a sister, Anna Hatfield Adamson, and a brother, Chauncey B. Hatfield, to and in whom the said undivided interest in the said premises hereinabove particularly described and hereby conveyed, did descend, come and vest under and by virtue of and in the shares and proportions and interests as proscribed by the Intestate Laws of the Commonwealth of Pennsylvania.

The said Harry G. Hatfield, one of the sons and lawful issue of the said Gilbert Hatfield, also known as J. Gilbert Hatfield, deceased, and brother and one of the heirs-at-law of the said Clara G. Hatfield, deceased

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being so thereof lawfully seized or and in the undivided interests in the said premises, died so seized on or about February 13, 1944, having first made his last will and testament in writing dated December 1, 1936, since his decease duly probated in the Office of the Register of Wills of Chester County, Pennsylvania, and remaining on file therein in Will Book No. 69, page 290, wherein and whereby among other things, he devised all his property, real and personal, including his undivided interests in the premises hereinabove particularly described and hereby conveyed, unto his wife, Edna M. Hatfield, and at her death to his four surviving children, Robert R. Hatfield, son, H. Donald Hatfield, son, J. Gilbert Hatfield, son, and Emma H. Welsh, daughter, to be equally divided among them, in fee.

The said Anna Hatfield Adamson, and the said Chauncey B. Hatfield, lawful issue and children of the said Gilbert Hatfield, also known as J. Gilbert Hatfield, deceased, and devisees under the last will and testament of the said Samuel Hatfield, deceased, and the sister and brother and the heirs-at-law of the said Clara G. Hatfield, deceased, as hereinabove set forth, are two of the parties of the first part hereto.

The said Edna M. Hatfield, widow, and Robert R. Hatfield, H. Donald Hatfield, J. Gilbert Hatfield, deceased, and Emma H. Welsh, children and devisees under the last will and testament of Harry G. Hatfield, deceased, lawful issue and child of the said Gilbert Hatfield, also known as J. Gilbert Hatfield, deceased, and devisees of the said Samuel Hatfield, deceased, are the parties of the first part hereto.

Thus by devise and descent as hereinabove set forth, the whole of the said premises hereinabove particularly described and hereby conveyed became vested in the said Anna Hatfield Adamson, Chauncey B. Hatfield, Edna M. Hatfield, Robert R. Hatfield, H. Donald Hatfield, J. Gilbert Hatfield, and Emma H. Welsh, parties of the first part hereto, in fee.

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 in 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 same 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, as husband and wife, as tenants by entireties.

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, their heirs, all and singular and 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 her, him, 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 hands and seals, dated the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

C. R. Cochran for A.H.A.	Anna Hatfield Adamson	(SEAL)
Girvan Teall for J. S. C. A.	James S. C. Adamson	(SEAL)
Flaine Pugh	Chauncey B. Hatfield	(SEAL)
Mary Book	Eliza J. Hatfield	(SEAL)
W. D. Carlin	Edna M. Hatfield	(SEAL)
Flaine Pugh	Robert R. Hatfield	(SEAL)
Mary Book	J. Gilbert Hatfield	(SEAL)
W. D. Carlin	Maude H. Hatfield	(SEAL)
Flaine Pugh	H. Donald Hatfield	(SEAL)
Mary Book	Anna D. Hatfield	(SEAL)
W. D. Carlin	Emma H. Welsh	(SEAL)
Flaine Pugh	Clyde M. Welsh	(SEAL)

Received, the day of the date of the above Indenture of the above named Gleon L. Arnold and Ella A. Arnold, his wife, the full consideration money herein mentioned.

Anna Hatfield Adamson  
James S. C. Adamson  
Chauncey B. Hatfield  
Edna M. Hatfield  
Robert R. Hatfield  
J. Gilbert Hatfield  
H. Donald Hatfield  
Emma H. Welsh  
Clyde M. Welsh

I hereby certify that the address of the within named Grantee is 740 North New Street, West Chester, Pa.  
William G. Gordon, Attorney for within Grantee

Also 6627 E157100

2/4  
**This Deed,**

made this

5th

day of February 19 96

**Between,**

Ella A. Arnold, a Widow

(hereinafter called the "Grantor \_\_\_\_\_"),

of the one part, and

John D. Recchiuti and B. Dean Phillips, a Partnership,  
t/a C & C Paving Company

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

**Witnesseth,**

That in consideration of — Two Hundred Fifty-Five Thousand and 00/100  
(\$255,000.00) Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor — do es hereby grant and convey unto the said  
Grantee, — heirs, successors, — and assigns,

