

930 BONDSVILLE ROAD

DEED DESCENT

PREPARED BY EDWARD G. LENDRAT

Property Address: 930 Bondsville Road
 Caln Township, Downingtown, PA 19335

39-1-106.0

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
	10/28/1689	James Read	William Penn	400 Acres in Chester County plus 100 acres in Bucks County
Unrecorded Deed		Thomas Musgrave	James Read's widow Mary and Husband Thomas Brint	400 Acres
	3/17, 18/1698	Thomas Musgrave & John Brook	William Penn	1500 Acres
				Thomas Musgrave died. Seized in fee of the said 400 acres and one half of the 1500 acres
By Patent	4/9/1703	Hannah, widow of Thomas Musgrave now wife of David Price. Executrix of the will of Thomas Musgrave		400 Acres of land laid out in the Township of Caln
By Patent	4/9/1703	Hannah, widow of Thomas Musgrave.		500 Acres of land laid out in the Township of Caln
Patent Book A-2, P572	8/9/1703	Hanna Musgrave widow of Thomas Musgrave now wife of David Price	Commissioners of William Penn	Two tracts of land, 400 Acres and 500 Acres
Deed Book C, Vol. 4, P345	3/23/1712	Aaron Mendenhall	Abraham Musgrave heir of Thomas Musgrave, David Price, Hannah Musgrave Price	450 Acres of land laid out in the Township of Caln
	5/24, 25/1762	Robert Valentine, Sr.	James Mendenhall	Parcel #2 of 50 acres 102 perches "with water, corn or grist mill erected on it"
* See comment attached				

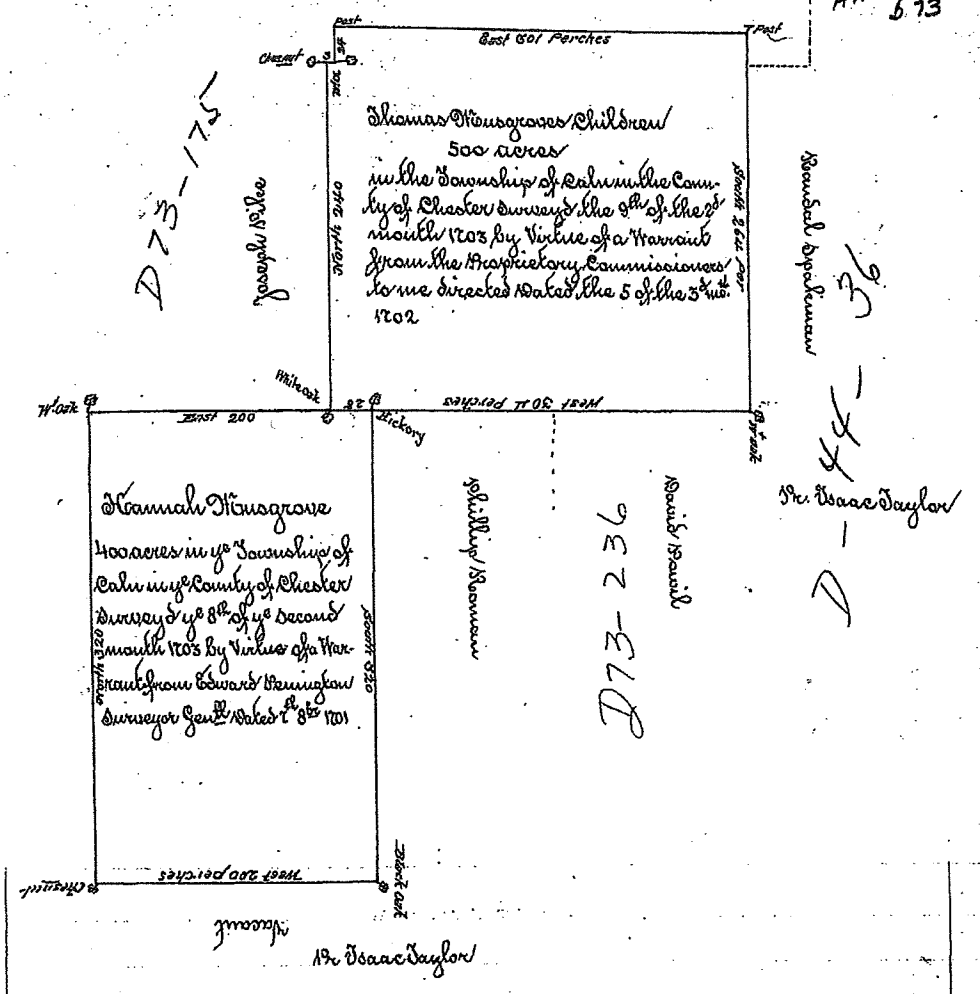
Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Deed Book X, Page 253	9/15/1781	Robert Valentine, Jr.	Robert Valentine, Sr.	Three tracts of land #1-113 acres, 117 perches #2-50 acres, 102 perches #3-195 acres, 83 perches and the water, corn, or grist mill, 500 pounds
Will of Robert Valentine	10/27/1802	Willed to his 7 sons, Samuel, Robert, Jacob, George, Reuban, Abram, and Bond Valentine	by their father, Robert Valentine	The residue of his estate.
Deed Book X2, Page 472	4/3/1804	Thomas Downing Hunt Downing	James Kelton, Esq. High Sheriff of Chester County and Ann, Samuel, Robert and Jacob Valentine executors of the estate of Robert Valentine	A certain messuage and plantation or tract of land with a merchant mill thereon erected with the area of of 50 acres, 15 perches 2,900 pounds
Deed Book U-3, Page 181	11/04/1806	Hunt Downing	Thomas Downing and Sarah, his wife	Messuage, mill and plantation or tract of 50 acres, 15 perches
Deed Book E-4, Page 610	12/22/1832	Joseph M. Downing son of	Hunt Downing and Deborah, his wife	"all those messuages, merchant mill and 4 contiguous and partly adjoining tracts and parcels of land containing altogether 135 acres and 38 perches of land \$1.00
Deed Book L-4, Page 134	3/01/1835	Thomas Steele Jr.	Joseph M. Downing and Grace, his wife	"all those three certain tracts and parcels of land" the one on which the buildings and grist mill stands containing 28 acres and 12 perches \$8,166 for the three tracts
Deed Book K-4 Page 380	11/02/1835	Daniel Beaver	Thomas Steele, Jr. and Abigail, his wife	"all those aforesaid two tracts, lots, pieces or parcels of land one of them with a messuage, grist mill, house and other buildings thereon erected containing 28 acres and 12 perches of ground" \$8,500 for both lots

Deed Reference	Transaction Date	Purchaser	Seller	Description/Amount Paid
Deed Book Q-4, Page 348	3/20/1839	Charles Pusey	Daniel Beaver and Hannah, his wife	"all that messuage, grist mill and tract of land, 28 acres \$8,500
Deed Book Q-5 Page 286	3/23/1852	Jacob Edge	Charles Pusey and Ann, his wife	"all that messuage, grist mill and tract of land, 28 acres \$8,500
Will Book 28, Page 208	Date of Death 3/13/1889	Willed to his son Jacob V. Edge	by Jacob Edge	"all the real estate on which we now reside situate in Caln Township"... "containing about 27 acres"
Will Book 39, Page 277	Date of Death 1/14/1913	Willed to his son Jacob Edge	by Jacob V. Edge	"the flour mill property I inherited from my father Jacob Edge"
Will Book 60, Page 200	Date of Death 7/24/1945	Willed to his wife Mildred C. Edge	by Jacob Edge	"all the rest, residue and remainder of my estate real personal and mixed"
Will Book 98, Page 582	Date of Death 6/21/1969	Appointed as co- executors Jacob V. Edge, Elizabeth Edge Moncure, Sarah Edge Worth	by Mildred C. Edge	
Family Agreement	12/30/1970	Jacob V. Edge	Elizabeth Edge Moncure and Sarah Edge Worth	All real estate, subject to \$7,858 payment to each of the other co-executors
Will Book 106, Page 675	Date of Death 2/23/1973	Willed to his wife, Ann Wythe Edge	by Jacob V. Edge	"all my goods and estate of every kind and description real, personal and mixed"
Deed Book E-47, Page 98	12/9/1975	Ann Wythe Edge, widow	Ann Wythe Edge Executrix of the Estate of Jacob V. Edge	"all those certain tracts and pieces of ground herein after described"
Record Book 9017, Page 1974	11/4/2014	Garry L. Northeimer and Nina Rao	Robert W. Edge, Executor of the Estate of Ann Wythe Edge	"all that certain lot or piece of ground with the buildings and improvements thereon erected" \$212,500

Other than the will of Robert Valentine, the other wills mentioned in the Deed Descent are summarized in Deed Book E-47 Pages 104,104.

The Proprietaries' Land

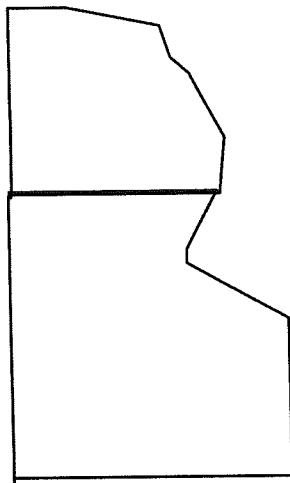
Pat
AA 2-57-66
573



IN TESTIMONY that the above is a copy of the original remaining on file in the Department of Internal Affairs of Pennsylvania, made conformably to an Act of Assembly approved the 16th day of February, 1833, I have hereunto set my Hand and caused the Seal of said Department to be affixed at Harrisburg, this

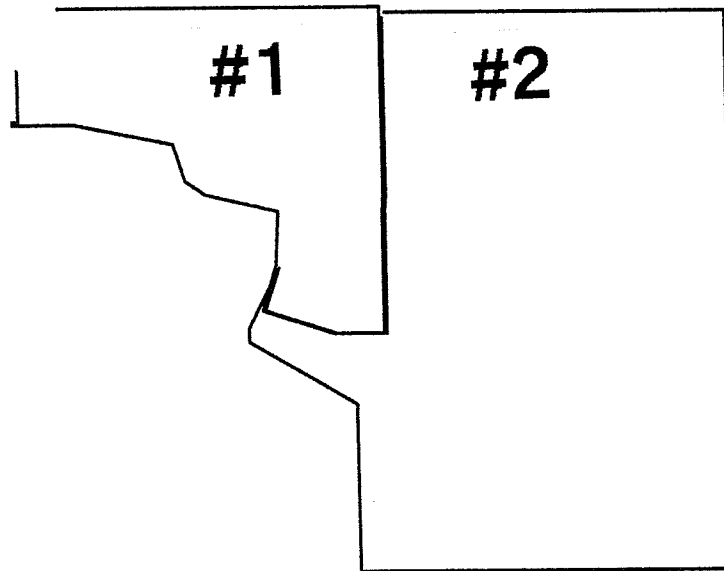
sixth day of July 1897

James W. Pitta
Secretary of Internal Affairs.

