

GLEN ISLE
130 SOUTH LLOYD AVE., CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

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History of
Glen Isle
130 South Lloyd Avenue, Caln Township
Chester County, Pennsylvania

This old farm has a long and colorful past. During significant periods of its history, it has welcomed travelers—first, as an 18th-century inn, and then in the 19th century as an Underground Railroad “station.”

After forty-four years of property transfers from William Penn to investors in England and then among those investors, a 500-acre tract in Caln was purchased by Quaker Thomas Parke in 1725. Parke and his family had come from Ireland two years earlier, and sometime between 1725 and 1758 he built his house. At Parke’s death, he left to his son Thomas (II) “the Plantation that I now live on,” a tract of 222 acres.

Thomas II married Jane Edge of Caln, and the two ran the Ship Tavern, previously operated by Thomas’s brother Abel. After Thomas died in 1758 (see Deeds and Wills for an inventory of his possessions at the time of his death), his intrepid widow Jane kept the tavern until 1763, when she married James Webb of Lancaster County. (See Clippings for sample tavern petitions by Jane and Abel Parke.) During the French and Indian War, the Ship served as a meeting place for Colonel Bouquet and local men arranging for provisions.

A more famous visitor was George Washington, who stayed at the Ship the night of June 3, 1773. At that time his host would have been Robert Edge, probably Thomas II’s brother, who ran the inn from 1771-1774. Jonathan Valentine was the host from 1774 to 1788. (See more about the Ship Inn in Clippings.)

In 1792 the tract, still 222 acres, was sold by Thomas Parke (III) of Philadelphia, “Doctor of Physick,” to John Edge. Thomas III, born in 1749, was an illustrious fellow. Having studied medicine in London and Edinburgh, he returned to practice at the Pennsylvania Hospital in his native colony. He was a member of the American Philosophical Society and a director of the Library Company of Philadelphia.

By 1792 Thomas III was well established in Philadelphia, so he sold his Caln holdings of 222 acres with the old house to John Edge of another family prominent, like the Parkes, in Caln history. According to Futhey & Cope’s *History of Chester County, Pennsylvania*, John Edge “possessed a great force of character and an active, enterprising temper” and a memorable sense of humor. He had been a miller and innkeeper (at the Half-way House), and was an early developer of the west end of Downingtown.

When John Edge died in 1816, he left his wife Anne the “new or west end” of their house, thus dating that portion to the years 1792-1816. Their son John Jr. inherited a little more than 116 acres of the “farm and tract where I dwell.” John Jr. lived a mere sixteen years after his father’s death, dying in 1832. (See Deeds and Wills for inventories of the possessions of both Johns, father

and son.) John Jr. left a wife, Ruth, and five children.

In 1848 Ruth and the other children sold the 116+ acres to Dr. John K. Eshleman, husband of Fanny Edge. In his book *The History of the Underground Railroad in Chester and the Neighboring Counties of Pennsylvania*, R. C. Smedley called Dr. Eshleman "a warm sympathizer with the negro in bondage and a willing assistant to those who were escaping." He began his Underground Railroad work in 1840, when he lived near Strasburg in Lancaster County, and continued it after his 1848 move to Glen Isle.

In Caln the Eshlemans got to know Gravner and Hannah Marsh and their daughter Sarah, who lived at King's Highway and Reeceville Road, as neighbors and fellow "stationmasters." This connection was helpful after Sarah Marsh married Eusebius Barnard of Pocopson. Smedley has several stories of Barnards taking fugitives to Dr. Eshleman's. Once Eusebius Barnard, tired, hungry and discouraged after having been refused help at several different houses, was warmly received at the home "of their old, tried and true friend, Dr. Eshleman." There is said to be the remains of a hiding place at Glen Isle, behind a cistern. According to his 1897 obituaries, Dr. Eshleman was much esteemed as a physician, botanist, and citizen.

The Eshlemans left two daughters, Ruth Lloyd and Elizabeth McIlvaine. In 1920 Ruth sold Elizabeth her portion of the property, amounting to about seventy acres. Elizabeth McIlvaine lived on at Glen Isle until her death in 1940, and her unmarried daughter Frances Edge McIlvaine remained until she died in 1964. Her obituary called her a "well-known horticulturist and author," and according to her niece Barbara McIlvaine Smith her "Auntie Fan" was quite an inspiring character. (See Clippings.)

In 1965 Orphans' Court awarded much of the old place to heirs Herbert R. McIlvaine and others, who sold it to Frances's niece Lucy B. McIlvaine of New York. Lucy soon sold to Thomas and Elizabeth Moran, with a small tract going to Chesco Associates and eventually to the Morans. In 2003, after Elizabeth Moran's death, the two tracts, of 7.27 acres and .69 acre, were sold to Timothy Babbage and Glenn Baker, who in 2006 sold to Paul and Sabrina Lutz. (See Clippings section for a Daily Local News article about the Lutzes and their plans for Glen Isle.)

Glen Isle has had an impressive group of owners and residents and a thrilling history. But after its early days as an inn, sheltering George Washington among others, then its enlargement by the strong character John Edge Sr., its days as a haven for fugitive slaves, its decades as one of the finest arboretums around, it had sadly deteriorated over the years since 1965. Now, however, with the Lutzes' determination to restore it, it has a new lease on life.

Mary Larkin Dugan

May 2008

Deed Descent
Glen Isle
130 South Lloyd Avenue, Caln Township
Chester County, Pennsylvania

Deed Book, Page Date of Purchase	Grantor, grantee, other information	Acreage Price
<u>Back title from E, 298:</u>		
3/15/1681	William Penn to William Isaac, tract	500 acres
10/19/1861	William Penn to Thomas Sagar et al, tract	500 acres
9/26/1681	William Penn to Henry Barnard, tract	500 acres
10/11/1681	William Penn to Thomas Hatt, tract	500 acres
3/22/1685	William Isaac to Daniel Smith, tract	500 acres
5/19/1696	Thomas Sagar et al to Daniel Smith, tract	500 acres
3/28/1686	Henry Barnard to Daniel Smith, tract	500 acres
4/16/1687	Thomas Hatt to Daniel Smith, tract (All the above were investors in England.)	500 acres
<p>Daniel Smith sold 100 acres to George Chandler, but the 1,900 acres descended at Smith's death to his son Daniel, who had surveyor Isaac Taylor lay out in Caln two tracts totalling 1,000 acres. At the death of Daniel Smith Jr., his son John sold 500 acres to Thomas Lindley in 1723.</p>		
E, 298 12/29/1725	Thomas & Hannah Lindley to Thomas Parke, tract	500 acres
Estate file 1752 Died 1758	Thomas Parke's will, leaving to son Thomas "the Plantation that I now live on with all the Buildings and Appurtenances thereunto belonging"	222 acres
H2, 79 4/5/1792	Thomas Parke of Philadelphia, "Doctor of Physick," to John Edge, messuage, plantation and tract of land	222 acres £2,500
Estate file 6340 Died 9/21/1816	John Edge Sr.'s will, leaving to John Jr. a portion of the "farm and tract where I dwell" among other bequests	116 acres 141 perches
Estate file 8869 Died 9/24/1832	John Edge Jr. died intestate, leaving a widow, Ruth, and five children: William, John, Elizabeth, Ruthanna, and Fanny, wife of John Eshleman	