ALL THAT CERTAIN lot or tract of land together with the  
frame dwelling house known as Hatfield Tea Room and garage  
building erected thereon, Hereditaments and Appurtenances,  
SITUATED at the Northwest corner of Lincoln Highway and  
Brandywine Manor Road, in the Township of Caln, County of Chester  
and State of Pennsylvania, more particularly bounded and  
described according to a survey thereof made by the Federal  
Works Agency as follows:

BEGINNING at a concrete monument set at the intersection  
of the Northerly line (ultimate Northerly right of way line) of  
the Lincoln Highway (100 feet wide) with the Easterly boundary  
line of land of the United States of America, said monument also  
being set at the Southeasterly corner of said land of the United  
States of America; thence running along the Easterly boundary  
line of said land of the United States of America, North 1  
degree, 2 minutes, 55 seconds East 267.30 feet to a concrete  
marker; thence still running along said land of the United  
States of America South 89 degrees, 27 minutes, 5 seconds East  
105.71 feet to a concrete monument set at the Westerly side of  
Brandywine Manor Road; thence running along the Westerly side of  
said Brandywine Manor Road South 1 degree, 58 minutes, 40  
seconds West 259.74 feet to a point, being the intersection of  
the Westerly side of the said Brandywine Manor Road with the  
Northerly line (ultimate Northerly right of way line) of the  
Lincoln Highway (100 feet wide); thence along the said ultimate  
Northerly right of way line of Lincoln Highway, South 86  
degrees, 15 minutes, 10 seconds West 101.85 feet to the point or  
place of beginning.

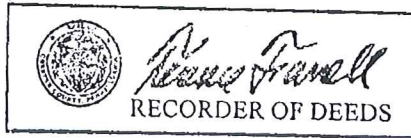
BEING the same premises which Anna Hatfield Adamson and  
James S.C. Adamson, wife and husband, Chauncey B. Hatfield and  
Eliza J. Hatfield, husband and wife, Edna M. Hatfield, Robert R.  
Hatfield, J. Gilbert Hatfield and Maude H. Hatfield, husband and  
wife, H. Donald Hatfield and Anna D. Hatfield, husband and wife,  
Emma H. Welsh and Clyde M. Welsh, wife and husband, by Indenture  
bearing date the 5th day of October, A.D. 1945 and recorded in  
the Office of the Recorder of Deeds &c., in and for the County  
of Chester, aforesaid, in Deed Book S-21 page 327, granted and  
conveyed unto Cleon L. Arnold and Ella A. Arnold, husband and  
wife, in fee.

AND THE SAID Cleon L. Arnold departed this life on  
\_\_\_\_/\_\_\_\_/19\_\_\_\_ whereby title to the above premises vested in the  
said Ella A. Arnold by operation of law.

— BEING Parcel No. 39-3M-48. —

BK3991PG0278

2/553



Fee Simple Deed

# This Deed,

 made on September 24, 2004, between,

**John D. Recchiuti and B. Dean Phillips, a Partnership t/a C & C Paving Company,**

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

**Samuel J. Pilotti and MaryAnn Pilotti, husband and wife,**

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

**Witnesseth,** that in consideration of **Nine Hundred Eighty Thousand dollars & no cents, (\$980,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do(es) hereby grant and convey unto the said Grantee(s), his/her/their heirs and assigns, as tenants by entirety

ALL THAT CERTAIN lot or tract of land together with the frame dwelling house known as Hatfield Tea Room and garage building erected thereon, Hereditaments and Appurtenances, Situated at the Northwest corner of Lincoln Highway and Brandywine Manor Road, in the Township of Caln, County of Chester and State of Pennsylvania, more particularly bounded and described according to a survey thereof made by the Federal Works Agency as follows:

BEGINNING at a concrete monument set at the intersection of the Northerly line (ultimate Northerly right of way line) of the Lincoln Highway (100 feet wide) with the Easterly boundary line of land of the United States of America, said monument also being set at the Southeasterly corner of said land of the United States of America; thence running along the Easterly boundary line of said land of the United States of America, North 1 degree 2 minutes 55 seconds East 267.30 feet to a concrete marker; thence still running along said land of the United States of America South 89 degrees 27 minutes 5 seconds East 105.71 feet to a concrete monument set at the Westerly side of Brandywine Manor Road; thence running along the Westerly side of said Brandywine Manor Road South 1 degree 58 minutes 40 seconds West 259.74 feet to a point, being the intersection of the Westerly side of the said Brandywine Manor Road with the Northerly line (ultimate Northerly right of way line) of the Lincoln Highway (100 feet wide); thence along the said ultimate Northerly right of way line of Lincoln Highway, South 86 degrees 15 minutes 10 seconds West 101.85 feet to the point or place of beginning.