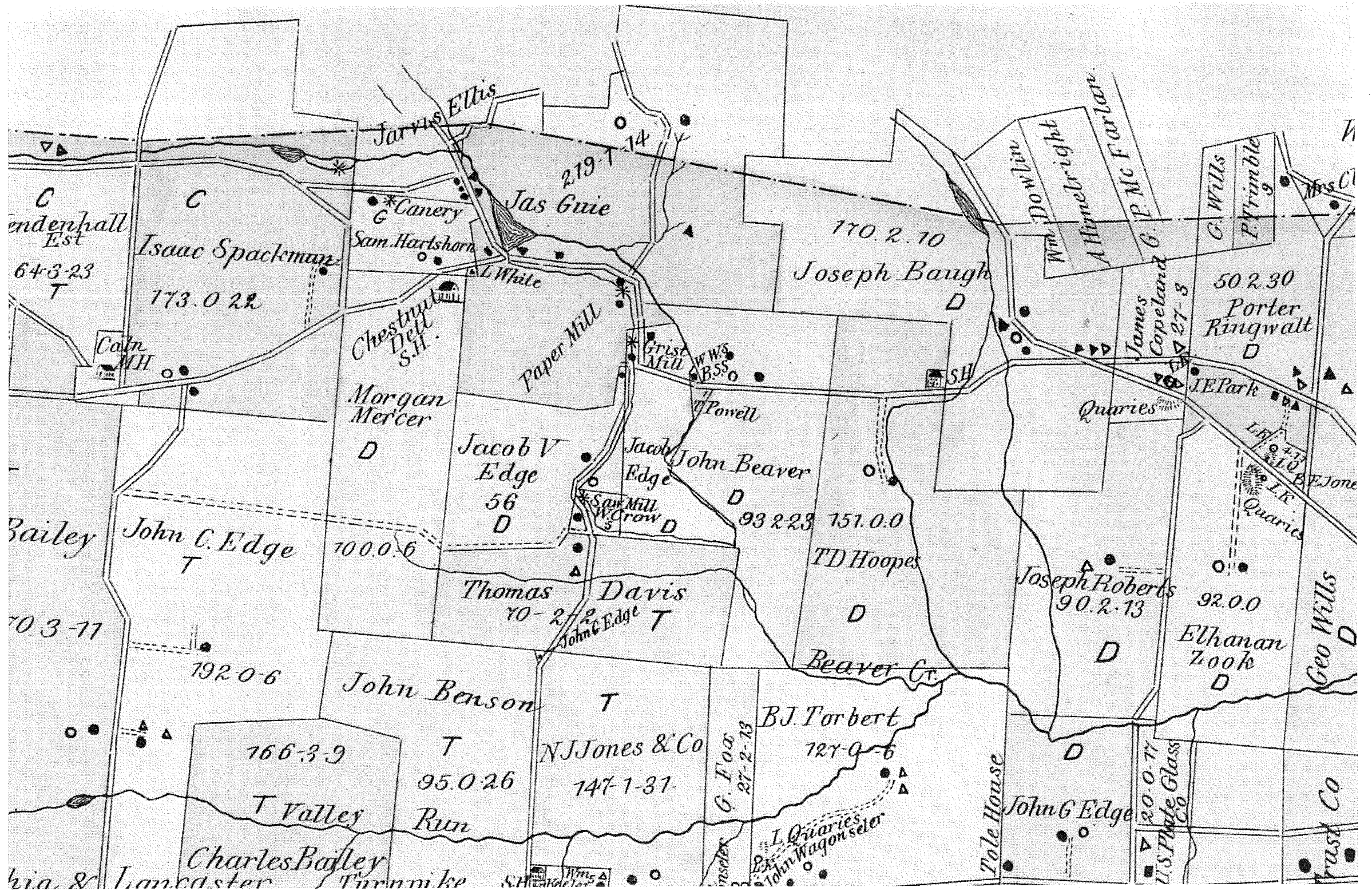


James Mendenhall to Robert Valentine Sr.		
5/24,25/1762		

DISPOSITION OF PROPERTY OF AARON MENDENHALL



Aaron Mendenhall Property		
#1 Aaron Mendenhall to Griffith Mendenhall		
#2 Aaron Mendenhall to John Hoopes the younger		



C
endenhall
Est
64-3-23
T

C
Isaac Spackman
173.0 22

Jarvis Ellis
219-1-14
*Canery
Jas Guie
Sam Hartshorn
L White

170.2.10
Joseph Baugh
D

Wm Dowling
A Hmetright
P McFarlan

G. Wills
P. Trimble

50 2.30
Porter
Ringwalt
D

Chestnut
Dell
S.H.
Morgan
Mercer
D

Paper Mill

Grist
Mill
WWS
B.S.S.

James
Copeland
G.
27-3

J.E. Park

Jacob V
Edge
56
D

Jacob
Edge
D

John Beaver
D

151.0.0
TD Hoopes
D

Quarries

Quarries
L.K.

Bailey

John C. Edge
T

100.0.6

Thomas
Davis
70-2-2
John C. Edge
T

Davis
T

93 2.23

Beaver Cr.

Joseph Roberts
90.2.13
D

92.0.0
Elhanan
Zook
D

Geo Wills
D

70.3-71

192.0.6

John Benson
T

N.J. Jones & Co
147-1-31

BJ. Torbert
127-9-6
D

Tote House
John G. Edge
D

20.0.77
U.S. Plate Glass
Co

166-3-9

T
95.0.26

T Valley
Run

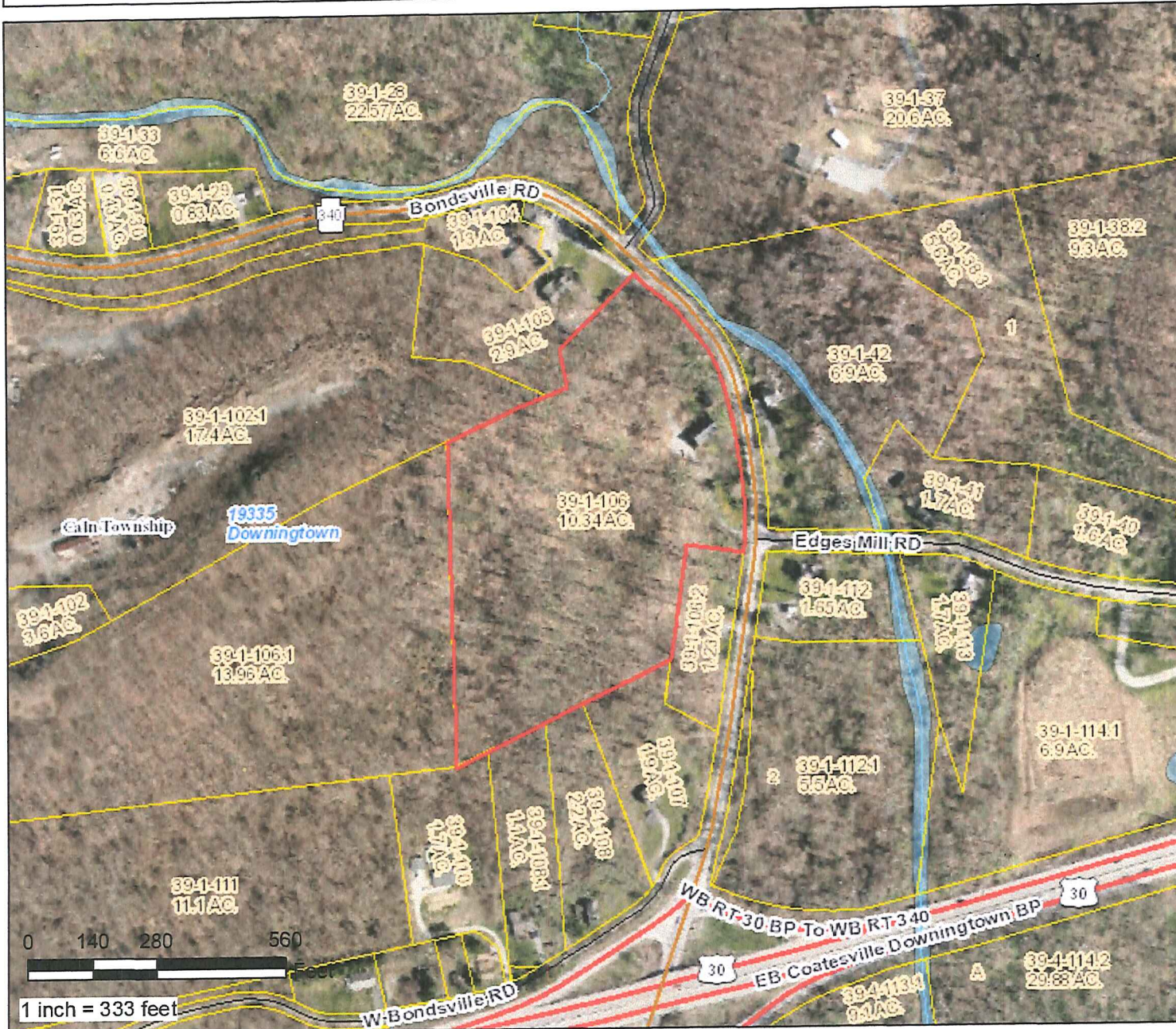
Charles Bailey

Wm & Lancaster Turnpike

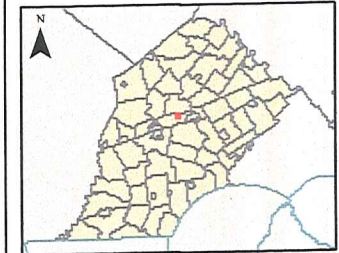
L. Quarries
John Wagon Seler

Trust Co

Map



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 3901 01060000
 UPI: 39-1-106
 Owner1: NORTHEIMER GARY L
 Owner2: RAO NINY
 Mail Address 1: 1009 CALN MEETINGHOUSE RD
 Mail Address 2: COATESVILLE PA
 Mail Address 3:
 ZIP Code: 19320
 Deed Book: 9017
 Deed Page: 1974
 Deed Recorded Date: 11/19/2014
 Legal Desc 1: WS BONDSVILLE RD
 Legal Desc 2: 10.3 AC COMM BLDG & GAR LO
 Acres: 10.34
 LUC: C-60
 Lot Assessment: \$40,600
 Property Assessment: \$68,400
 Total Assessment: \$109,000
 Assessment Date: 10/26/2015
 Property Address: 930 BONDSVILLE RD
 Municipality: CALN
 School District: Coatesville Area

Map Created:
Thursday, November 12, 2015



County of Chester

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parcel thereof, and every appurtenance, and all Deeds Evidences and writings concerning
 the said premises now in the hands or custody of the said William Steel. To have and to
 hold, the said Mesuage, land and Hereditaments, and all and singular the premises
 hereby granted, and conveyed or mentioned to intended to be granted and conveyed,
 unto the said John Steel his heirs and assigns, to the only proper use and behoof of the
 said John Steel his heirs and assigns forever. And the said William Steel, for him-
 self his heirs Executors and administrators with Covenant, promise and grant, to and
 with the said John Steel his heirs and assigns by these presents, That he the said John
 Steel his heirs and assigns shall and lawfully may from henceforth for ever hereafter
 peaceably and quietly have hold, occupy possess and enjoy the said land and premises
 abovementioned to be hereby granted with their and every of their appurtenances, free clear
 discharged and sufficiently saved, and kept harmless, of and from all former grants, bar-
 gains Sales Gifts Leases Tenures Incumbrances Leases Tenures Judgments Executions, and of and
 from all other Doubts, charges and incumbrances whatsoever had made committed done
 or suffered by him the said William Steel his heirs Executors, or administrators, or any other
 person or persons lawfully claiming or to claim by form or under him them or any or
 either of them. — In Witness whereof the said William Steel hath hereunto set his
 hand and seal the day and year first above written. — Will: Steel *Wm*
 Signed Sealed and delivered in presence of — Samuel Hoyt Evan Evans —
 It is remembered, that the above William Steel, came before me, one of the Justices
 for Chester County, and cheerfully acknowledged the above to be his Act and Deed,
 and desired the same might be recorded. — Given under my hand and seal of 2^d day
 of November Anno Domini 1779. — Evan Evans *Wm*
 Recorded the 5th day of December 1782 (1)

Deed Robert Valentine son } **This Indenture** made
 to Robert Valentine Jun }
 the thirtieth day of the ninth month in the year of
 our Lord One Thousand Seven hundred and eighty One Between Robert Valentine
 of East Caln Township in Chester County in Pennsylvania yeoman of the one part and
 Robert Valentine Elderst son and Heir of the said Robert Valentine of the other part. —
 Whereas James Mendenhall and Hannah his wife by their Indentures of lease and release
 bearing date respectively the twenty fourth and twenty fifth days of the fifth month 1762
 for the consideration therein mentioned did grant Bargain sell and convey unto the
 said Robert Valentine, the father (alias yeoman) Two Tracts or parcels of land Situate lying
 and being in East Caln Township aforesaid. The one Beginning at a white Oak being
 a corner of Joseph Pikes land Thence East by William Sims and Herman Saines One hundred
 and forty two perches and an half to a post, thence North by Aaron Mendenhalls land seventy
 Nine perches to a Black Ash Tree, thence North sixty degrees West Fifty nine perches to a post,
 thence North six perches to a Hickory sapling thence South twenty seven degrees East Thirty three
 perches to a post, by the East side of the Creek thence West One hundred and six perches to a
 post near a white oak Sapling marked for a corner in the line of Joseph Pikes land,
 thence North by the same land One hundred and forty six perches to the place of Beginning
 containing One hundred and thirteen Acres and One hundred and Seventeen perches
 The other Beginning at a post in Joseph Pikes line near to the said White Oak Sapling mar-
 ked as a corner thence South by Joseph Pikes land ninety perches to a corner Stone thence by
 the said Aaron Mendenhalls land six courses and distances (viz) East twenty nine perches
 and a half to a Hickory South seventy nine degrees East forty eight perches to a white oak South
 South nineteen degrees East Eighteen perches to a Black Oak South forty eight degrees East
 twelve perches to a Cherry South twenty eight degrees East Thirtysix perches to a white
 oak and South three degrees West Twenty six perches to a post near a white Oak at the
 East side of the Creek marked as a corner thence West by the first descent Tract
 One hundred and six perches to the place of Beginning containing Fifty Acres and
 One hundred and six perches Together with a Water Course in a Brick Hill Eccles on the East