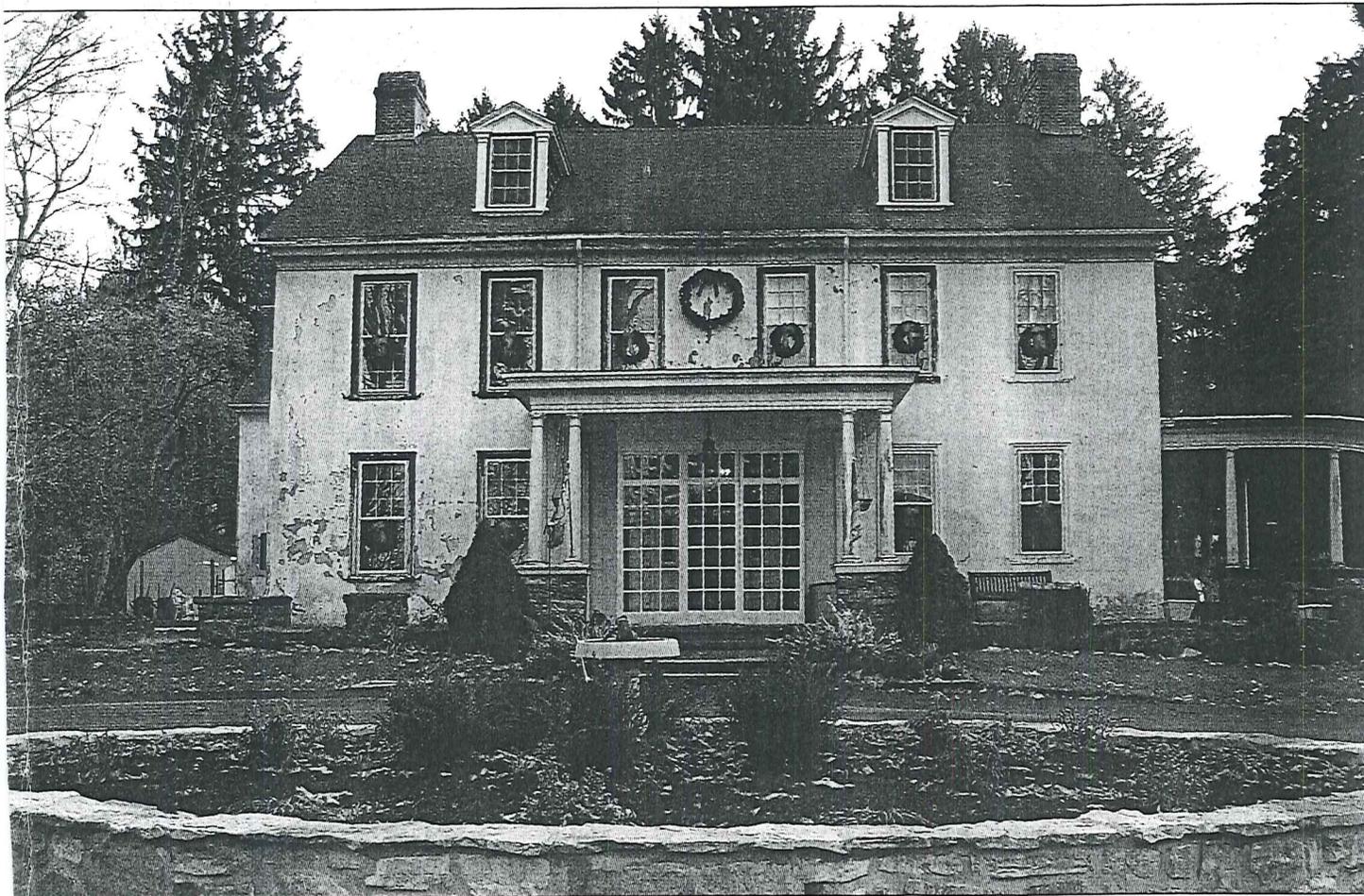
Q5, 226 4/5/1848	Ruth Edge et al, widow and children of John Edge, to Dr. John K. Eshleman, "two story stone house, barn and other buildings and plantation"	116 acres 141 perches \$5,921.98
Estate file 25728 10/6/1897	Dr. John K. Eshleman died intestate, leaving as heirs his wife Fannie Edge Eshleman and daughters Ruth A. Lloyd and Elizabeth E. McIlvaine. Fannie E. Eshleman also died, leaving the daughters as heirs.	
U15, 322 9/27/1920	Ruth A. Lloyd to Elizabeth E. McIlvaine, messuage and "tract of land known as 'Glen Isle'" and consisting of three parcels: 1) 29.257 acres; 2) 25.865 acres; 3) 15.013 acres	three tracts price not given
1/26/1940	Elizabeth Eshleman McIlvaine died.	
11/22/1964	Frances Edge McIlvaine died.	
M36, 299 7/8/1965	Orphans' Court awarded lots 1 and 2 to heirs Herbert R. McIlvaine and six others.	two tracts
R36, 414 10/4/1965	Herbert R. McIlvaine et al to Lucy B. McIlvaine, lots 1 and 2	two tracts \$76,000.00
H37, 911 11/25/1966	Lucy B. McIlvaine to Thomas J. & Elizabeth J. Moran, lot	7.27 acres \$32,875.00
Y51, 332 9/16/1977	Lucy B. McIlvaine to Chesco Associates Inc., 1) 1.10 acres and 2) .69 acre	two tracts \$25,000.00
J59, 460 12/4/1981	Chesco Associates Inc. to Elizabeth J. Moran, lot with buildings	.69 acre \$1.00
5699, 345 4/7/2003	James B. Moran, executor of Elizabeth J. Moran, to Timothy G. Babbage & Glenn M. Baker, two tracts with buildings: 1) 7.27 acres and 2) .69 acre	two tracts \$360,000.00
6815, 2038 4/14/2006	Timothy G. Babbage & Glenn M. Baker to Paul & Sabrina Lutz, two tracts with buildings as above	two tracts \$505,000.00

PEOPLE & PLACES

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DAILY LOCAL NEWS

Sunday, January 14



GLEN ISLE FARM: THE ORIGINAL SHIP TAVERN

STORY AND PHOTOS BY KATHLEEN KE

The exterior of the Glen Isle Farm, formerly the Ship Tavern, is shown. The Lutz family lives in the house.

'THIS HOUSE IS ALIVE'

Local family has big plans for Glen

"This is the tree that never grew This is the bird that never flew This is the ship that never sailed This is the mug that never failed."

— Tavern sign on the original Sign of the Ship Publick House, founded 1735

If you're lucky enough to be invited to dinner at the Glen Isle Farm home of Sabrina and Paul Lutz, please bring your own wine and spirits.

It's against the house rules for the hosts to serve such libations.

It's been against the house rules since a group of patriots back in 1777 shot holes in the sign in front of the Lutzes' home because the proprietor of what was then a tavern there proclaimed himself a loyalist to the Crown.

Thirteen bullets went through the Ship Tavern sign.

Tradition says the patriots also leveled a curse against the inn and on any man that dare to serve drinks in this publick house ever again.

While dining at the Lutzes' table, be prepared to be joined by the spirits of the men and women travelers who lodged at the tavern on this property. Situated near Downingtown, on the original Lancaster Pike, three centuries of history paraded in and out its doors. From the militia who fought in the French and Indian Wars, to the spies, patriots and loyalists at the time of the Battle

of the Brandywine who shared gossip and information by the hearth. And by the weary, rain-soaked crowd of mourners that stood in silence to watch Lincoln's funeral train pass, and from the soft voices in the hideout in the cellar in the back of the cistern during the time of abolition.



Our first president really did sleep here. George Washington was notorious for keeping a meticulous diary, and in an entry dated June 3, 1773, he wrote, "Rode to the meadows along the river before breakfast. About 11 o'clock left Philadelphia, dined at the 'Sorrel Horse' 13 miles from it, and lodged at the 'Ship Tavern' 34 miles off."

The Ship Tavern to which Washington refers is the Glen Isle Farm of today.

And if you really listen, you

can hear the sophisticated piano music in the garden and the laughter of the swells from the Main Line and Philadelphia, who arrived in grand style to party at what became one of the most glorious houses on the East Coast during the roaring '20s and into the '40s — a house known worldwide for its gardens, and for the woman who lived there, famed horticulturist, author and lecturer, Fanny Edge McIlvaine.

Fanny Edge McIlvaine was the last of the descendants of owners of the building that was once the original Sign of the Ship, also called the Ship Tavern.

Her great-grandfather, John Edge, purchased the inn in 1792 from Thomas Parke, a prominent Philadelphia doctor. When the property was sold to Edge in 1792, the tavern license and the old bullet-marked sign moved eastward to Ship Road, in West Whiteland, where the present Ship Inn is located.