BEING the same premises which Ella A. Arnold, a widow, by Indenture dated February 5, 1996 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 3991 page 278 &c., granted and conveyed unto John D. Recchiuti and B. Dean Phillips, a partnership, t/a C & C Paving Company, in fee.

BEING Parcel No. 39-3M-48. ✓

This Document Recorded  
09/28/2004 State RTT: 9,800.00  
01:00PM Local RTT: 9,800.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10463737  
Receipt #: 188874  
Rec Fee: 47.50



T A TITLE INSURANCE COMPANY

09/28/2004 01:00P

10463737  
Page 1 of 2  
B-6292 P-678



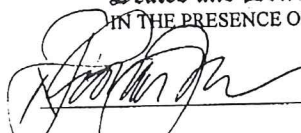
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders,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

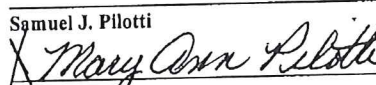
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns, to and for the only proper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

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

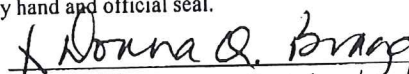
  
\_\_\_\_\_  
THOMAS J. COLMAN

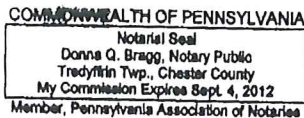
\_\_\_\_\_  
Samuel J. Pilotti (SEAL)  
  
\_\_\_\_\_  
Mary Ann Pilotti (SEAL)

Commonwealth of Pennsylvania } ss  
County of Chester

On this the 18th day of November, 2009, before me, the undersigned Notary Public, personally appeared Samuel J. Pilotti and Mary Ann Pilotti, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public  
My commission expires 9.4.12



Record & Return To:  
North American Title Agency  
1040 Kings Highway North  
Suite 700  
Cherry Hill, NJ 08034  
(856) 779-0099



RETURN TO

File No. 2009-81128PVC Parcel ID No. 39-03M-0048 & 39-03M-0049 & 39-03-0037.020  
UPI #39-3M-48 UPI# 39-3M-49 UPI # 39-3M-37.2

**This Indenture**, made the 18th day of November, 2009,

Between

SAMUEL J. PILOTTI AND MARYANN PILOTTI, HUSBAND AND WIFE

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

CALN PLAZA, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY AS  
TO A 25.67% INTEREST AND 1895 LINCOLN HIGHWAY, LP, A  
PENNSYLVANIA LIMITED PARTNERSHIP AS TO A 74.33% INTEREST, AS  
TENANTS IN COMMON

714  
3413  
97.00  
491 Old York Road  
Jenkintown PA 19046

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

Witnesseth, that the said Grantors for and in consideration of the sum of FOUR MILLION TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED THIRTY EIGHT DOLLARS 00/100 (\$4,249,938.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants in common

TRACT I

ALL THAT CERTAIN lot or tract of land together with the frame dwelling house know as Hatfield Tea Room and garage building erected thereon, Hereditaments and Appurtenances, Situated at the Northwest corner of Lincoln Highway and Brandywine Manor Road, in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey thereof made by the Federal Works Agency, and shown on an ALTA /ACSM Land Title Survey Plan prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, PA, dated October 30, 2009, bounded and described as follows:

BEGINNING at a concrete monument set at the intersection of the Northerly line (ultimate Northerly right of way line) of the Lincoln Highway (100 feet wide) with the Easterly boundary line of land of the United States of America, said monument also being set at the Southeasterly corner of said land of the United States of America; thence running along the Easterly boundary line of said land of the United States of America, North 1 degree 2 minutes 55 seconds East 267.30 feet to a concrete marker; thence still running along said land of the United States of America South 89 degrees 27 minutes 5 seconds East 105.71 feet to a concrete monument set at the Westerly side of Brandywine

This Document Recorded  
01/05/2010 State RTT: 42,499.38  
12:57PM Local RTT: 42,499.38  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10986792  
Receipt #: 488186  
Rec Fee: 97.00



NORTH AMERICAN TITLE AGENCY

01/05/2010 12:57P

10986792  
Page 1 of 7  
B-7841 P-2130