Deed Book
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described Tract do hold the said two Tracts or parcels of land and Mill with their
 appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns
 Forever, as by the said Indenture may appear. And Whereas Richard Wile of Corkes
 in the Kingdom of Ireland by his Attorney Charles Davis by his Indenture bearing
 Date the twenty fifth day of January 1703 for the Consideration therein mentioned
 did grant bargain sell and confirm unto the said Robert Valentine the Father a certain
 piece or parcel of land Situate in East Caban Donnishie of County and adjoining to the
 two Tracts of land above described Beginning at a White oak in a line of land of
 William Pitt and at a Corner of Adam Herdenthalls land thence by the said
 Mendenthalls land North two hundred and forty perches crossing a Branch of Bran-
 dewine to a Cherry Tree thence East three perches to a White oak thence North partly
 by the same land, and partly by Hugh Stalkers land sixty eight perches to a post thence
 West by lot N. 3 One hundred and ten perches to a Black oak thence South by Lot N. 4
 Three hundred & eight perches to a post, thence East by the said land of William Pitt
 One hundred and seven perches to the place of Beginning containing One hundred
 and ninety five Acres, and Eighty three perches, and the usual Allowance for Roads
 and Highways. (This Tract is marked N. 8 in a General Plan of a large Tract and
 is part thereof which was granted by Patent, dated the thirtieth day of August
 1703 recorded at Philadelphia in Patent book A Vol. 2. page 56. unto Joseph Pike
 in fee. Who by Indenture dated the ninth day of March 1711 recorded at Philadelphia
 in Book F Vol 6. page 405th granted the same with other land unto George Pitt
 in fee who did seized thereof and having first made his last Will and Testament in
 writing bearing date on or about the nineteenth day of August 1724 devised the pre-
 mises inter alia unto the above named Richard Wile in fee. **NOW THIS INDENTURE**
Witnesseth, That the said Robert Valentine the Father as well for and in consideration
 of the natural love and affection which he hath and beareth unto the said Robert
 Valentine the son, as also for the better maintenance support livelihood and supportment
 of his said son and in consideration of the sum of three hundred pounds lawful money
 of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert
 Valentine the son upon the sealing and delivery hereof the receipt whereof the said Robert
 Valentine the Father doth hereby acknowledge. All Well Given Granted Aligned Enjoined and
 Confirmed, and by these presents doth give grant Alien Enjoyn and Confirm unto
 the said Robert Valentine the son (in his actual quiet possession and to his heirs and assigns)
 and to his Heirs and assigns All and singular those Three Tracts of land by metes and
 bounds herein before respectively and particularly set forth and described. SOG. the
 with the Water Corn or Irish Mill and also all and singular other their Appurtenances
 Tenements, Houses buildings Darns Stables Gardens Orchards fields meadows Plantations
 Saw Mill Darns Ditches Ways Woods Waters Water Courses Fishings Drivings Shuckings
 Runnings rights liberties privileges improvements Hereditaments and appurtenances
 whatsoever to the said Three Tracts of land above described, Water Corn or Irish Mill
 Saw Mill and every of them respectively belonging or in any wise appertaining and
 the reversions and remainders rents Issues and profits thereof. And also All the
 Estate right Title Interest use possession property claims and demands whatsoever both
 in law and Equity and otherwise now or hereafter due or to be due unto the said Robert Valentine the Father
 of or in and to the said hereby granted Premises and every part & parcel thereof and all
 Debts & Duties in his hands & custody which concern the same only. **SO HAVE COME**
TO HOLD the said three Tracts of land Water Corn or Irish Mill and Saw Mill Heredi-
 =ments and premises, hereby given and granted or mentioned, to be with each and
 every of their appurtenances unto the said Robert Valentine the son and to his Heirs
 and assigns To the only proper use and behoof of the said Robert Valentine the son his
 Heirs and assigns for ever. UNLESS the yearly Rent or Quitrents accruing for
 the same to the Lords of the fee thereof. ALL the said Robert Valentine the Father
 for himself his Heirs Executors and administrators doth Covenant grant and
 agree to and with the said Robert Valentine the son his Heirs and assigns by these
 presents, That he the said Robert Valentine the son his Heirs and assigns shall

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 lawfully may from time to time and at all times hereafter forever peaceably and quietly have
 hold occupy possess and enjoy the said three Tracts or parcels of land Water Corn or Dist mill &
 saw mill hereditaments and premises hereby given and granted or mentioned so be with
 their and every their appurtenances. The said and fully discharged kept harmless and indemni-
 fied of from and against all former and other writs grants bargains sales and other rights doers
 Defaults rents appurtenances of Rents, and of from and against all former and other Titles whatsoever
 had done or suffered to be had made or done by the said Robert Valentine the Father his heirs or
 assigns, or any other person or persons lawfully claiming or to claim by from or under him
 them or any of them. In Witness whereof the said parties to these presents have inter-
 changeably set their hands and seals hereunto dated the day and year first above written
 Rob^t Valentine ~~and~~ Sealed and delivered in the presence of us Thomas Lightfoot
 Jonathan Valentine Richard Downing Jun^r Received the day of the date of the above
 written Indenture from the above named Robert Valentine the younger the sum of
 Five hundred pounds being the consideration money above mentioned by me his father
 Rob^t Valentine — Witness Present at signing Thomas Lightfoot Jonathan Valentine
 Richard Downing Jun^r The first day of June Anno Domⁱ 1782 before me William
 Evans Esq^r one of the Justices of the Peace for the County of Chester personally appeared Jonathan
 Valentine and Richard Downing Jun^r two of the subscribing Witnesses to the within
 Indenture and on their solemn Affirmations according to said did Declare say that they
 saw Robert Valentine the Grantor within named sign seal and as his Act and Deed
 Deliver the within written Indenture for the use therein mentioned and that their names
 hereunto subscribed as Witnesses are of their own proper hand writing Witness my hand
 & Seal the day & year aforesaid. W^m Evans ~~Esq^r~~ Recorded 7th Decem^r 1782 — 1862

Deed Robert Valentine } This Indenture Made the fifteenth
 to George Valentine } day of the month month in the year of our Lord One Thousand
 seven hundred and eighty One BETWEEN Robert Valentine of East Caln Township
 in the County of Chester in the Province of Pennsylvania Yeoman of the one part
 and George Valentine one of the sons of the said Robert Valentine of the other part
 WHEREAS John Taylor and Elizabeth his wife and John Jackson by their In-
 dentures of Lease and Release bearing date respectively the Eleventh and Twelfth
 days of December 1777 for the Consideration therein mentioned did grant bargain
 sell and Confirm unto Amos Boake of the Township of Caln aforesaid yeoman of
 certain piece or parcel of land situate in the said Township of Caln containing One
 Acre and Acres Do hold to him the said Amos Boake his heirs and assigns forever as
 by the said Indentures may more fully appear. AND WHEREAS the said Amos Boake
 afterwards died having first made his last Will and Testament in writing bearing date
 the ninth day of October 1750 and thereby devised the said land to his Daughter Ann
 Boake who departed this life in her Minority Intestate unmarried and without issue
 whereby the said land and premises descended to a certain Abel Boake as the eldest
 Uncle and heir at law of the said Ann Boake AND WHEREAS the said Abel Boake
 and Sarah his wife by their Indenture bearing date the second day of June 1767
 for the Consideration therein mentioned did grant bargain sell and Confirm unto the
 said Robert Valentine his heirs and assigns All that the aforesaid Tract of one hundred
 Acres of land by metes and bounds in the said Indenture and hereafter in these presents
 mentioned. It hold to him the said Robert Valentine and to his heirs and assigns
 forever as by the said Indenture may more fully appear. NOW THIS INDENTURE
 WITNESSETH that the said Robert Valentine as well for one in Consideration of the
 Natural Love and Affection which he hath and beareth to the said George Valentine
 as also for the better support maintenance livelihood and preferment of him the said
 George Valentine and in Consideration of Five Shillings lawful money of Pennsylvania
 to the said Robert Valentine in hand paid by the said George Valentine upon the sealing
 and delivery hereof the receipt whereof the said Robert Valentine doth here by acknowledge he
 given granted Given Enjoined and Confirmed and by these presents doth give grant

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

Executors to this my last will and testament, and I do hereby
revoke all other Wills and Testaments beside this

I acknowledge and publish this as my last Will and
Testament as Witness my hand and Seal the day and year
first above written

Signed and Sealed Acknowledged
in the presence of us

Moses Mendenhall app^r

~~Jo Mendenhall~~ not present
Michael Beck app^r

Robt. Valentine

William Lewis his heirs and Assigns against the said David David Eye
 Kiel Bowen Thomas McCoy and Howel Evans and their heirs and assigns
 every other person whatever lawfully claiming or to claim by from
 or under them or any of them shall and will warrant and forever
 defend by their presents In witness whereof the said David David Eye
 Kiel Bowen and Esther his wife Thomas McCoy and Hannah his wife
 and Howel Evans and his wife have here to set their hands Seal
 the clay and year first above written David David Eye Kiel ^{his} _{mark}
 over Seal Esther Bowen Seal Thomas McCoy Seal Hannah his wife Seal
 Howel Evans Seal all by Green Seal Sealed and Delivered in the
 presence of Francis Lee Joel Davis Chester County sc. Before me
 Francis Lee Esq. one of the Justices of the peace in and for Chester County
 came the named David David Eye Kiel Bowen and Ester his wife
 William Lewis and Sarah his wife Howel Evans and Mary his wife
 and Thomas McCoy and Hannah his wife and acknowledged
 the above written Involunture to be their act in due lawful law
 the said Esther Sarah Mary Hannah being of full age and sepa-
 rately examined by me as the law directs In testimony whereof I
 here to set my hand and seal this nineteenth day of March one
 thousand eight hundred and four Francis Lee Seal
 & Deed Toll Recorded & Apr. 9. 1804.

James Hutton Sheriff }
 Thomas Downing et al } To all People to whom these presents
 shall come I James Hutton Sheriff High Sheriff of the County of Chester
 in the Common wealth of Pennsylvania send greeting Where by
 certain writ of fieri facias to me directed bearing date the twenty
 sixth day of November last past I was commanded that of the goods
 and Chattels and Tenements of Robert Valentine late of the
 County aforesaid deceased in the name and possession of Saml Valen-
 tine Samuel Valentine Robert Valentine and Jacob Valentine
 Executors of the last will and Testament of the said Robert Valentine
 deceased then being to be administered in my said Office I should
 cause to be levied as well a certain Debt of two hundred and sixty
 five Pounds lawful Money of Pennsylvania, which Abraham
 Sharples lately in our County Court of Common Pleas before our Judge
 at West Chester recovered against them as also the twenty two Shillings
 which to the said Abraham Sharples in our said Court were
 adjudged for his Damages which he sustained by occasion of the
 Attention of the said Debt whereof the said Sam Valentine Samuel
 Valentine Robert Valentine and Jacob Valentine are Carried in Assess-
 ment of Record. And that I should have these monies before our Judge
 at West Chester at a Court of Common Pleas there to be hold for
 the said County of Chester the third Monday in ~~May~~ February then
 next to render to the said Abraham Sharples for his Debt Damages
 aforesaid. And that I should have them there that writ at which day
 the said Sheriff made return to the said Judges that by virtue of
 the said writ some directed of the lands and Tenements of Robert
 Valentine deceased in the name and possession of Sam Valentine
 Samuel Valentine and Jacob Valentine Executors of the last will & Tes-
 tament of the said Robert Valentine deceased I had seized and taken
 in Execution certain Messuages and Plantation situate of land
 with a Merchant Mill therein erected bounded by lands of John
 Bickner John Mendenhall John Hoopes Lother Situate in the

Do byant bargain and sell unto the aforesaid Thomas Downing and
 Thos Downing their heirs and assigns in common all that said
 Messuage and Plantation or tract of land situate in the township aforesaid
 bounded and described as aforesaid containing fifty acres and fifty six
 perches more or less Together with all and singular the buildings and
 improvements Rights members and appurtenances whatsoever thereto
 belonging or in anywise appertaining and the Reversions and Rents
 Issues and profits thereof and also all the Estate Right Title
 Interest Property claim and demand whatsoever of him the said
 Robert Valentine deceased or his representatives of in or out of the
 same To have and to hold the said Messuage and Plantation or tract
 of land here before mentioned and described thereto with the ap-
 purtenances unto the said Thomas Downing and Thos Downing
 their heirs and assigns equally to be divided between them as tenants in
 common to their only just use and behoof forever for such
 Estate and under such faults and conditions as the said Robert
 Valentine decreed at and immediately before his decease and the heirs
 and legal representatives of the said Robert Valentine at and im-
 mediately before the taking thereof in execution here and held the
 same according to the tenor and Effect of the last Assizes
 of this Commonwealth in such case made and provided In witness
 whereof I the said Sheriff have hereunto set my hand and Seal

Dated the third day of April in the year of our Lord one thousand
 eight hundred and four **Mellon** ~~Sherrif~~ Sealed Delivered
 in the presence of **Wm Dardington** **Thos V. Dick** The
 within Deeds Roll was duly acknowledged in open Court by the with-
 in named **James Ketton** Esquire high Sheriff of Chester County at a
 Court of Common Pleas held there at West Chester the third day of April
 1804. In Testimony whereof I have hereunto
 affixed the seal of said Court at West Chester the day
 and Year aforesaid **Daniel Trester** Clerk
 Recorded April 9th 1804