Thomas Parke's grandparents and eight of their children left Ireland in May 1723, and arrived in Chester County. Parke purchased a tract of land of 500 acres in the Great Valley at the price of 350 pounds from William Penn.

His grandfather divided the land between his sons, and gave Abel, then 27, the 100 acres on which the tavern was built in 1735. He named



Isle Farm, originally the Ship Tavern



The Lutzes — James, Juliet, Sabrina, Jacob and Paul — sit on the porch of their home.

it "The Ship" and for many years it was hailed as one of the most popular taverns along the great road leading to Lancaster.

In 1745, Abel granted his brother, Thomas Parke, the license to run the tavern, and when Thomas died in 1759, his widow, Jane Parke, and her son, Thomas, who became a doctor, took over the daily running of the inn. The tavern was a hub of activity during the years of Jane's tenure. News of the French and Indian War raging

throughout the mountainous frontier of western Pennsylvania made its way to the tavern, where customers warmed their cold hands by the fire, smoked clay pipes and consumed hard cider and ale.

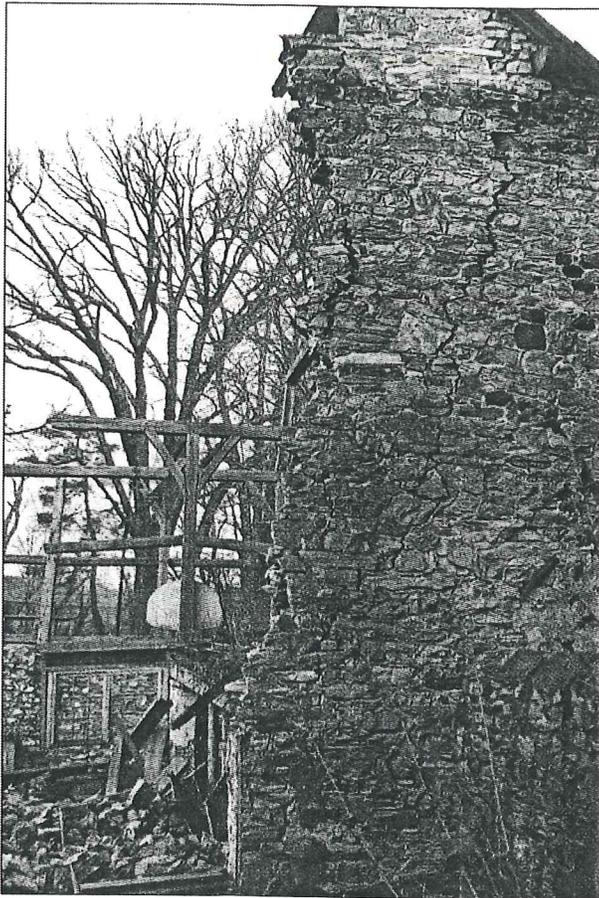
During the Revolution, the proximity of Chester, the county seat, to British-occupied Philadelphia rendered it impossible for the county commissioners to hold sessions. Instead, in 1778, they chose to hold their meetings at the Sign of the Ship.

When ownership of the inn left the Parke family after six decades, it ceased being a tavern, and became the home of John Edge and his heirs, the prestigious McIlvaines, remaining in the family for several hundred years.

The McIlvaine family has its origins in Scotland. They were Covenanters, and fled Scotland to Ireland to escape persecution. In the early part of the 18th century, about 1740, four McIlvaine broth-

◆ See **ALIVE**, Page D5





One of the run-down buildings on the Glen Isle Farm property is shown.

Alive

(From Page D1)

ers came to America and settled near Chester.

The first McIlvaine to come into the Edge family was A.R. McIlvaine, who married Elizabeth, daughter of Frances Edge and Dr. J.K. Eshelman.

The McIlvaines believed in public service. Abraham Robinson McIlvaine served in the Pennsylvania state House of Representatives in 1836. Robinson McIlvaine served in the U.S. Navy in World War II, was a member of the Foreign Service office, and was also U.S. Ambassador to Kenya in 1969. The family still serves. Barbara McIlvaine Smith is the recently elected state representative for the 156th District.

Three additions were built onto the original rooms over 200 years. John Edge added the stairway and the hall and the west rooms. During the Civil War, Glen Isle became an active station of the Underground Railroad.

When Fanny Edge McIlvaine died at age 86 in November 1964,

unmarried and without children, the glory of her great home, Glen Isle Farm, died with her. Her fabulous house, on 55 acres, with its 17 rooms, greenhouses, tenant house, cottage, the gardens and the great barn, were sold at auction for \$75,000.

Over the next 40 years, through several owners, it deteriorated, its former grandeur memorialized only by clippings found in the Chester County Historical Society's files. Reading the clips, one realizes the McMansions and starter castles squeezed onto half-acre lots along our county roads pale in comparison to the magnificent Glen Isle estate maintained over eight generations by the McIlvaines.

A sorry end for a homestead so rich in history, so dedicated to beauty and culture.

But, like a phoenix rising from the ashes, the old place has been given a new life, rising again to claim its rightful place as one of the most gracious landmarks in Chester County.

Glen Isle's second chance came in the form of a young couple and their three small children, who

◆ See **TAVERN**, Page D8

Tavern

(From Page D5)

fell in love with it on first sight. Sabrina and Paul Lutz are blessed with the kind of artistic vision that sees past the obvious. The obvious, of course, being its overrun gardens, its falling-down barn, the falling plaster and the falling floors. They could see what it was in its heyday, what it could become again in their loving hands.

Glen Isle and the Lutzes were made for each other. Sure, according to Paul Lutz, it's a definite commitment, and will cost tons of money to restore.

Paul and Sabrina Lutz are not new to the task of restoring old houses. Glen Isle Farm is their fourth. They intend on making it their last.

"The very first thing we did when we moved in was to clean out the cellar and the attic," said Lutz, 40, a civil engineer. "And," added Sabrina,

"we had to get the wildlife out of the house."

"We filled two Dumpsters with nothing but trash," added Sabrina, 34, former fash-

with its butler's pass-through are the pantry with built-in cupboards, a large kitchen, storeroom and a breezeway leading to a dilapidated laundry.

Lutz is now building a laundry room, after sandblasting the 35 radiators in the 8-bedroom, 3½-bath mega-home.

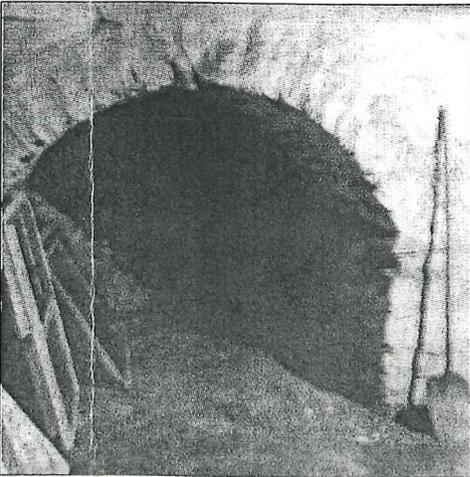
The Lutzes bought the eight acres, including the house, a tenant house, a fallen-apart greenhouse, and a totally demolished barn last year for \$500,000.

"This is not a home we plan to restore and then flip. This will be our home for the rest of our lives.

"We plan to subdivide the property and build homes for our children," said Lutz. Developers sought to subdivide the property but the Historical Society intervened, claiming the home was worth preserving.

"The entire garden was completely overrun with debris and weeds," said Sabrina.

Difficult to envision now,



An open hearth is visible in the main house's kitchen.

the garden with its original millstone from the McIlvaine mill in Philadelphia firmly in place at the entrance, once was the envy of gardeners

for the Italian names, including Gucci and Versace, now designing children's clothing at Good Lad in Philadelphia.

The second thing they did was to build a fenced playground for their three children: James, 10, Jacob, 7, and Juliet, 5.

In the six months they have lived in the old house, they have successfully restored the carriage house, the dining room, one of the living rooms, and made three bedrooms and a bath habitable for family living.

Fanny and her brother Gilbert, an architect, designed the framework of hedges and walls. They planted unusual trees: the Chinese Fringe tree, Chinese dogwoods and various magnolias. Many rare bulbs were naturalized, early crocus and scilla and snowdrops carpeted the ground in their season, and rare narcissi were planted in later years.

So overrun was the property, the Lutzes are still searching for the hemlock tree planted in honor of Abraham

PEOPLE & PLACES



The grounds behind the main house at Glen Isle Farm are shown.

27/9/1965
Glen Isle Farm, the Downingtown estate of the late Elizabeth McIlvaine, was sold at auction Saturday for \$76,000. *L.T.M.*

High bidder on the two-century-old Chester County landmark and one-time hostelry was Miss Lucy B. McIlvaine, niece of Miss Frances Edge McIlvaine, most recent occupant of the home. The purchase was made through West Chester attorney William H. Mitman.

Miss Frances McIlvaine, noted horticulturalist and author, died at age 86 last November. At that time the 55-acre estate on the western fringe of Downingtown, reverted to the estate of Elizabeth McIlvaine.

The 17-room mansion, greenhouse, tenant house, cottage and barn were auctioned by the Louis Trainman Co., of Philadelphia. The property was first offered in six parcels, drawing total bids of \$74,918. The higher bid entered by Mitman was then accepted. His was the only proposal entered on the entirety.

The sale was handled for the estate by Robinson McIlvaine, head of the United States State Department Congo task force and a former U. S. Ambassador to Dahomey, Africa. He is the grandson of Elizabeth McIlvaine.

The spring gardens developed on the estate by its most recent resident attracted horticulturalists from all over the East and were the subject of one of Mrs. Frances McIlvaine's books, *Spring and the Little Garden*.

Also a lecturer and author of numerous magazine articles, Miss McIlvaine collected shrubs sent to her by fellow horticulturalists from around the world with whom she corresponded.

The mansion is believed to have originally been a farm house. During the late 1700s, however, it was added to and turned into the original Ship Inn, a popular stopping place for Chester County wayfarers.

Memories of my Auntie Fan and her home at Glen Isle

I have such warm memories of my days at Glen Isle and my Auntie Fan. As a girl, I would visit her often, and I remember how the entire family was so sad the day her home and all her possessions were auctioned off.

I was only 14 years old at the time, and I was angry at my dad because I wanted him to buy the house and keep it in the family; but of course, we couldn't.

One of my clearest

memories is of the rows of makeshift tables set up with all of her things on them, and the hot dog stand set up by the local fire company as a fundraiser. It had a carnival

I recall the wonderful family celebrations held on the brick patio under the wisteria, and the renowned Chinese Fringe Tree party held annually in May when the tree would be in full bloom.

but there was no joy in it for me. The house had been in our family for over 200 years.

Fanny Edge McIlvaine was the last of the descendants of the McIlvaine family to live at Glen Isle. As the only daughter, and a spinster, she inherited the farm from her father.

Her older brother, Gilbert McIlvaine, was an architect and helped her design the walls in her beautiful gardens. My grandfather, Donald McIlvaine, was her younger brother.

My Auntie Fan was deaf, you know. She was born with hearing, but lost it as a girl and learned to read lips. She was a kind person with a great sense of humor — stern, but kind. I would spend the night with her

sometimes, and one of my fondest recollections is of her sitting in the bay window of the dining room, typing away on her old upright typewriter. As an internationally known horticulturist, she wrote many articles and a book about gardening. She corresponded with other well-known horticulturists, such as Louise Beebe Wilder, and many of them sent her cuttings for her garden.

Auntie Fan's home was very formal.

I learned the correct way to set a table and serve, and how to use proper table manners.

She had a little brass bell, a Victorian lady

skirt and legs for the clappers, which she would ring when she wanted a course cleared.

She had a wonderful housekeeper and cook named Marguerite, whom everyone loved. Marguerite made the best iced tea in the world, using fresh mint from the garden which she would crush with sugar.

I recall the wonderful family celebrations held on the brick patio under the wisteria, and the renowned Chinese Fringe Tree party held annually in May when the tree would be in full bloom.

I'm delighted to know that the Lutz family will restore Glen Isle. Auntie Fan would approve.

— Barbara McIlvaine Smith

PARKE, THOMAS, born about 1660, married Rebecca Hooper (?), who was born about 1672. They had the following children, all born in Ireland: Mary, b. Sept. 18, 1693, m. Thomas Valentine; Robert, b. March 23, 1694-5, d. Feb. 9, 1736-7; Susanna, b. Dec. 22, 1696; Rebecca, b. Jan. 22, 1698-9, m. Hugh Stalker; Rachel, b. Dec. 26, 1700, m. William Robinson; Jean, b. April 6, 1703, d. April 12, 1705; Thomas, b. March 13, 1704-5, d. Oct. 17, 1758; Abel, b. Feb. 22, 1706-7, d. July 21, 1757; Jonathan, b. April 18, 1709, d. April 5, 1767; Elizabeth, b. Oct. 5, 1711, d. April 16, 1746, m. John Jackson.

Thomas Parke appears to have been a farmer in Ireland, and in the year 1720 owned some land in Ballileau, Ballaghmore, and Coolisnaactah. On May 21, 1724, with all of his family except Mary and Susanna, he went on board, at Dublin, the ship "Sizarghs," of Whitehaven, Jeremiah Cowman commander, and on August 21st they arrived in Delaware Bay. Thomas Parke leased a property from Mary Head, near Chester, as a temporary home, but on December 2d purchased 500 acres from Thomas Lindley in the Great Valley, on the west side of what is now Downingtown. Of this land he gave to his son Abel 100 acres, to Robert 124, on which was a very large spring, and to Thomas, Jr., 276 acres, retaining a life-estate therein. He died 1, 31, 1738, and his widow 6, 21, 1749. He was an elder of Caln Meeting, and well esteemed by Friends.

Of his children, Robert followed conveyancing and clerking at Chester, and acted as recorder of deeds under Joseph Parker for some years. He died unmarried. **Thomas, Jr.**, married Jane Edge, 2, 26, 1739, and became the owner of all the original tract, including the "Ship" tavern, which was first opened by his brother Abel. His children were Robert, m. to Ann Edge; Sarah, m. to Owen Biddle; Rebecca, m. to William Webb; Hannah, m. to Benjamin Poultney; Thomas, m. to Rachel Pemberton; Jane, and Jacob.

Jane Parke continued to keep the Ship tavern after her husband's death until her marriage, 8, 10, 1763, to James Webb, of Lancaster County.

Jonathan Parke married, 2, 29, 1731, Deborah, daughter of Abiah and Deborah Taylor, of East Bradford, and settled on 200 acres of land which her father conveyed to him. He also owned land in the southeast part of the borough of Downingtown, and is said to have built a substantial stone house, now near the toll-gate. His son Abiah lived on this last property, and may have built the house.

The children of Jonathan and Deborah were Joseph, Deborah, m. to Samuel Cope; Abiah, m. to Ruth Jones; Rebecca, m. to James Webb, Jr.; Alice, m. to Col. John Hannum; Jonathan, m. to Jane Buchanan; and Mary.

Joseph Parke remained at the homestead, and lived almost a century. He was twice married, and by his first wife had one son, Abiah, who took sides with the British during the Revolutionary war, and for one of his exploits piloted a party of the enemy by night to capture his uncle, Col. Hannum, then keeping the "Centre House," in Marshallton. The final turn of events making it unsafe for him to remain in the neighborhood, he "left the parts" and went to Canada, but was never heard of after alive. Several years ago Edward Townsend, son of John Town-

send, of West Chester, being in the West, fell in company with a half-breed Indian named Joseph Parke, as he was descending the Missouri in a steamboat. From their mutual inquiries, with subsequent developments, it appeared that Abiah Parke had married a woman of the Shawnee tribe of Indians, then near Malden, in Canada, and had left two sons, Joseph and William. The tribe had removed to the waters of the Maumee, in Ohio, and from thence to Kansas. Joseph Parke, being a person of energy and ability, became the chief of the tribe, but lived in a style of civilization. In 1852 he visited Chester County and made some effort to obtain a share of his grandfather's estate, but did not succeed. His death occurred about 1857, and that of his brother William three years previously.