James Ketton Esq
 Roger Topham } To all People to whom these presents shall
 come **James Ketton** Esquire high Sheriff of the
 County of Chester in the Commonwealth of Pennsylvania hereby certifying
 Whereas by a certain writ of **Levying** issued out of the Court of Com-
 mon Pleas of the County of Chester County to the twenty fifth day
 of February last past I was commanded that without any
 other writ of the Court and command of **Jacob Downing** of the
 County aforesaid deceased in my behalf I should take and receive
 tenement of land situate in the township of West Nottingham
 called "**CARPENTERS HALL**" containing one hundred and twenty nine
 acres more or less I should to be made and received in full satisfaction
 of ninety three pounds sixteen Shillings and two pence and the
 Interest thereon accrued which I did high assignee of **Sarah**
Armstrong lately in our County Court of Common Pleas before me
 holden at West Chester recovered against **Elizabeth Brown** and
William Brown Executors of the said **Jacob Downing** deceased in the
 seventy two Shillings which to the said Roger Topham Esquire aforesaid
 in our same Court were adjudged for his Damages which he sustained

479 Township of East Calver in the County aforesaid which said tract of land
is better and bounded as follows viz. Beginning at a corner in John
Dickens line thence S 50¹/₂° E 37¹/₂° to a white oak thence S 35¹/₂° E 38¹/₂°
thence N 44¹/₂° E 29¹/₂° thence S 72¹/₂° E 47 perches to a white oak thence S
22¹/₂° E 18¹/₂° thence S 51¹/₂° E 12¹/₂° thence S 30¹/₂° E 36¹/₂° to a white oak
thence S 1¹/₂° E 26¹/₂° to a white oak thence S 21¹/₄° W 31¹/₂°
thence S 8¹/₂° E 6¹/₂° thence S 63¹/₂° E 59¹/₂° thence S 5¹/₂° E 11¹/₂° to a stone
thence S 45¹/₂° W 7¹/₂° to a stone thence N 5¹/₂° E 103¹/₂° thence N 36¹/₂°
W 15¹/₂° to a stone thence North 22¹/₂° W 20¹/₂° to a Dogwood thence N 35¹/₂°
W 15¹/₂° to a white oak thence N 67¹/₂° W 15¹/₂° to a white oak thence
S 30¹/₂° W 13¹/₂° to a chestnut oak thence N 3¹/₂° W 38¹/₂° to a hickory
thence S 42¹/₄° W 20¹/₄° to a red oak thence N 8¹/₄° W 40¹/₄° to a chestnut
to a white oak thence N 7¹/₄° W 14¹/₄° to a gum thence N 13¹/₂° W 21¹/₂°
to a stone thence N 35¹/₂° W 22¹/₂° to a post thence N 67¹/₂° W 11¹/₂° perches
to a stone N 14¹/₂° E 20¹/₂° to the place of beginning containing
fifty acres and fifteen perches more or less with the appurtenances
which remain in my hands in sole fee and of lawyers
so that I could not save the moneys in the said writ mentioned
at the day and place therein contained by the said writ I was
commanded and that the residue of the execution of the said
writ containing in a certain Schedule the contents annexed by which
Schedule or Inquisition it appeared on the oath & affirmations
of the Jurors therein named that the rents issues & profits of
the said lands and premises were not of a clear yearly value
sufficient beyond all charges within the Shire of seven
shillings to satisfy the Debt and damages in the said writ men-
tioned wherefore by certain other writ of vendition & pona
issued out of the said Court bearing date the twenty fifth
day of February last past, the said Sheriff was commanded that the
said Messuage lands and premises with the appurtenances so by
me seized and taken in execution I should expose to sale and that I
should have those moneys before the said Judges at West Chester at
the Court of Common Pleas there to be held the first Monday in April
then next to render to the said Abraham Sharples for his Debt
and Damages aforesaid in pursuance whereof the said
Sheriff having given due and timely notice at the time and place
of sale did on Monday the twenty sixth day of March in the
year of our Lord one thousand eight hundred and four expose
the premises aforesaid to sale by public vendue and did buy and
sold the same to Thomas Downing & Hunt Downing of the
Township of East Calver in the County aforesaid for the sum of
two thousand nine hundred Pounds lawful money of En-
gland they being the highest bidders and that the best
price bid for the same. Now know ye that the said
Sheriff for and in consideration of the aforesaid sum of
two thousand nine hundred Pounds lawful money of En-
gland to me in hand paid by the said Thomas Down-
ing and Hunt Downing at and before the executing and
delivery hereof the receipt whereof I do hereby acknowledge have
lawfully bargained and sold and by these presents according
to the directions of the said last recited writ by force and virtue thereof

said dollars lawful money of the United States of America to him in hand paid by
 by the said Hunt Downing at and before the signing and delivery hereof the receipt
 whereof is hereby acknowledged hath granted bargained sold aliened conveyed re-
 leased and confirmed and by these presents doth grant bargain sell alien convey re-
 lease and confirm unto the said Hunt Downing and to his heirs and assigns
 a certain lot or parcel of land being part of the above mentioned tract situate in the
 Township of West Whiteland aforesaid bounded and described as follows To wit
 N 87° 11' W as a post thence by other land of the said Hunt Downing North seventy
 degrees and a half East thirty six perches and eight tenths to a post in a public road
 thence along the same by land late of Thomas Morris deceased North twenty six
 degrees and a half West thirty two perches and six tenths to the middle of the line
 a Delphia and Lancaster turnpike road thence along the same South seventy six
 degrees and three quarters West thirty one perches and seven tenths thence by
 said Roberts's other land South seventy degrees East thirty six perches and three
 tenths to the place of beginning containing seven acres and forty six perches be-
 the same more or less Together with all and singular the improvements ways
 waters rights liberties privileges hereditaments and appurtenances whatso-
 ever thence belonging or in any wise appertaining and the reversions remainders
 rents issues and profits thereof And also all the estate right title Interest or possession
 property claim or demand whatsoever as well at law as in equity or otherwise
 now or hereafter of him the said John Roberts of into or out of the same To wit
 he doth the said described lot or parcel of land hereditaments and premises hereby
 granted or mentioned or intended to be with the appurtenances unto the said
 Hunt Downing his heirs and assigns to the only proper use and behoof of said Hunt
 Downing his heirs and assigns forever And the said John Roberts for himself his
 heirs executors and administrators doth covenant promise and grant to and with the
 said Hunt Downing his heirs and assigns by these presents that he the said John
 Roberts and his heirs the said described lot or parcel of land hereditaments and prem-
 ises hereby granted or mentioned or intended to be with the appurtenances
 to the said Hunt Downing his heirs and assigns against him the said John Roberts
 and his heirs and against all and every other person and persons whomsoever
 lawfully claiming or to claim by force or under him them or any of them shall
 and will warrant and forever defend by these presents IN WITNESS whereof the
 said John Roberts hath hereunto set his hand and seal Dated the day and
 year first above written

John Roberts Seal

State & Delivered in the presence of Saml. Miller, Mary Miller,
 Received the day of the date of the above written Indenture of and from the a-
 bove named Hunt Downing one thousand dollars being the full consideration
 money above mentioned Received per John Roberts, Witness us Saml.
 Saml. Miller, Mary Miller & Before me the subscriber one of the Justices of
 the Peace in & for the County of Chester personally came the above named John
 Roberts and acknowledged the above written Indenture to be his act & deed
 in due form of law and desired the same as such might be recorded I test
 my hand whereof I have hereunto set my hand and seal the nineteenth day of
 May Anno Domini Eighteen hundred and twenty one Saml. Miller J.P.

Recorded April 23rd 1822

Deed of Release
 Thomas Downing and
 to
 Hunt Downing

To all People

Shall come Thomas Downing partner of the Township of
 East Caln in the County of Chester & State of Pennsylvania
 Sarah his wife send greetings Whereas James Miller Esq. High Sheriff of the County
 aforesaid by Deed Poll bearing date the three day of April in the year one thousand

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1182 eight hundred and four duels executed under hand and seal for the consideration
 therein mentioned did by virtue of a writ of benediction in person therein recited
 grant and confirm unto the said Thomas Downing and Hunt Downing and to
 their heirs and assigns, a certain Messuage plantation and tract of land with a
 Mecharnt Mill thereon together bounded and described as follows by begin-
 ning at a corner in the Bickings line thence S 20° East 37.5 p to a white oak thence
 S 35° E 38 p thence ^{N 55° E 27.5 p} S 35° E 47 p to a white oak thence S 22° E 18 p thence S 51° E 12 p thence
 S 20° E 36 p to a white oak thence S 7° E 26 p to a white oak thence S 21° W
 31.5 p thence S 37° E 6 p thence S 63° E 59 p thence S 5° E 11.5 p to a Stone thence S 85° W
 79 p to a Stone thence N 57° W 102.5 p thence N 86° W 10 p to a Stone thence N 72° W 2 p to a log
 wall thence N 35° W 15.7 p to a white oak thence N 69° W 13.4 p to a white oak
 thence S 89° W 13.5 p to a chestnut oak thence S 63° W 8.5 p to a Hickory thence S 32° W
 20.5 p to a red oak thence N 68° W 10.8 p to a white oak thence N 67° W 14.5 p to a Gum tree
 thence N 13° W 21 p to a Stone thence N 35° W 32.7 p to a post thence N 67° W 14 p to
 a Buck thence N 19° E 20 p to the place of beginning containing fifty acres and six-
 teen perches more or less with the appurtenances bounded by lands of John Bick-
 ings John Dorris & John Mendenhall situate in the Township of East Walpole
 said to hold the same to the said Thomas and Hunt Downing their heirs and
 assigns forever according to the act of Parliament in such case made and provi-
 ded as by the said Act fully acknowledged and remaining among the records
 of the Court of Common Pleas for the County of said New Hampshire. Now know ye that the said Thom-
 as Downing and Sarah his wife for and in consideration of the sum of fourteen hun-
 dred and fifty pounds lawful money of the State aforesaid to them in hand paid
 by the said Hunt Downing before the sealing and delivery hereof the receipt whereof
 is hereby acknowledged and that of discharge and forever discharge the said Hunt
 Downing his heirs and assigns by these presents shall grant bargain sell release and con-
 firm unto the said Hunt Downing and to his heirs and assigns All the Estate Share
 dividend right title Interest property claim and demand whatsoever of them the
 said Thomas Downing and Sarah his wife both at law and equity or otherwise
 shored over of into or out of all the above described Messuage Mill and plantation
 or tract of fifty acres and sixteen perches of land more or less with the appurtenances
 together also with all and singular the other improvements rights liberties privi-
 ledges and appurtenances thereunto belonging or in anywise appertaining and the
 reversions and remainders rents issues and profits thereof to have and to hold to
 all and singular the premises hereby revised and released or mentioned and in-
 tended so to be with the appurtenances unto the said Hunt Downing his heirs
 and assigns to the only proper use and behoof of the said Hunt Downing his heirs
 and assigns forever so that neither the said Thomas Downing and Sarah his
 wife nor their heirs nor any other person or persons who sever lawfully claim-
 ing or to claim by form or under them or any of them shall or may at any times
 or times hereafter have claim challenge or demand any estate right title or In-
 terest of into or out of the above described Messuage Mill and plantation or
 tract of fifty acres of land more or less here ditaments and premises hereby
 revised and released or mentioned or intended so to be with the appurtenances
 or any part or parcel thereof But that none of aforesaid shall and will utterly be
 voided and forever discharged by these presents. In Witness whereof the said Thom-
 as Downing and Sarah his wife have hereunto set their hands and seals the
 seventh fourth day of November in the year one thousand eight hundred and six
 sealed and delivered in the presence of us
 Robert Miller Deed Downing Thomas Downing Seal
 Sarah Downing Seal
 Received the day of the date of the above written release of the above named Hunt
 Downing the sum of fourteen hundred and fifty pounds being the consideration

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money therein mentioned of me Thomas Downing, Robert Miller, Isaac Downing
Before me the Subscriber one of the Justices of the Peace and for the County of
Chester personally appeared the above named Thomas Downing, Sarah his
wife and acknowledged the above written Indenture of Release to be their act,
and deed and desired the same might be recorded as such. The said Sarah be-
ing of full age and by me examined as the law directs did declare and say that
she voluntarily signed seal do and as her act and delivered the above written In-
denture of Release. In Witness whereof I have hereunto set my hand and seal
the twenty fourth day of November in the year one thousand eight hundred
and six Robert Miller Secy. Recorded April 23rd 1822