THOMAS PARKE, son of Thomas and Jane, was born in the township of East Caln, Chester Co., Aug. 6, 1749. Having a desire to engage in the study of medicine, he went to Philadelphia at the age of sixteen years, to acquire a preliminary education, and there became a pupil of Robert Proud, the Quaker historian. In 1767 he began his medical studies under Dr. Cadwalader Evans, of Philadelphia, and took the degree of Bachelor of Medicine at the college and academy in the same city on June 5, 1770. In the year 1771 he crossed the Atlantic to avail himself of the advantages of medical instruction in Great Britain. He first visited London, where he enjoyed the friendship and kind offices of the justly distinguished Dr. John Fothergill. He next proceeded to the school at Edinburgh, then in the zenith of its strength, where he attended the lectures of Cullen, Black, and Monro.

Returning to London, he attended the clinical practice of Guy's and St. Thomas' Hospitals, and finally set his foot on his native shore in the year 1773.

In 1775 he was married to Rachel, eldest daughter of James Pemberton, and immediately established himself in the practice of physic at No. 20 South Fourth Street, Philadelphia, where he remained upwards of forty years, well known as a skillful, kind, and attentive physician. In 1816 he removed to Locust Street, where he resided during the remainder of his life.

He lost his wife, to whom he was most affectionately devoted, in the year 1786, and never again married. He was a member of the principal scientific, literary, and benevolent institutions of the city. In 1774 he was chosen a member of the American Philosophical Society. In 1776 he became a contributor to the Pennsylvania Hospital, and in May, 1777, was unanimously appointed one of the physicians of that institution,—a station which he held uninterruptedly for more than forty-five years. In 1778 he was elected a director of the Philadelphia Library Company, in which situation he was continued until his death,—a period of nearly fifty-seven years. In 1787 the College of Physicians was established, of which he was one, and continued a member until his death. At the decease of Dr. Adam Kuhn he succeeded that gentleman as president of the college, in July, 1818.

Dr. Parke died on Jan. 9, 1835, in the eighty-sixth year of his age, being at that time the oldest physician in Philadelphia. He was not only an excellent physician, but also a public-spirited citizen and an excellent man,—at all times the intimate, the constant, and highly-valued friend of Humphry Marshall.

from Fultey + Cope
History of Chester County, PA

John Edge, son of George and Ann, born in Upper Providence, 10th mo., 1744, learned the milling business with his uncle, Richard Downing, at what is now Downingtown, and while doing business at the "high mill," now of Jacob Edge, was married, 8, 1, 1768, at East Caln Meeting, to Anne Pim, daughter of Thomas and Frances Pim, of East Caln. He afterwards owned the Hibernia Mill, on the west branch of the Brandywine, and about 1790 built the "Half-way House," opposite the much-frequented mill of his cousin, Richard Downing. He here acted the host and kept store with his eldest son for some years, and was succeeded by his daughter, Sarah Reese (afterwards Hannum), on retiring to the "Ship" farm.

In 1792 he purchased from Dr. Thomas Purke the "Ship" property, enlarged the mansion to double its former size, and on the western half built for his son George the house now owned by John G. Edge, and established his son Thomas on the tract lying in the borough east of the present Hunt tract, and south of the Lancaster road, extending to the Brandywine. On this they had built the large mansion now owned by the estate of Charles Wells, deceased, and here Thomas kept store for a number of years. The house now (1876) owned by the Misses Reese, near the bridge, was one of the family enterprises, and he may be said to have been the pioneer in improving the southwestern section of the borough, as by him were sold the building-sites on which the older houses were placed.

To his youngest son, John, he gave the "Ship" property, 116 acres, now owned by Dr. Eshleman. He is represented as having possessed a great force of character and an active, enterprising temper, and was fortunate in business; a keen observer, he was given to sallies of humor or wisdom for the benefit of his neighbors, many of which were current long after his death, which occurred 9, 14, 1816.

Dr. John K. Eshleman.

On Wednesday morning there passed from among us the life of one of our most widely known, highly respected and intelligent citizens, after 88 years of honest, honorable and upright living — Dr. John K. Eshleman, of Glen Isle Farm, adjoining our Borough. Though we regret his departure, and shall miss his genial presence, it becomes a pleasure to add a tribute to his memory.

The editor of the ARCHIVE, since boyhood days, has known Dr. Eshleman, and a more kindly, genial and happy disposition it was never our fortune to meet. Socially, professionally and as a neighbor he was a gentleman, whom one was bound to respect and admire. A score of years ago when we first entered upon editorial duties, we found the doctor one of our most valued friends, always having a word of encouragement, good cheer or most kindly criticism and help. He was always a patron of the ARCHIVE and seemed to have much interest in its success.

Dr. Eshleman was a man of vigorous masculine personality, a philanthropist, and also an enthusiast in scientific research, keeping abreast with the advances in general knowledge through extensive reading of the leading publications in science and general literature.

His great fondness for pomology and botanical science led him to develop around him an extensive arboretum of ornamental and fruit-bearing trees and small fruits, such as is not excelled if equalled in this county, and much of the pleasure of his later life was enjoyed among them. He was one of the founders of the Pennsylvania Horticultural and Fruit Growers' Society, and in recognition of his attainments was made the first President and served as such for some years.

Dr. Eshleman was born in March 1810, his father being Jacob Eshleman, a prominent miller and large land owner near Leaman Place, Lancaster county, Pa. He received a liberal education under the eminent instructor, Dr. Keagy, of Harrisburg, and afterwards of Philadelphia. Choosing medicine as the profession in which to engage in the life work, he graduated with honor from both Castleton Medical College, of Ohio, and the Jefferson Medical College, of Philadelphia, and located at Strasburg, in his native county.

In 1840 he married Fanny Edge, the second daughter of Ruth and the late John Edge, of East Caln, in this county, and in 1848 purchased Edge family homestead of "Glen Isle Farm," to which he removed, and resided there up to the time of his demise. His estimable wife and two daughters survive him.

The funeral took place yesterday. Rev. Mr. Armstrong, Episcopal clergyman of Philadelphia, conducted the services. Interment at Downingtown Friends' burying ground.

Dr. J. K. Eshleman.

[SPECIAL TO THE PUBLIC LEDGER.]
WEST CHESTER, Oct. 7. — At his "Glen Isle Farm" Dr. J. K. Eshleman died last night, in his 88th year. He was a native of Lancaster county and a son of Jacob Eshleman, who was known as the "King of the Octoraro," because of his extensive ownership of land in the vicinity of Leaman Place. He early developed a liking for study and scientific research, and, choosing medicine for his profession, graduated from both Castleton Medical College of Ohio and Jefferson College in Philadelphia.

In 1840 he married Fanny Edge, of East Caln, Chester county, and in 1848 purchased the fine Edge farm in that township, where he lived up to his death.

He was a man of great personality. He was a philanthropist and an enthusiast in scientific pursuits. He was a great reader, and his fondness for pomology and botanical science led him to create around him an extensive herbarium of ornamental and fruit bearing trees and small fruits such as had no equal in Chester county, and to this he devoted much of his later days. He was one of the founders of the Pennsylvania Horticultural and Fruit Growers' Society, of which he was the first President, a position he held for many years.

MR 10-7-1897

Dr. J. K. Eshleman. 10, 7

Yesterday morning the death angel hovered over Downingtown and claimed as a victim one of the oldest residents of that place in the person of Dr. J. K. Eshleman, who passed quietly away at his beautiful home, a short distance west of the town. The deceased was over eighty years of age and few persons in that section of Chester county were better known than he. He had not been in the active practice of medicine for many years, partially because he was a victim of nervous troubles, and was not at any time during the past few years in the enjoyment of good health.

In the earlier years of his practice he was considered a very skillful practitioner. A wife who is far advanced in years and two daughters survive the deceased.

Mrs. McElvaine, of Philadelphia, is one daughter, and Mrs. Lloyd, of Germantown, who is a widow, is the other daughter. A son and daughter died many years ago.

The deceased was a brother of the wife of Dr. J. P. Edge, of East Lancaster avenue, Downingtown.

12.14.1914

Breaks Arm.

Between one and two o'clock Saturday word came to Downingtown that the large barn at Glen Isle Farm, just west of the borough, belonging to A. R. McIlvaine, was on fire. A still alarm was given and both the Alert and Minquas fire companies responded. On arriving at the fire, the firemen found they could not save the barn, so turned their attention to having the adjoining buildings, which owing to being covered with a thick coating of sleet, did not take fire from the falling sparks. When the barn was discovered to be on fire shortly after the noon hour, all the stock was released from the burning building to safety and saved, except one calf and a pig, which ran back into the barn after they had been gotten out. The barn and all the contents were a total loss. A frame tenant house which stands near the barn was saved only by the hard work of the firemen, but fortunately the wind, which had been blowing towards the house, suddenly veered around and carried the flames in the opposite direction. No account could be given as to the origin of the fire, and is supposed to be of incendiary origin. Mr. McIlvaine and family are now in Philadelphia for the winter, and their country home is closed. The farm is in charge of a farmer, who occupied the tenant house. The loss will be largely covered by insurance. Owing to the sleet storm and the slippery streets the firemen experienced considerable trouble in getting their machines to the fire.

L 2. 15 - 1916

In regard to the burning of the barn on the Glen Isle Farm, owned by A. R. McIlvaine, just west of Downingtown, the lessee of the property, Morris T. Wood, loses more than \$1,000 in crops and feed. He believes, however, that the fire was caused by accident and not by incendiary, although at present the precise reason is not known.

All the stock was saved except one calf, the rest being rescued. The stock belonging to Mr. McIlvaine, including two cows and three horses, was taken from the barn, and much of the machinery was run out by workmen on the Pennsylvania Railroad, in sight of the buildings. The men ran at the first alarm of fire and did all they could to save the property. The McIlvaine carriage was run out and saved.

At the time of the fire Mr. Wood, who owns the old Eshleman property, adjoining, was away from home, but Mrs. Wood was there and she went out at once to do what she could in directing affairs, as the men of the neighborhood ran to the rescue, including the firemen from Downingtown.

There was no insurance on Mr. Wood's property, as the policy had been allowed to expire a short time since, but an effort may be made to see if it is possible to recover a part of the loss. The policy had been carried for years in the Chester County Fire Insurance Company. Only a year ago Mr. Wood lost several thousand dollars' worth of thoroughbred cattle which were killed during the epidemic of

L 1.27.1940

Mrs. A. R. McIlvaine

At her home, "Glen Isle Farm," Downingtown, yesterday, Elizabeth Eshelman McIlvaine, widow of A. Robinson McIlvaine, passed away at the age of 92 years. Mrs. McIlvaine had been ill with pneumonia for the past two weeks.

The deceased was a daughter of the late Dr. John K. Eshleman and Fannie E. Eshleman, and she was born in the home in which her death took place. She was the last of her immediate family.

Her husband died in 1918, and she is survived by a daughter and two sons, Miss Fannie E. McElvaine and Herbert R. McIlvaine, both of the home farm, and Donald, of "Oakland Farm," Whitford. A son, Gilbert, died August 6, 1939.

The deceased was a member of St. James' Episcopal Church, and she was interested in everything in the community, political and otherwise.

McILVAINE.—On Friday, Jan. 26th, 1940, Elizabeth Eshleman, widow of A. Robinson McIlvaine, in her 92d year. Relatives and friends of the family are invited to attend the funeral at St. James' Church, Downingtown, Pa., on Monday, Jan. 29, at 11 a. m. Interment private. Please omit flowers.

L 11.23.1964

Miss F. Edge McIlvaine

Miss Frances Edge McIlvaine, of Glen Isle Farm, Downingtown, well-known horticulturist and author died yesterday morning at the Chester County Hospital, West Chester. She was 86.

Miss McIlvaine was born in Philadelphia, daughter of A. Robinson and Elizabeth Eshleman McIlvaine. She attended the Agnes Irwin School and was a member of the Philadelphia City Club.

She was the author of numerous articles and a book on gardening. For many years, Miss McIlvaine was an active member of the Garden Club of America and the Weeders.

She is survived by a brother, Herbert R., of Philadelphia; a niece, Miss Lucy McIlvaine, of New York, and six nephews, Robinson McIlvaine, former U.S. ambassador to Dahomey, Africa; Donald, Thomas and William McIlvaine, of Whitford; Richard McIlvaine, of West Chester and Herbert R. McIlvaine Jr., of Philadelphia.

McILVAINE.—Of Glen Isle Farm, Downingtown, Pa., on Sunday, November 22, 1964, Frances Edge McIlvaine, in the 87th year of her age.

Relatives and friends of the family are invited to attend the funeral from St. James Episcopal Church, Downingtown, on Tuesday, November 24, 1964, at 11 A.M. Interment private. At the request of the family there will be no viewing. In lieu of flowers please make contributions to the St. James Episcopal Church.

(Funeral Home)

Number	Name	Quantity	Material	Measure	Value	Remarks
--------	------	----------	----------	---------	-------	---------

86 Adam Donaker Jehu Roberts 1 16 18 round logs 1 1/2 2 6 Estate of Geo Thomas dec'd J. J.

114 John Edge John Edge 1 16 3 1/2 stone 2 20 18 } Samuel Hunt & Obed 2
 2 12 }
 3 6 }
 Kitchen 22 16 stone 1 1/2
 Spring House 16 16 stone 2

19 Israel Fisher S. Hunt 1 16 22 hewn logs 2 4 9 } Samuel Hains Thomas & Co

58 Benjamin Few Benjⁿ Few 1 30 16 stone not fin^d 2 3 12 } William Beale & Kearney
 5 9 }
 1 8 }
 4 4 }

80 John Fleming John Fleming 1 Dwelling house & Springhouse 16 18 stone 2 2 8 Joseph Fleming & Francis

81 Joseph Fleming Joseph Fleming 1 30 27 stone 2 1 20 } John Fleming & Moses
 2 16 }
 1 15 }
 1 8 }
 2 12 }
 2 4 }
 Wash House 12 12 stone 1

82 Francis Gardner Francis Gardner 1 13 2 1/2 stone 2 1 2 1/2

69	Joel Davis	Joel Davis					1. round log barn 30. 18. 2 story 1. smith shop 2. fire 30. 18. 1 story	Robert Miller Samuel Coates	"
97	Samuel Downing	S. Downing	Mab.				1. Stone Barn good ref. 50. 30. 2 story 1. round log stable 20. 16. 1 1/2 story 1. round log stable 16. 16 mid ref. 1. stone Mill House 60. 25. 2 story good ref. 1. Frame pump house part finish. 1. Old round log business shop 16 ref.	John Downing	"
98	Stone Cullers	do	do	old log house	ref.	11. 11			"
37	John Edge	John Edge					1. Barn stone and logs 15. 25. 1 story	J. C. Smith and Obad. Lewis	"
511	Benjamin Few	Benj. Few					1. small round log stable not finished	Wm Beale & Widow White	"
79	John Fleming	John Fleming					1. Stone Barn 60. 30. 2 story in good ref. 1. stone distillery 30. 25. 1 story	Joseph Fleming Francis Gardner	"
80	Joseph Fleming	Joseph Fleming					1. round log barn 110. 20. 1 story 1. stone & stone frame	John Fleming & Moses Coates	"

Log de and Jan Yard 200
 Log de of Blacksmith Shop 30
 Stone and Frame Hay house 100
 140 - Valley Land @ 17 2380
 60 - Hill 10 600
 One Male Slave 100
 1/4 Saw Mill 50
 3 Horses 40 120
 10 Cattle 14 140

2710 2710

Jacob Downing
 Stone house and Lot 800

800

Richard Downing Jun.
 Brick house and Lot 350
 Occupation Miller 80

430

230

John Edge
 Stone House Imbraces 600
 Stone Barn & Log de 400
 Stone House 500
 Stone Barn
 Log Teniment of Log Barn 100
 Stone Store house 60
 Stone Stable & Sheds 200
 229 Valley Land @ 17 3893
 60 - Hill 9 594
 4 Horses 40 160
 8 Cattle 14 112