Deed
Joseph Richardson
To
Jacob Busby
This Indenture

Made this fifth day of April Anno Domini one
thousand eight hundred and twenty two Between
Joseph Richardson of Henrett Township, Chester County and State of Pennsylv-
ania & Susanna his wife of the one part and Jacob Busby of Christiana Town-
ship, Newcastle County and State of Delaware of the other part Witnesseth
that the said Joseph Richardson and Susanna his wife for in consideration
of the sum of six hundred dollars lawful money of the United States to them
in hand paid by the S^d Jacob Busby as or before the sealing & delivering hereof the
receipt whereof is hereby acknowledged have granted bargained sold release
and confirmed and by these presents do grant bargain sell release and confirm
unto the said Jacob Busby his heirs and assigns all the following described tract
or lot of land situate in Henrett Township aforesaid and bounded as follows
Beginning at a post corner of S^d Joseph Richardson's land thence by a median
of marked trees South four degrees East forty two tenths perches to a post in a line
of Robert Larnbom thence North Eighty three & three fourths degrees East twenty two
& four tenths perches to a post corner of S^d Richardson's land thence North four
and half degrees West forty two & nine tenths perches and South seventy five and half de-
grees West twenty five & three tenths perches to the place of beginning containing
Six acres & eight & eight perches of land to be the same more or less (being part of a tract of
land which the orphan's court for Chester County held at West Chester the 3rd day
of May 1820 did judge to the aforesaid Joseph Richardson and entered on Dec 31st
1820 page 436 for S^d orphan's court reference thereto being had will more fully
appear) together with all and singular the improvements rights privileges
benefitments & appurtenances whatsoever thereto belonging & the reversions &
remainders rents issues & profits thereof also all the estate right title interest claim de-
mand whatsoever of in & to the same and likewise the privilege of a good cart
or waygon way from the said premises through the lands of S^d Joseph Richar-
son to the public highway joining the west end of S^d Richardson's land with
liberty to pass and repass at any time at all times without molestation to & from
S^d tract of land to the S^d Jacob Busby or any for him to pass in such manner
as to do the least possible injury to the S^d Richardson's premises at all times
closing the gate or putting up the bars (as the case may be) to have and hold
the above described tract of land and the appurtenances here by granted unto
and for the only proper use & behoof of him the said Jacob Busby his heirs and
assigns forever & the said Joseph Richardson & Susanna his wife do further
covenant and agree for themselves & their heirs to warrant & forever defend
the above bargained premises unto the S^d Jacob Busby his heirs and assigns
against all persons whatsoever claiming the same or any part thereof In
Witness whereof the said Joseph Richardson & Susanna his wife have
hereunto set their hand & seals the day and year first above written. #

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our Lord one thousand eight hundred and thirty two. Before me the subscribers one of the justices of the peace for said County personally came the above named Jean Grier James H. Grier Joseph F. Grier and Margaret his wife Samuel Ralston and Nancy his wife Thomas Forrest and Jean his wife William E. Lewis and Nancy his wife William W. McClure and Elizabeth his wife James Long and Mariat his wife Martha J. Grier and Isabella R. Grier and severally acknowledged the above written indenture to be their act and deed and desired that the same might be recorded as such according to law, they the said Margaret Grier Nancy Ralston Jean Forrest Nancy Lewis Elizabeth McClure Mariat Long all being of full age and by me severally examined separate and apart from their said husbands and the contents of said deed being first made known to them, they upon such separate examination as aforesaid severally declared that they did voluntarily and of their own free will and accord seal and as her act and deed and for their act and deed deliver the said indenture without any coercion or compulsion of their said husbands. In testimony whereof I have hereunto set my hands and seal the day and date above written. John Tomplton

The following acknowledgement was made sealed and delivered in the presence of us: John Tomplton Andrew Ferguson Junr. — Chester County ss. Personally appeared before me the subscriber one of the justices of the peace for said County this fourteenth day of May in the year of our Lord one thousand eight hundred and thirty two the above named John H. Grier and Alley his wife and severally acknowledged the above written indenture to be their act and deed and desired the same might be recorded as such according to law she the said Alley being of full age and by me separately and apart from her said husband examined and the contents of said deed being first made known to her upon such separate examination as aforesaid did declare that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hands and seal the day and date above written. John Tomplton (Recorded May 16. 1832)

(This indenture was returned after the one on page 617)

Deed

Hunt Downing

To Joseph M. Downing

This indenture made the twenty second day of December in the year of our Lord one thousand eight hundred and thirty one Between Hunt Downing of the township of West Whiteland in the County of Chester and State of Pennsylvania (Woman) and Deborah his wife of the one part and Joseph M. Downing their son of the township of East Caln in the same County & State aforesaid of the other part Whereas James Holton Esquire High Sheriff of the County of Chester aforesaid by his deeds full duty executed and acknowledged in open court bearing date the third day of April Anno Domini 1808 and recorded in the office for Recording Deeds in and for the County of Chester in Deed Book B. 2. Vol. 46 Page 472 did grant and convey a certain messuage plantation or tract of lands with a branch and all enclosed thereon situate in the township of East Caln

(Beginning at a corner in John Pickings line thence south fifty degrees and an half east thirty seven perches and an half to a white oak thence south thirty four degrees east thirty eight perches thence North eighty eight degrees east twenty nine perches and five tenths thence south eighty two degrees and an half east forty seven perches to a white oak thence south twenty two degrees and an half east eighteen perches thence south fifty one degrees and an half east twelve perches thence south thirty degrees east thirty six perches and eight tenths to a white oak thence south half a degree east twenty six perches to a white oak stump thence south twenty one degrees and a quarter east thirty one perches and five tenths thence south three degrees and an half east six perches thence south sixty three degrees

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and an half east fifty nine perches thence south five degrees east eleven perches and five tenths to a stone thence south eighty five degrees west seventy nine perches to a stone thence north five degrees and a quarter east one hundred and three perches and eight tenths thence north eighty six degrees West sixteen perches to a stone thence north twenty two perches to a dog wood thence north thirty five degrees west fifteen perches and seven tenths to a white oak thence north sixty nine degrees and a quarter west fifteen perches and four tenths to a white oak thence south eighty nine degrees and an half west thirteen perches and five tenths to a chestnut oak thence south sixty three degrees and an half west eight perches and eight tenths to a hickory thence south eighty two degrees and a quarter west twenty perches and four tenths to a red oak thence north sixty eight degrees and a quarter west ten perches and eight tenths to a white oak thence north sixty seven degrees and a quarter west fourteen perches and five tenths to a Gum thence north thirteen degrees and an half west twenty one perches to a stone thence north thirty five degrees and an half west thirty two perches and seven tenths to a post thence north sixty seven degrees and an half west fourteen perches to a beech thence north nineteen degrees and an half east twenty perches to the Beginning containing fifty acres and fifteen perches more or less) to Thomas Downing & Hunt Downing their heirs and assigns in fee as tenants in common. And whereas the said Thomas Downing and Sarah his wife by their deed of Release duly executed bearing date the fourth day of November Anno Dom 1806 and Recorded in the office for recording deeds in and for Chester County in Book No. 3. Vol. 68 Page 184 for the consideration therein mentioned did Grant and Convey all the estate share dividend right title interest property claim and demand of them the said Thomas Downing and Sarah his wife of in to or out of the above messuage plantation and tract of land and merchant mill thereon erected above recited and described unto the said Hunt Downing his heirs and assigns in fee. And whereas Isaac Spectman by deed duly executed and dated the twenty fourth day of May Anno Dom 1803 recorded in the office for recording of Deeds in and for the County of Chester in Book No. 3. Vol. 68 Page 184 for the consideration therein mentioned did grant unto the said Hunt Downing his heirs and assigns in fee all that certain piece or parcel of land situate in the township of East Caln aforesaid bounded and described as follow. Beginning at a post on the south side of the road in the line of lands late of Robert Valentine and along the south side of said road leading to Caln Meeting house south eighty three degrees and an half west sixty nine perches to a post and by other part of said tract south four degrees east twenty one perches and six tenths to a post in the line of Thomas Frons land and by the same north eighty five degrees east sixty nine perches and three tenths to a white oak and by lands of said Valentine north four degrees and an half west twenty three perches to the Beginning containing nine acres and eighty seven perches more or less to hold to the said Hunt Downing his heirs and assigns forever. And whereas Thomas Vickers and Gemina his wife and John Vickers and Abigail his wife by deed duly executed bearing date the ~~twelfth~~ tenth day of the fourth month Anno Dom 1811 and recorded in the office for recording deeds in and for the County of Chester in Book No. 3. Vol. 68 Page 295 did grant and confirm after the consideration therein mentioned all their two certain pieces or parcels of land situate partly in the township of Brandywine and partly in the township of East Caln unto the said Hunt Downing his heirs and assigns in fee. The one begins at a stone thence by lands of the said Hunt Downing north eighty seven degrees east thirty one perches and one tenth to a stone and south eighty two degrees east forty eight perches to a white oak and thence the same course continued by a line dividing this from the residue of Thomas and John Vickers lands four

61² perches and five tenths to a post thence by the said Westers lands the three following courses south sixteen degrees east twenty two perches and six tenths to a white oak north thirteen degrees west forty three perches and eight tenths to a post north eighty five degrees east fifty two perches to a post in a line of John Hoopes land thence with the same and lands of Samuel Haines north three degrees west twenty four perches and two tenths to a post and thence by lands of said Samuel Haines north twenty nine degrees west fifty four perches to a stone thence by land of John Dowlen south eighty five degrees west seventy three perches and five tenths to a stone thence by land of Samuel Haines south twenty nine degrees east twenty perches thence by land of Charles Collier south five degrees east twenty four perches to a stone south eighty one degrees west forty two perches and seven tenths to a post on a line of John Bickings land and by the same south five degrees east fourteen perches to a stone thence by land of Samuel Valentine south two degrees east thirty nine perches and one tenth to a post south three degrees east twenty four perches and six tenths to a post south eighty seven degrees west three perches to a stone and south three degrees east two perches to the place of Beginning Containing seventy four acres and one hundred and thirty six perches more or less the other begins at a white oak stump north twenty six degrees east along the middle of a road twenty two perches to the middle of the great road leading to the mill and along it north eighty nine degrees west four perches thence north thirty nine degrees west fourteen perches to a bunch of Laurel bushes on a line of the said Hout Downings land and by the same south thirty two degrees east six perches and south twenty six perches to the Beginning Containing three fourths of an acre more or less to hold to the said Hout Downing his heirs and assigns forever NOW this indenture witnesseth that the said Hout Downing and Deborah his wife for and in consideration of the natural love and affection they bear to their son the said Joseph M^r. Downing as well as the further consideration of the sum of one Dollar lawful money to them well and truly paid by the said Joseph M^r. Downing at and before the enrolling and delivering hereof the receipt of which one Dollar they do hereby acknowledge and thereof do acquit and forever discharge the said Joseph M^r. Downing his heirs executors and administrators by these presents Have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Joseph M^r. Downing and unto his heirs and assigns all those messuages Merchant mill and four contiguous & partly adjoining Tracts and parcels of land above described with the appurtenances containing together one hundred and thirty five acres and thirty eight perches of land be the same more or less Together with all and singular the houses out houses buildings thereon woods Mills Mill houses and factories woods ways fountains water courses gardens orchards and fences rights liberties privileges improvements hereditaments and appurtenances advantages whatsoever thereto belonging or in any wise appertaining And that reversions and remainders rents issues and profits thereof And also all the estate right title interest use possession claim and demand whatsoever of them the said Hout Downing and Deborah his wife in law as well as at equity or otherwise of in to or out of the same To have and to hold the said messuage and Merchant mill and four contiguous and partly adjoining tracts or parcels of land above described hereditaments and premises hereby granted or mentioned or intended so to do lie with the appurtenances unto the said Joseph M^r. Downing his heirs and assigns To the only proper use and behoof of the said Joseph M^r. Downing his heirs and assigns forever And the said Hout Downing for himself and his heirs executors and administrators doth covenant and agree to and with the said Joseph M^r. Downing his heirs and assigns by these presents that he the said Hout Downing the said messuage and Merchant mill and four

contiguous and partly adjoining tracts of land above described or mentioned or intended to be with the appertinances unto the said Joseph etc. Downring his heirs and assigns against him the said Hunt Downring and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from under him or them shall and well warrant and forever defend by these presents. — In witness whereof the parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written. — Hunt Downring & Deborah Downring Sealed and delivered in the presence of us. E. Bradley Saml. Miller. — Received the day of the date of the above written indenture of and from the above named Joseph Mr. Downring one Dollar the money consideration above mentioned in full. Hunt Downring. Witness E. Bradley Saml. Miller Chester County Pa. Before me the subscriber one of the justices of the peace in and for Chester County personally appeared the above named Hunt Downring and Deborah his wife and acknowledged the above indenture to be their act and deed in due form of law to the intent the same may be recorded as such according to law. The said Deborah being of full age and separately and apart from her husband by me examined and the full contents of the above Deed being by me first made known to her and upon such said separate examination she declared that she voluntarily and of her own free will and accord signed sealed and delivered the above deed without any compulsion or constraint from her said husband. In testimony whereof I have hereunto set my hand and seal this twenty second day of December in the year of our Lord one thousand eight hundred and thirty one 1831. — Saml. Miller