6723
6619

6723 6623

Chester County Archives & Records Services
601 Westtown Road, Suite 080
P. O. Box 2747
West Chester, PA 19380-0990

To the Court of quarter Sessions held & kept at Chester
the twenty Sixth Day of February 1744

The petition of Abel Parke of the township of East Calm
Humbly Sheweth

That your petitioner being conveniently Situated on the pro-
vincial road from Philadelphia to Lancaster & in a very good
Stage as to distance of way, & having formerly obtained your
Recommendation to the Governor for the keeping a house of Entertain-
ment in which Station he behaved himself to the General
Satisfaction of travellers, by good Attendance, Orders & Accommoda-
tions, & having the Same Conveniencies as formerly, & there
being a necessity of a publick house near about where your
petitioner dwells, he therefore prays that you will be pleased
once more to grant him your Recommendation to the Governor
for the keeping a publick house of Entertainment & your
petitioner as in Duty bound shall pray &c. Abel Parke

We whose names are hereunto subscribed do Certify that the
above petitioner being Situated a good distance from any
publick house of Entertainment, & having very good Conveniency
of Stabling, meadow, pasture & water fit to Accomodate the
great Concourse of travellers Using the Said Road, & he & his wife
having formerly Approved themselves very Capable of the Said
business, but at length through inadvertency behaved so that you
Saw meet to discontinue them, but now we may Certify you
that they are much reformed in their Conduct, & there being
a necessity for a publick house where the above petitioner dwells
we hope if you will please to grant him your Recommendation
it may be to the general Satisfaction & benefit of Travellers

John m. farland	Roger Hunt	Rob. m. Conner
Joseph Wilkinson	John Jackson	James m. Price
Peter Whittier	Matt. Valentine	George Phillips
John Moreain	Jason Cloud	Abes wait
Thomas Simpel	Tho. Parke	Garrick Louhard
Robert Miller	Phineas Lewis	Richard Buffington
Edward Thompson	Evan Hughes	Geo. m. Price

West Chester County Archives & Records Services
107 Westtown Road, Suite 080
P.O. Box 2747
West Chester, PA 19380-0990

Handwritten scribbles at the top of the page.

To the Honourable the Justices at the General Court of Quarter Sessions held at Chester for the County of Chester the 28th Day of August 1758

The Petition of Jane Parke of East Calu, in S. County humbly sheweth

That your Petitioner's late Husband Thomas Parke Deceased was for several Years past favoured with your Recommendation to the Governour for his licence to keep a Publick House of Entertainment in S. Township, and your Petitioner having carried on said business by Virtue of said Licence (which is now near Expiring) During which time your Petitioner hopes she hath given Generall Satisfaction, Therefore your Petition Prays that you would Grant her a Recommendation to the Governour for his Licence to Sell Liquors the ensuing Year, and your Petitioner as in Duty Bound shall thankfully Acknowledge the Same
Jane Parke

We the Subscribers being well Acquainted with the Above Petitioner do hereby Recommend her as a Person well Qualified to keep a Publick House of Entertainment, and do Desire that you may Grant her Request

- Thos. Pim
- Thomas Downing
- Richard Downing
- Roger Hurst
- Phineas Lewis
- Richard Pim

Chester County Archives & Records Services
601 Westtown Road, Suite 080
P. O. Box 2747
West Chester, PA 19380-0990

Lease & Release. On 29 & 30 Dec 1725 Thomas Lindley of the City of Philadelphia, blacksmith, & Hannah his wife to Thomas Parke of Chester, yeoman. Whereas William Penn by deed dated 15 & 16 Mar 1681 granted William Isaac of Stock Verdon in the County of Wilts, yeoman, a tract of 500 acres & whereas William Penn by deed dated 19 & 20 Aug 1681 granted to Thomas Sagar of Foxham in the Parish of Christian Malford in the County of Wilts, yeoman, Samuel Workman of Longly Burial in the County of Wilts, yeoman, & Susannah Baily of Catcomb in the Parish of Hillmartin in the County of Wilts, widow, the quantity of 500 acres & whereas William Penn by deed dated 26 & 27 Sep 1681 granted to Henry Barnard of Goatacre in the County of Wilts a tract of 500 acres & whereas William Penn by deed dated 11 & 12 Oct 1681 granted to Thomas Hatt of Goatacres in the County of Wilts, cordwainer, a tract of 500 acres. Whereas William Isaac on 22 & 23 Mar 1685 granted to Daniel Smith of Marlborough in the County of Wilts his

500 acres, & Thomas Sagar, Samuel Workman & Susannah Baily, the then wife of Samuel Workman, on 19 & 20 May 1696 granted to Daniel Smith the 500 acres, Henry Barnard on 28 & 29 Mar 1686 granted to Daniel Smith his 500 acres & Thomas Hatt on 16 & 17 Apr 1686 granted to Daniel Smith his 500 acres. Whereas Daniel Smith by mortgage dated 29 Sep 1687 for securing the payment of £50 with interest granted to Barbara Blagdon of the City of Bristol, widow, all the 2,000 acres except 100 acres Daniel Smith sold to George Chandler. Barbara Blagdon having received the said £50 plus interest on 18 Feb 1694 did grant & release all the 1,900 acres to Daniel Smith. Daniel Smith died & the 1,900 acres descended to Daniel Smith, late of Marlborough, cheese factor, son & only heir of Daniel Smith. Randle Spakeman, admin. of the estate of Daniel Smith, requested Isaac Taylor, surveyor in the County of Chester, to survey & lay out a quantity of 1,000 acres which was laid out in Caln in 2 tracts laying together. Whereas Daniel Smith the son has since died the said 100 acres descended to John Smith eldest son of Daniel Smith. Whereas John Smith by Letter of Attorney dated 5 Jan 1719, recorded in Philadelphia, Book D, Vol 5, Page 215, on 17 Aug 1721, appointed Thomas Chalkley his attorney to sell said 1,000 acres. Thomas Chalkley for John Smith granted 500 acres to Thomas Lindley on 9 & 10 Sep 1723. Now Thomas Lindley & Hannah his wife for £350 grant to Thomas Parke a tract in Caln bounded by land of Lewis Lewis, George Aston & Aaron Mendenhall containing 500 acres. Signed Thomas Lindley & Hannah Lindley. Delivered in the presence of Thomas Watson, Cornelius Nice & Jeremiah Cowman. Recorded 10 Jan 1734/5. (E5:298).