(Recorded May 14 1832)

x Deed
 David Morrison et al:
 To
 George Trimble Enoch P. Hoopes }
 Pennsylvania Yeoman and Elizabeth his wife of the one part and George Trimble Merchant and Enoch P. Hoopes Practitioner of Physic both of the township County and State aforesaid of the other part. Whereas Alexander Morrison late of the township County and State aforesaid by sundry indentures and other good conveyances or assurances in the law duly had and executed became in his life time lawfully seized in his demise as of fee of or so in sundry tracts of land with the appertinances and being so seized made his last will and testament in writing bearing date the twentieth day of February Anno Domini one thousand eight hundred and twenty three wherein and particularly amongst other things he did give and devise unto his sons John and David as tenants in common and to their respective heirs and assigns forever all the residue of his real estate including as well that which he had by his brother Ephraim as that owned by himself the division to be made by three disinterested men to be chosen by each of the parties and one by his executors and that his son David should take that division wherein the mansion house stands as in and by the said recited will since his decease duly proved and remaining in the Registers office at West Chester recourse being thereunto had appears. And whereas in pursuance of the said recited will the residue of the said real estate was divided between the said John Morrison & David Morrison in conformity and agreeably to the directions in the said will given and the said John Morrison and Charlotte his wife by indenture of release under their hands and seals bearing date the seventeenth day of September Anno Domini one thousand eight hundred and twenty three did release the eastern division in which the mansion house stands to the said David Morrison and to his heirs and assigns forever as in and by the said release relation being thereunto had appears. Now this indenture witnesseth that the said David Morrison and Elizabeth his wife for and in consideration of the sum of six hundred and twenty three Dollars and nineteen cents to them in hand paid by the said

anno Domini 1835 before me
 and for said County and the above named John Yeager and William Emery and latter
 his wife and acknowledged the above written Indenture to be their act and deed
 and desired that the same might be recorded as such according to law The said latter
 being of full age and by me duly examined separate and apart from her said husband
 and the contents thereof being first made known to her declared that she did volun-
 tarily and of her own free will and accord seal and as her act and deed deliver the said
 Indenture without any coercion or compulsion of her said husband In testimony
 whereof I have hereunto set my hand and seal the day and year above written
 (Recorded April 5th 1835) Sampson Davis (and)

Deeds
 Joseph M Downing et ux } This Indenture made the thirty first day of March in
 to } the year of our Lord One thousand eight hundred and
 Thomas Steele Jr } thirty five Between Joseph M Downing of the town-
 ship of West Whistland in the County of Chester and
 State of Pennsylvania and Grace his Wife of the one part And Thomas Steele of the
 township of ^{West} ^{Whistland} in the County of Delaware and State aforesaid of the other part
 Whereas Hunt Downing and Deborah his wife by deed dated the twenty second day
 of December A.D. 1831 and recorded in the Office for recording deeds of Chester Coun-
 ty in Book 64 vol 77 page 510 did grant and convey a Dist and Water Mill with
 the appurtenances and sundry tracts and parcels of lands with their appurtenances
 unto the said Joseph M Downing his heirs and assigns in fee And whereas Joshua
 Hunt executor of the last will and testament of Abbealom Roman late of the town-
 ship of East-Caln by deed dated the twenty eighth day of March A.D. 1833
 and recorded in the Office for Recording deeds in and for the County of Chester in
 Book vol page did grant and convey unto Joseph M Downing a tract
 a parcel of land situate in the township of East-Caln his heirs and assigns in fee
 Now this Indenture witnesseth that the said Joseph M Downing and Grace his
 wife for and in consideration of the sum of eight thousand five hundred and twenty
 six dollars lawful money of the United States of America unto them in hand well and
 truly paid by the said Thomas Steele Jr at and before the sealing and delivery
 hereof the receipt whereof they do hereby acknowledge and thereof do acquit and per-
 ever discharged the said Thomas Steele Jr his heirs executors and administrators by
 these presents Have granted bargained sold aliened enfeoffed released and confir-
 med and by these presents do grant bargain sell alien enfeoff release and confirm
 unto the said Thomas Steele Jr and unto his heirs and assigns all those three certain
 tracts and parcels of land situate in the township of East Caln bounded and described
 as follows The one on which the Buildings and Dist Mill stands Begins at a stone or cor-
 ner of land of the heirs of Robert Valentine thence South seven degrees West One hundred
 and three perches and eight tenths and North eighty six degrees and three quarters East
 seventy five perches and two tenths to Davis Thoope's line and by the same North three degrees
 and a half West eleven perches and nine tenths to a poplar tree and North thirty one degrees
 and a half West fifty nine perches and North one degree and a half West six perches and
 North twenty degrees and a quarter East thirty two perches and North twenty seven and a
 half degrees West twenty two perches to the middle of a road and along the same
 North eighty seven degrees West four perches and North thirty eight degrees East four-
 teen perches and two tenths and North thirty two degrees West twenty nine perches and
 two tenths and North forty seven degrees and a half West fifteen perches thence by
 other land of the said Joseph M Downing South forty nine degrees West twenty
 five perches and five tenths and South twenty seven degrees East four perches and
 three tenths and South two degrees West twenty two perches and South eighty five
 degrees and a half East twenty four perches to the Beginning containing twenty eight
 acres and twelve perches more or less The other Tract Begins at a post on the South
 side of the Road in the township of East Caln in the line of land late of Robert Caln
 and along the South side of said Road leading to Caln meeting house South
 eighty three degrees and a half West sixty nine perches to a post and by other

C. 55320. MC

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part of said tract South four degrees East twenty one perches and six tenths to a post in Thomas
 Pini's line and by the same North eighty four degrees East sixty nine perches and three tenths to
 a white oak and by land of said Valentine North four degrees and a half West twenty three
 perches to the place of Beginning containing nine acres and eighty seven perches of land more
 or less The other lot situate in East lot between the turnpike and Rail Road Begins
 in the middle of the turnpike road thence one the line of John Pini's land South three
 degrees and a half East twenty perches to the middle of the Rail Road and along the
 same North eighty four degrees East four perches and by other land said Downing North three
 degrees and a half West twenty perches to the middle of the turnpike upland and along the same
 South eighty four degrees West four perches to the Beginning containing half an acre of land
 more or less Also the right and privilege of the Head Race of said Mill as far as the
 Dam and one perch in width on each side of said Race up to the dam to pass and re-pass
 upon and down upon for the purpose of cleaning and repairing the same and the right and
 Room above and below said dam to build rebuild and repair the same and to raise said dam
 two feet above the water in said Race so as to answer all the purposes of said Grist Mill and to
 enter upon the lands of the said Joseph M Downing at all times for the purpose of obtaining
 earth gravel or stone for the purpose of building rebuilding or repairing said dam and Race
 taking such materials as not in use and doing as little damage as may be in getting the
 same and it is further covenanted between said parties that the waste way from the water
 mill race is to be and remain where it is now used and not elsewhere together with
 all and singular the houses and buildings thereon erected Grist Mill and all its fix-
 tures and every other matter thereunto belonging Head Race Tail Race and Dams and
 Waste ways and other ways woods waters water courses rights liberties privileges her-
 editaments and advantages whatsoever thereunto belonging or in any wise appertaining
 And the Reversions and Remainders rents issues and Profits thereof And also all the
 estate right title interest claim and demand whatsoever of them the said Joseph M
 Downing and Grace his wife or their heirs or in to or out of the same To have and to
 hold the said three above described Tracts or parcels of Land Grist Mill with all
 its fixtures head Race and one perch in width on each side thereof as far up as the
 Dam and right of the dam and right to build and raise the same two feet in height above
 the water in said Race and rebuild and repair the said Dam and Head Race and getting
 and taking materials therefor from the lands of the said Joseph M Downing as above des-
 cribed from time to time forever doing as little damage to the property of the said Joseph
 M Downing as the case may require as well as the water waste way of the paper mill to be
 and remain where it is now and not elsewhere to the said Thomas Steele Jr his heirs and
 assigns to the only proper use and behoof of the said Thomas Steele Jr his heirs and assigns
 forever And the said Joseph M Downing for himself and his heirs executors and administrators
 doth covenant grant and agree to and with the said Thomas Steele his heirs and assigns
 that he the said Joseph M Downing the said three parcels of land above described and
 buildings thereon erected Grist Mill and all its fixtures Head Race and one perch on each
 side thereof to the dam and dam and to build rebuild and repair the same and to raise
 said Dam two feet above the water in the Race and to repair said head Race and to
 enter upon and pass and re-pass on the land of the said Joseph M Downing and to get
 materials for the same and the water waste way of the paper mill Hereditaments and
 premises here by granted or mentioned or intended so to be with the appurtenances unto the
 said Thomas Steele Jr his heirs and assigns against him the said Joseph M Downing
 and his heirs and against all and every other person or persons whomsoever lawfully
 claiming or to claim by from or under him or them shall and will warrant and forever
 defend by these presents In witness whereof the parties hereto have interchangeably set their
 hands and seals the day and year first above written Jos M Downing
 Sealed and delivered in the presence of us Grace Downing
 Geo W Callanan Jnr J Denny
 Received the day of the date of the above Indenture of and from the above named
 Thomas Steele the consideration money above mentioned in full Jos M Downing
 Witness Chester County Jc

Be it remembered that on the thirty first day

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of March Anno Domini 1835 before me the subscriber one of the justices of the peace in and for the County of Chester personally appeared Joseph Ell Downing and Grace his wife and acknowledge the above written Instrument to be their act and deed in due firm of law to the intent the same may be recorded as such. The said Grace being of full age and separately and apart from her husband by me examined and the full contents of the above deed being by me first made known to her and upon such said separate examination she declared that she voluntarily and of her own free will and accord signed sealed and delivered the above deed without any force constraint or compulsion from her said husband. In testimony whereof I have hereunto set my hand and seal the day and year first above written.

J. T. Dewey

(Recorded April 5 1835)

Deeds
Isaac Stubbs Wife
to
Edward Wall

This Indenture made the sixteenth day of March in the year of our Lord one thousand eight hundred and thirty five Between Isaac Stubbs of the township of Upper Oxford in the County of Chester and State of Pennsylvania Yeoman and Sarah A his wife of the one part and Edward Wall of the township of Upper Oxford in the County and State aforesaid Laborer of the other part Witnesseth that the said Isaac Stubbs and Sarah A his wife for and in consideration of the sum of One hundred and ninety eight dollars and seventy five cents to them in hand paid by the said Edward Wall at and before the sealing and delivering hereof the receipt whereof they do here by acknowledge and they acquit and forever discharge the said Edward Wall his heirs Executors & Administrators by these presents Have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Edward Wall and to his heirs and assigns All that lot or parcel of land situate in the township of Upper Oxford aforesaid Bounded & described as follows Beginning at a stone on the main line thence along the same and by Edward Wall's lands North eighty seven degrees and one half East thirty seven perches & three tenths to a post thence leaving main line & by John Sturges Land North eight degrees and one half East thirty two perches and eight tenths to a post thence by Isaac Stubbs other lands of which this was a part North seventy five degrees and three quarters West forty six perches to a post in a line of Robert Smith's land thence by the same South three degrees West fifty five perches and three tenths to the place of Beginning containing nine acres three quarters and thirty perches strict measure to the same more or less If being a part of the same land and premises which William Thatcher and Beulah his wife by deed dated 20th of March A.D. 1833 for the consideration therein mentioned did grant and confirm to the said Isaac Stubbs and to his heirs and assigns forever Recorded in the Recorder's Office of Chester County in Deed Book G 4 fol 79 page 231 &c. Together with all and singular other the buildings improvements ways woods waters rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and Remainder rents issues and profits thereof And also all the estate right title interest property claim and demand whatsoever of them the said Isaac Stubbs and Sarah A his wife in Law or equity or otherwise whatsoever of in to or out of the same To have and to hold the said lot or parcel of nine acres three quarters and thirty perches more or less of lands hereditaments and premises here by granted or mentioned aforesaid so to be with the appurtenances unto the said Edward Wall his heirs and assigns to the only proper use and behoof of the said Edward Wall his heirs and assigns forever And the said Isaac Stubbs and Sarah A his wife and their heirs the above granted and described premises with the appurtenances against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof by from a under them or any or either of them to the said Edward Wall his heirs and assigns Shall and lawfully warrant and forever defend by these presents In witness whereof the said Isaac Stubbs and Sarah A his wife have hereunto set their hands and seals Dated the day and year first aforesaid sealed and delivered in the presence of James M. Neil Rebecca M. Neil Isaac Stubbs (Seal) Sarah A Stubbs (Seal)

Recorded on the day of the date of the above written Indenture Isaac Stubbs (Seal) Sarah A Stubbs (Seal)
and from the above named Edward Wall the sum of One hundred and ninety eight dollars and seventy five cents the consideration aforesaid in full Witness present in the presence of James M. Neil Rebecca M. Neil

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twenty two perches and South eighty five degrees East and a half East twenty four perches to the place of
 beginning containing twenty eight acres and twelve perches, more or less with the appurtenances Also a certain
 lot of land situate between the turnpike and mill road bounded and described as follows Beginning in the
 middle of the turnpike road thence on the line of John Pines land South three degrees and a half East
 twenty perches to the middle of the mill road and along the same North eighty four degrees East four
 perches and by the land of said Sawneys North three degrees and a half West twenty perches to the middle
 of the turnpike aforesaid and along the same South eighty four degrees West four perches to the beginning
 containing half an acre, more or less with the appurtenances Together with the right and privilege of
 the head race of said Mill as far as the dam and one perch in width on each side of said race up to the
 dam to pass and re-pass up and down upon for the purpose of cleansing and repairing the same and
 the right and room above and below said dam to build rebuild and repair the same and to raise said
 dam two feet above the water in said race so as to answer all the purposes of said Mill and to
 enter upon the lands of the said Joseph M. Sawney at all times for the purpose of obtaining Earth Gravel
 or Stone for the purpose of building rebuilding or repairing said Dam and race to have such materials
 as not in use and doing as little damage as may be in getting the same and it was further covenanted
 and agreed between the said Joseph M. Sawney and Thomas Steel Jr that the waste water from the
 Paper mill race is to be used remain where it is now used and not elsewhere as in and by the said
 Indenture recorded in the Records Office of Chester County in Deed Book 4 Vol 83 page 87 hereunto
 three parts hereof may more fully and at large appear together in witness whereof the said Thomas
 Steel Jr and Abigail his Wife for and in consideration of the sum of Eight thousand five hundred dollars
 lawful Money of the United States to them in hand paid by the said David M. Beaver at and the time of
 the date hereof the receipt whereof is hereby acknowledged have granted bargained sold released and
 confirmed and by these presents do grant bargain sell release and confirm unto the said David M. Beaver
 his heirs and assigns all those three tracts lots pieces or parcels of land one of them with a mill race
 and the other of them containing half an acre in the same ~~sum~~ respectively more or less situate bounded
 and lying as the same are here in and particularly mentioned and described with the ~~appurtenances~~
 privileges appurtenant therewith all the buildings improvements ways water courses streams
 water wheels implements fixtures utensils rights liberties privileges hereditaments and appurtenances
 whatsoever unto the hereby granted premises respectively belonging and the reversions and remainders
 whosoever and profits thereof and also all the estate right title interest property claim and demand
 whatsoever of them the said Thomas Steel Jr and Abigail his Wife or in trust out of the same It was
 hereby granted with the appurtenances unto the said David M. Beaver his heirs and assigns to the
 only proper use and behoof of the said David M. Beaver his heirs and assigns forever and the said Thomas Steel
 Jr for himself his heirs executors and administrators doth covenant promise grant and agree to and with the
 said David M. Beaver his heirs and assigns by these presents that both the said Thomas Steel Jr and his heirs the
 said above described Mill race and two tracts or lots of land with the ~~appurtenances~~ appurtenances
 privileges hereditaments and premises hereby granted or mentioned or intended to be with the appurtenances
 unto the said David M. Beaver his heirs and assigns against him the said Thomas Steel Jr and his
 heirs and against all and every other person and persons whomsoever lawfully claiming or to claim
 by force or color of law them or any of them shall and lawfully defend and forever defend by these presents In
 Witness whereof the said parties to these presents have interchangedly set their hands and seals hereunto
 dated the day and year first above written Thomas Steel ^(Jr) Abigail Steel ^(Wife)
 sealed and delivered in the presence of Mary E. Miller Samuel Miller the second day of the date
 of the above ~~mentioned~~ written Indenture of the above named David M. Beaver the sum of Eight thousand five
 hundred dollars being the full consideration money above mentioned Witness at my hand



The second day of November Anno Domini one thousand eight hundred and thirty five
 before me the subscriber one of the Justices of the peace in and for the County of Chester came the above
 named Thomas Steel Jr & Abigail his Wife and acknowledged the above written Indenture to be their act
 and deed and desired the same as such might be recorded according to law the said Abigail being
 of full age and by me duly examined separate and apart from her said husband and she contented
 being first made known to her declared on said separate examination that she did voluntarily and of her
 own free will and accord seal and deliver the said Indenture without any coercion
 or compulsion of her said husband In Testimony whereof I have hereunto set my hand & seal the day and year
 aforesaid
(Recorded November 2nd 1835)
Samuel M. Miller

A 4 vol. 73 p. 276th. did grant and confirm unto the said John Brown his heirs and assigns forever as in and by said Indenture relation being therunto had appeared together with all and singular other the houses out houses buildings barns stables ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever therunto belonging or in any wise appertaining, And the reversions and remainders rents issues and profits thereof, And also all the estate right title interest property claim and demand whatsoever of them the said John Brown and Casander his wife in law or equity or otherwise howsoever of in ten out of the same. To have and to hold the said abovesaid or tenement and lot of land above mentioned and described hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Amos Barnard his heirs and assigns to the only proper use and behoof of the said Amos Barnard his heirs and assigns forever. And the said John Brown and Casander his wife for themselves their heirs Executors and Administrators doth covenant promise grant and agree to and with the said Amos Barnard his heirs and assigns by these presents that they the said John Brown and Casander his wife and their heirs the said above mentioned and described lot of one acre and sixty four perches of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Amos Barnard his heirs and assigns against them the said John Brown and Casander his wife and their heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him her them or any of them their and with warrant and forever defend by these presents. In witness whereof the said John Brown and Casander his wife to these presents have hereunto set their hands and seals the day and year first above written. John L. Brown & Casander + Brown. Sealed and delivered in the presence of, John W. Thomas, Joseph Thompson. Received the day of the date of the above written Indenture of the above named Amos Barnard the sum of seventy five ⁵⁰/₁₀₀ dollars that being the consideration money above mentioned in full. John L. Brown. Witnesses present, John W. Thomas, Joseph Thompson. Chester County, Pa. It is remembered that on the twenty sixth day of March Anno Domini 1838 before me the subscriber one of the Justices of the peace in and for said County came the above named John Brown and Casander his wife and acknowledged the above written Indenture to be their act and deed and desired the same might be recorded as such according to law, the said Casander being of full age and by me duly examined separate and apart from her said husband and the full contents thereof being first made known unto her declared that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. In witness whereof I have hereunto set my hand and seal the day and year above written. John W. Thomas

Recorded March 23rd 42. 1839.

Deed
 Daniel W. Beaver & wife
 To
 Charles Susey

This Indenture made the 20th day of March in the year of our Lord one thousand eight hundred and thirty nine Between Daniel W. Beaver of the township of East Calm County of Chester and State of Pennsylvania and Hannah his wife of the one part and Charles Susey of Chester County of Delaware State aforesaid of the other part. Witnesseth that the said Daniel W. Beaver and Hannah his wife for and in consideration of the sum of eight thousand

five hundred dollars lawful money of the United States to them in hand paid by the said Charles Pusey at and upon the sealing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said Charles Pusey his heirs Executors and Administrators by these presents have granted bargain-
 -ed sold aliened enfeoffed released and confirmed and by these presents do grant bargain-
 -gain sell alien enfeoff release and confirm unto the said Daniel H. Weaver and to his heirs and assigns, All that messuage Grist mill and tract of land situate in the township of East Caln in the County of Chester bounded by lands of Elizabeth Waterhouse, David Hoopes Joseph Astor, James Cuy and others containing twenty eight acres be the same more or less together with the right and privilege of the head race of said Mill as far as the dam and one perch in width on each side of said race up to the dam to pass and repass up and down ^{up} for the purpose of clearing and repairing the dam and the right and room above and below said dam to build rebuild and repair the same and to raise said dam two feet above the water in said race so as to answer all the purposes of said Grist mill and to enter upon the lands now or late of Joseph M. Downing at all times for the purpose of obtaining earth gravel or stone for the purpose of building rebuilding or repairing said dam and are taking such materials at not in use and doing as little damage as may be in getting the same. And that the waste water from the paper Mill race shall be and remain where it now is used and not elsewhere. (Being part of the same premises which Thomas Steel jr and Abigail his wife by Sudenture bearing date the second day of November Anno Domini one thousand eight hundred and thirty five and recorded in the Records Office of Chester County in deed Book K. 4 vol. 82 page 380 granted and conveyed to the said Daniel H. Weaver in fee.) And together also with all and singular other the Houses out houses buildings barns Stables ways woods waters water courses rights liberties privileges hereditaments ^{appurtenances} whatsoever thereunto belonging or in any wise appertaining and the revenues and rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said Daniel H. Weaver and Hannah his wife in law or equity or otherwise howsoever of in to or out of the same. To have and to hold the said messuage Grist mill and tract of twenty eight acres of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Charles Pusey his heirs and assigns to the only proper use and behoof of the said Charles Pusey his heirs and assigns forever. And the said Daniel H. Weaver for himself his heirs Executors and Administrators doth covenant promise grant and agree to and with the said Charles Pusey his heirs and assigns by these presents that he the said Daniel H. Weaver and his heirs the said above mentioned and described messuage Grist mill and tract of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Charles Pusey his heirs and assigns against him the said Daniel H. Weaver and his heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and lawfully defend by these presents. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals, dated the day and year first above written. Daniel H. Weaver  Hannah Weaver 
 Sealed and delivered in the presence of, David Finch, Phebe W. Finch, Chester County ss; Be it remembered that on the 20th day of March Anno Domini one thousand eight hundred and thirty nine before me the subscriber one of the justices of the peace in and for said County came the above named Daniel H. Weaver and Hannah his wife and acknowledged the above written Sudenture to be their act and deed and desired that the same might be recorded as such according to law. The said Hannah being of full age and by me duly examined separate and apart from

her said husband and the contents thereof being first made known to her declared that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hand and seal the day and year above written.

Isaac Finch

Recorded March 23rd A.D. 1837

Deed

This Indenture

William Corbit & wife
To
William Mitchiner

Made the twentieth day of March in the year of our Lord one thousand eight hundred and thirty nine Between William Corbit of the township of Upper Oxford in the County of Chester and State of Pennsylvania yeoman and Mary Ann his wife of the one part and William Mitchiner of the township of New Garden in the County and State of said yeoman of the other part Witnesseth that the said William Corbit and Mary Ann his wife for and in consideration of the sum of Two thousand two hundred dollars to them in hand paid by the said William Mitchiner at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said William Mitchiner his heirs Executors and Administrators by these presents have granted bargain sold aliened enfeoffed released and confirmed and to their heirs do grant bargain sell alien enfeoff release and confirm unto the said William Mitchiner and to his heirs and assigns all that messuage plantation and tract of land situate in the township of Upper Oxford aforesaid bounded and described as follows to wit

Beginning at a post in the center of the street road thence by Ephraim Sterntons land South five degrees west one hundred and twenty six perches and five tenths to a post thence by Jonathan Gordon's land South sixty three degrees East fifty nine perches and five tenths to (late) William Corbits land thence by the same North forty degrees and one half East four perches to a post South sixty one degrees East thirty one perches to a post in the lime stone road thence along the same and by (late) Thomas Wuningham's land North eighteen degrees and one quarter East eighty one perches to a chestnut stump North twenty seven degrees and one half East thirty three perches and five tenths to a post North eight degrees East thirty one perches and seven tenths to a post thence leaving said road and by Donje Hickman's land South eighty seven degrees and one quarter west twenty five perches and four tenths to a post North eighty seven degrees and one half west nineteen perches to a post North six degrees and one quarter East thirty two perches and three tenths to the middle of the street road thence along the same South eighty five degrees west seventy six perches and five tenths to the place of beginning

Containing Ninety three Acres and Sixty three perches Strict measure be the same more or less (Being the same land and premises which John Griffith and Elizabeth his wife by their deed of conveyance bearing date the 31st day of March A.D. 1837 for the consideration therein mentioned did grant and confirm to the said William Corbit and to his heirs and assigns forever duly executed and ready for recording. Together with all and singular other the houses out houses buildings barns stables ways woods waters water courses rights liberties privileges hereditaments appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof; And also all the estate right title interest property claim and demand whatsoever of them the said William Corbit and Mary Ann his wife in law or equity or otherwise howsoever of in to or out of

hereditaments and appurtenances whosoever thereunto belonging or in anywise appor-
 taining, and the reversion remainders rents issues and profits thereof. Also all the
 estate right title interest claim and demand whosoever of the said Nathan Walton
 and Elizabeth his wife in law or equity or otherwise howsoever in to or out of the same.
 To have and to hold the said Messuage and lot of land hereditaments and premises
 hereby granted or released or mentioned or intended so to be with the appurtenances unto
 the said Whalley Coates his heirs and assigns to the only proper use benefit and com-
 fort of the said Whalley Coates his heirs and assigns forever. And the said Nathan
 Walton for himself his heirs executors and administrators doth covenant promise
 grant and agree to and with the said Whalley Coates his heirs and assigns by these
 presents that he the said Nathan Walton and his heirs the said above described mes-
 sage and lot of land hereditaments and premises hereby granted or mentioned or inten-
 ded so to be with the appurtenances unto the said Whalley Coates his heirs and assigns
 against him the said Nathan Walton and his heirs and against all and every other
 person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them
 shall and will warrant and firm defend by these presents. In witness whereof the said parties
 to these presents have hereunto interchangeably set their hands and seals the day and year
 first above written Nathan Walton Elizabeth Walton

Sealed and delivered in the presence of James Howlett John W. McCoy

Chesster County Pa. Do it Remembrance that on the third day of March in the year of our
 Lord one thousand eight hundred and fifty two before the subscriber one of the Justices of
 the Peace for the County aforesaid personally appeared the above named Nathan Walton
 and Elizabeth his wife and acknowledge the foregoing Indenture to be their act and deed
 and desired the same as such to be recorded according to law the said Elizabeth being
 of full age and being first by me separately and apart from her said husband examined and
 the contents of said Indenture made known to her declared on such separate examination that
 she voluntarily and of her own free will and assent did sign and seal and as her act and
 deed deliver the said Indenture without any coercion or compulsion of her said husband.
 Witness my hand and seal the day and year aforesaid. James Howlett

Recorded August 31st A.D. 1852

Willed
 Charles Pusey senr }
 To
 Jacob Edge

THIS INDENTURE Made the twenty third day
 of 3rd mo. March in the year of our Lord one thousand eight
 hundred and fifty two Between Charles Pusey of East Calm
 Township County of Chester and State of Pennsylvania and Ann
 his wife of the one part and Jacob Edge of the same Township County and State of the
 other part Witnesseth that the said Charles Pusey and Ann his wife for and in con-
 sideration of the sum of Eight thousand five hundred dollars lawful money of the Unit-
 ed States of America unto them well and truly paid by the said Jacob Edge at and before
 the sealing and delivery of these presents the receipt whereof is hereby acknowledged have
 here granted bargain sold aliened enfeoffed released and confirmed and by these
 presents do grant bargain sell alien enfeoff release and confirm unto the said Jacob Edge
 and to his heirs and assigns all that Messuage Grist Mill and tract of land being in
 the Township of East Calm aforesaid bounded by lands of David Hoopes James Pusey
 James Geise and Joseph Pusey containing twenty eight Acres of land more or less
 Together with the ~~privilege~~ right and privilege of the head race of said Mill as far as
 the dam and one perch in width on each side of said race up to the dam to pass and
 repress up and down upon for the purpose of cleaning and repairing the same
 and the right and room above and below said dam to build rebuild and repair
 the same and to raise said dam two feet above the water in said race so as to answer
 all the purposes of said Grist Mill and to enter on the lands now of James Geise

Deed Book
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at all times for the purpose of obtaining earth gravel or stone for the purpose of building or
 repairing said dam and race taking such materials as not in use and doing
 as little damage as may be in getting the same. And that the waste water from the paper
 mill race shall be and remain where it is now used and not elsewhere, the said premises
 are bounded and described as follows to wit, Beginning at a stone a corner of James Pusey's
 land thence south seven west one hundred and six tenths South eighty six and three
~~quarters~~ fourths East seventy five perches and two tenths to land of David Hoopes thence
 by the same North three and half west eleven perches and six tenths North sixty one and
 half west fifty nine perches north one and half west six perches north twenty and one fourth
 East thirty two perches north twenty seven and half west one and four tenths P. North six west
 twenty five perches and six tenths north thirty nine East three and one tenth perch north
 thirty eight East two and eight tenths perches north thirty two west twenty nine perches and
 two tenths north forty seven and half west thirteen perches, South forty nine west twenty five
 and five tenths perches south twenty seven East four perches and three tenths, South two west
 twenty two perches and south eighty five East twenty four perches to place of Beginning
 It being the same land and premises that Dan W. Bacon and Hannah his wife by deed
 duly executed bearing date the 20th day of March 1839 and Recorded in Records Office of
 Chester County in Deed Book 24 Vol. 88 page 348, 23rd of March 1839 for a consideration menti-
 oned and granted and conveyed to the said Charles Pusey in fee simple, together with all and
 singular the buildings Improvements ways waters water courses rights liberties privileges
 tenements and appurtenances whatsoever therunto belonging or in any wise thereto
 obtaining and the recessions and remainder rents issues and profits thereof and also
 the estate right title interest property claim and demand whatsoever of the said Charles
 Pusey and Ann his wife in law equity or otherwise howsoever of in and to the same and
 every part thereof. To have and to hold the said Messuage Grist Mill and tract of land
 tenements and premises hereby granted or mentioned and intended so to be with the
 appurtenances unto the said Jacob Edge his heirs and assigns to and for the only proper
 use and behoof of the said Jacob Edge his heirs and assigns forever. And the said
 Charles Pusey for himself his heirs Executors and administrators doth by these presents
 covenant grant and agree to and with the said Jacob Edge his heirs and assigns that
 he the said Charles Pusey and his heirs all and singular the tenements and
 premises herein above described and granted or mentioned and intended so to be with
 the appurtenances unto the said Jacob Edge his heirs and assigns against him the
 said Charles Pusey and his heirs and against all and every other person or persons
 whomsoever lawfully claiming or to claim the same or any part thereof. Shall and will
 warrant and firm defend. In witness whereof the said parties to these presents have hereunto
 interchangedly set their hands and seals. Dated the day and year first above written.

Sealed and delivered in the presence of us
 Joshua Went Susanna Went
 Charles Pusey
 Ann W. Pusey

Received the day of the date of the above Indenture of the above named Jacob Edge the consideration
 money above mentioned in full. Charles Pusey
 On the twenty three day of March Anno Domini 1839 before me the subscriber a Justice of the
 Peace for said County of Chester personally appeared the above named Charles and Ann 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, since the said Ann being of full age and separate and apart
 from her said husband by me severally examined and the full contents of the
 above Deed being by me first made known unto her and thereupon declare and say that she
 did voluntarily and of her own free will and accord sign seal and set 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
 Joshua Went

Recorded Sept. 2nd A.D. 1852

Deed Book
 Q-5 Vol. 113

Form Deed—Great. No. 111—8

Dec 30 10 40 AM '75

Printed and Sold by John G. Clark Co., 1118 Walnut St., Phila. 19104

RECORDER OF DEEDS
CHESTER CO., PA.

AFFIDAVIT

This Indenture made this thirtieth day of December 10 40 AM '75 in the year of our Lord one thousand nine hundred and seventy-five (1975).
CHESTER CO., PA.

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

Witnesseth, That the said Grantor

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

well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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, her Heirs

and Assigns,

all those certain tracts and pieces of ground hereinafter described:

E 47 98

PREMISES "A"

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

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

CONTAINING 28 acres of land more or less.

PREMISES "B"

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

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

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

PREMISES "C"

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

TRACT No. 1

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

a line agreeable to him South 36 degrees and 24 minutes East 61.28 feet to an iron pin; thence by other land of said Grantors, North 41 degrees and 52 minutes East 385.65 feet to an iron pin; thence still by said Grantors other land North 18 degrees and 25 minutes West 69.90 feet to an iron pin; thence still by said Grantors other land North 47 degrees and 20 minutes West 376.6 feet to an iron pin set in line of land formerly of James Guie, deceased thence by said last mentioned land South 87 degrees and 41 minutes West 377.15 feet to the first mentioned point and place of Beginning.

CONTAINING 4.321 acres of land more or less.

TRACT No. 2

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

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

PREMISES "D"

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

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

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

PREMISES "E"

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

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

E 47 100

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 15,340 square feet of land.

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

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

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

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

E 47 102

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

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

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

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

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

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

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

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

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

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

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

3

Book 9017 P1974

PREPARED BY & RETURN TO:
ATACO LAND TRANSFER, INC.
109 EVANS STREET EAST
WASHINGTON BUILDING, STE. B
WEST CHESTER, PA 19380
(610) 436-6510
File #10569



Fee Simple Deed

UPI #39-1-106 ✓

AK

THIS INDENTURE made this 4 day of November, 2014,

BETWEEN

ROBERT W. EDGE, Executor for the Estate of Ann Whyte Edge

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

GARY L. NORTHEIMER and NINY RAO

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

WITNESSETH, That in consideration of (\$212,500.00) Two Hundred Twelve Thousand Five Hundred Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor/s do/does grant and convey unto the said Grantee/s, their heirs and assigns, as tenants by the entireties

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Lot Line Change Plan made for Robert Edge by DL Howell, dated 6/13/2013, and recorded on 9/25/2014, as Plan #19645, as follows, to wit: ✓

BEGINNING at a point on the Westerly side of Bondsville Road, the Southeast corner of land now or late of Gregory and Joni C. Darlington and the Northeast corner of the about to be described lot; thence North 66 degrees 18 minutes 40 seconds East, 18.70 feet to a point in the title line of Bondsville Road; thence along said Bondsville Road the 5 following courses and distances: (1) South 45 degrees 39 minutes 20 seconds East, 165.10 feet to a point; (2) South 33 degrees 39 minutes 20 seconds East, 100 feet to a point; (3) South 17 degrees 39 minutes 20 seconds East, 100.00 feet; (4) South 05 degrees 41 minutes 20 seconds East, 305.31 feet to a point; and (5) South 06 degrees 25 minutes 25 seconds West, 26.52 feet to a point, a corner of Lot #2; thence leaving said Bondsville Road and along Lot #2 the 2 following courses and distances: (1) North 81 degrees 33 minutes 34 seconds West, 138.38 feet to a point; and (2) South 08 degrees 09 minutes 01 second West, 253.28 feet to a point, a corner of lands now or late of Kathy J. Zittle; thence along said land of Zittle and along lands of others, South 63 degrees 54 minutes 01 second West, 522.72 feet to a point in line of lands to be conveyed to and become part of Tax Parcel 39-1-106.1; thence along said lands, North 01 degree 24 minutes 25 seconds West, 714.88 feet to a point in line of lands now or late of Leon H. Faddis; thence along lands now or late of Leon H. Faddis, North 64

DOC # 11377472 11/19/2014 09:21 AM
Receipt #: 14-33016
Rec Fee: \$82.00 State: \$2125.00 Local: \$2125.00
Chester County, Recorder of Deeds

11377472 B: 9017 P: 1974 DEE
11/19/2014 09:21 AM Page 1 of 3
ATACO LAND TRANSFER



degrees 44 minutes 13 seconds East, 165.42 feet to a point a corner of land now or late of Gregory & Joni C. Darlington; thence along same the 3 following courses and distances: (1) North 68 degrees 33 minutes 40 seconds East, 123.01 feet; (2) North 10 degrees 30 minutes 20 seconds West, 86.56 feet to a point; and (3) North 45 degrees 16 minutes 40 seconds East, 229.68 feet to a point, the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan. ✓

BEING TAX UPI #39-1-106

BEING PART OF THE SAME PREMISES which Ann Whyte Edge, Executrix of the Estate of Jacob V. Edge, by Deed dated 12/19/1975 and recorded on 12/30/1975 in Chester County Recorder of Deeds, Deed Book E-47, page 98, granted and conveyed unto Ann Whyte Edge. ✓

AND THE SAID Ann Whyte Edge departed this life on 5/2/1998, leaving a Will filed and probated in Chester County Register of Wills, File #1598-0653, in which Robert W. Edge was appointed Executor and to whom Letters Testamentary were granted on 5/13/1998.


TOGETHER WITH all singular 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 as law in equity, of, in and to the same.

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

AND the said Grantor/s, heirs, executors and administrators do/does hereby covenant to and with the said Grantee/s, heirs and assigns, that he/she/they, the said Grantor/s, SHALL AND WILL, by these presents, Warrant and forever Defend the herein above described premises with the hereditaments and appurtenances, unto the said Grantee/s, his/her/their heirs and assigns against the said Grantor/s, and heirs, and against all and every person/s whomsoever lawfully claiming or to claim the same or any part thereof, by, and from or under him, her or any of them.

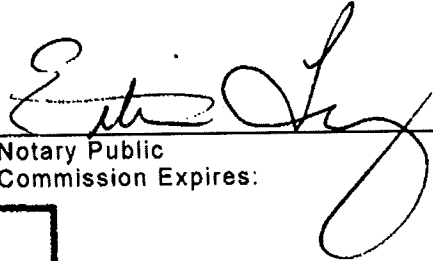


IN WITNESS WHEREOF, the said Grantor/s has/have caused these presents to be duly executed the day and year first hereinabove written.


ROBERT W. EDGE, Executor for the Estate
of Ann Whyte Edge

STATE OF PENNSYLVANIA:
COUNTY OF CHESTER :

On this 4 day of November, 2014, before me, the undersigned officer, personally appeared, Robert W. Edge, Executor for the Estate of Ann Whyte Edge, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.


Notary Public
Commission Expires:

NOTARIAL SEAL
EILEEN TERRY
Notary Public
WEST CHESTER BORO., CHESTER COUNTY
My Commission Expires Jul 3, 2016

NOTARIAL SEAL
EILEEN TERRY
Notary Public
WEST CHESTER BORO., CHESTER COUNTY
My Commission Expires Jul 3, 2016

The address of the Grantee is:
1009 Cabin Meetinghouse Road
Cottleville, PA 19320