the Lady
to the Duke
of the Carle

Remembered

that on the twelfth day of
 the year of our Lord one thousand seven hundred
 and thirty five the Dood hereafter mentioned was presented
 before George Astor Esq one of the Justices of the Peace for
 the County of Chester and thereupon came Thomas Lindy and his wife
 his wife the said Lindy in named who acknowledged the said
 to be their said and desired the same may be recorded as their deed in
 said writing in the Office for Recording of Deeds in the County
 of Chester the South day of January in the year of our Lord one
 thousand seven hundred and thirty five in those words to wit
 I Thomas Lindy made the thirtieth day of December in the
 twelfth year of the Reign of our Sovereign Lord George of Great
 Britain France and Ireland being Defender of the Faith King
 of 25 Between Thomas Lindy of the City of Philadelphia in the pro-
 vince of Pennsylvania a blacksmith and Hannah his wife of the one
 part and Thomas Parks of the Township of Chester in the County of Wilts
 and Province aforesaid Yeoman of the other part who was William
 Penn Esq late Proprietary and Governor of the said Province by his In-
 dentures of Lease and Release bearing date the fiftieth and sixteenth
 days of March Anno Dom 1681 for the Consideration therein mentioned
 did Grant Bargain Sell Convey unto William Isaac of Great Britain
 in the County of Wilts Yeoman the quantity of five hundred acres
 of Land to be laid out within the said Province to hold to him the said
 William Isaac his heirs and assigns for ever paying therefor yearly
 to the said Proprietary and his heirs the quit rent of one shilling for
 each hundred acres of the said Land as by the said Indentures of Lease
 and Release may more fully appear and likewise as the said
 Penn by his Indentures of Lease and Release bearing date the thir-
 teenth and twentieth days of August Anno Dom 1681 for the
 Consideration therein mentioned did Grant and Convey unto Tho-
 mas Sager of Northam in the parish of Christian Malford in the County
 of Wilts Yeoman Samuel Workman of Longy Abrial in the same
 County Yeoman and Susanna Daily of Catcomb in the parish of Fullerton
 in the said County of Wilts a widow the quantity of five hundred
 acres of Land to be laid out in the said Province to hold to them the
 said Thomas Sager Samuel Workman and Susanna Daily their
 heirs and assigns for ever under the like quit rent of twelve pence
 per hundred acres as in and by the said last mentioned Indentures of
 Lease and Release may more fully appear and likewise as the
 said Penn by his Indentures of Lease and Release bearing date
 the twentieth sixth and twenty seventh days of September in the said
 year 1681 for the Consideration therein mentioned did Grant
 Bargain Sell and Convey unto Henry Barnard of Great Acers in the
 said County of Wilts Yeoman the quantity of five hundred acres of
 Land to be laid out in the said Province to hold to him the said Henry
 Barnard his heirs and assigns for ever paying the like quit rent of
 one shilling for each hundred acres as in and by the said last recited
 Indentures of Lease and Release may more fully appear and likewise
 the said Penn by his Indentures of Lease and Release bear-
 ing date the eighth and twelfth days of October in the aforesaid
 year 1681 for the Consideration therein mentioned did Grant and
 Convey Bargain Sell and Convey unto Cordwainer the
 said quantity of five hundred acres of Land to be laid out in the aforesaid
 County to hold to him the said Thomas Satt his heirs and assigns
 for ever under the like quit rent of twelve pence per hundred acres

Chester 20th December 1752
Thomas Sim we
People called Quakers
did solemnly
were personally
testator within
within writing
doing thereof he
understanding
were of their own

And further My Will is That in Case my son, Thomas Parke should
at any time Die without Issue then My Son Jacob shall inherit this
Place & now live on as fully as Thomas could do Provided he lives
And in Case Thomas should dye no Offspring then My Will is that my
son Robert shall Not say any thing to Jacob but Not Otherwise

Sixthly I Give and bequeath to my Son Jacob Parke One Hundred Pounds
Out of My Personal Estate to be Paid to him when he arrives at the
Age of Twenty one Years, And in Case Jacob should Not arrive at the age
of Twenty one Years then My Will is that this legacy shall be Divided
Equally amongst the Surviving Children.

Seventhly I Give and bequeath to My Son Robert my Newest Nephew, and
My Oldest to my Son Thomas, and I likewise Give My Watch to my son
Thomas Provided he live to the Age of Twenty one Years and if Otherwise
to my son Jacob Parke.

Lastly I Give and bequeath to my Dear Wife Jane Parke all the
Residue and Remainder of My Personal Estate to Enable her to bring
up my Children, and Give them Necessary schooling as she shall think
fit.

And I do likewise Nominate and Appoint my Dear Wife
Jane Parke and my Loving friend Robert Vallentine and my Loving
son Robert Parke to be My Executors of this my Will, to see it
Duly and truly performed.

In Witness whereof I have hereunto set my hand & Seal this
fifteenth day of the Month of December in the Year of Our
said one thousand seven hundred and fifty eight 1758

Signed, sealed and Published by the
Testator as his last Will and Testament
In the presence of
Thomas Parke

Punchon Lewis att^d 20th Dec^r 1758
Thos. Pim
Richard Pim
Widow Vallentine att^d

An Inventory of the Goods and Chattles Late of Thomas Parke Deceased as Taken and Appraised the 15th of the 12th Month, 1758

To his Mare, Bridle & Saddle & Baggs, Wearing apparel &c	£55.0.0
To Cash in the Hoise	29 3 18
To Bonds	71 8 4
To Notes &c	71 6 11
To a Legacy left by Sarah Cowland	50 0 0
To a Share in the Mill	14 6 3
To 2 fatt Oxen	12 0 0
To 5 More Steers	15 0 0
To 12 Cows	30 0 0
To Eleven Young Cattle	13 15 0
To four Working Horses	30 0 0
To one Old Black Ditto	5 10 0
To two Gray Mares	8 0 0
To five Cotts	20 0 0
To Nineteen More Swine	4 15 0
To Nine fatt Ditto	15 0 0
To thirty Sheep	10 10 0
To an Old Waggon	8 0 0
To a Cart	5 0 0
To three Ploes a Harrow and 2 p ^r Swinglitzes	5 10 0
To a Grindingstone	10 0 0
To 4 Collers 3 P ^r hams a blind halter & 2 Chains a Cart Saddle &c	5 0 0
To a Quantity of Wheat in the Barn	30 0 0
To Rye in Ditto	5 14 0
To a Quantity of Hay in Ditto	8 0 0
To Ditto in the Stackhouse	12 0 0
To Part of a Stack of Ditto at the Barn	7 0 0
To two Stacks of Ditto in the Meadow	20 0 0
To 3 Spades 2 Dungforks one Iron bar & a Grubbing Axe	1 5 0
To 2 Pitching Axes a Pick and an Ox Chain	18 0 0
To 2 Broadaxes 3 Augers an Ais a Plane & sundry other tools	5 10 0
To 1 Croquet Saw one hand and one Tennent Ditto	2 10 0
To a Quantity of Squattin & Boards	7 0 0
To a large Copper and Brandis	3 0 0
To 2 Shovels a hoe & 2 Brandingers	12 0 0
To 2 Thousand Shingles	6 0 0
To a Cask of Nails	8 0 0
To a Looking Glass	2 10 0
To three Buckskins	2 0 0
To Books Debts	40 0 0
To a Quantity of Old Rye in the Hatching loft	3 0 0
To Ditto of Buckwheat	2 0 0
To Ditto of Oats	6 0 0
To Ditto of Bran & Ground Rye	1 5 0
To Salt	15 0 0
To a Quantity of Barley & Meal and some Old Cotts	2 0 0
To Ditto of Indian Corn	3 0 0
	<u>1564 00 10</u>

To Old Iron in the Garret	£ 0 10 0
To Eight Sicks & an Old Whiffaw	2 0 0
To forty Sours of Wood	2 0 0
To a Pair Sheer & a Grubbing Axe	10 0
To two Spinning wheels	10 0
To three feather Beds and furniture in the Old House	30 0 0
To 2 Hoff Ditto in Ditto	12 0 0
To 2 feather Beds over the Clock room	24 0 0
To a quantity of Old Wheat Oves Ditto	2 0 0
To a Case of Drawers	5 0 0
To a Small Table	10 0
To a Bed and furniture Over the Parlour	30 0 0
To a Pair of Chairs & an Oval Table in Ditto	6 10 0
To a large Looking glass	5 0 0
To a Bed and furniture in the South room. Upstairs Newhouse	17 0 0
To half a Doz ⁿ Chairs & a small Table in Ditto	2 3 6
To a Bed and furniture below stairs Newhouse	17 0 0
To a Case of Drawers & Chairs and a Seatable in Ditto	7 5 0
To 2 Oval Tables & one Round Ditto in the Parlour	1 5 0
To a large Looking Glass in Ditto	6 10 0
To a Couch and four Chairs in Ditto	1 7 0
To a Male of Lundry Sorks	19 0 0
To 2 Sets of China Ware	1 7 0
To 2 Boxes of Ditto and a Quantity of Delf Ware	2 50 0
To 2 Boxes of Ditto and a Quantity of Delf Ware	0 10 0
To a Clock and Case	8 0 0
To a Oval Table and four Chairs in the Clock room	1 5 0
To a Pair of hand Sews & Tonges in Ditto	12 0
To Recanters & 2 Glass & 2	3 0 0
To Table Linen, Sheets, Napkins &c	20 0 0
To a Couch, Oval Table, small Do. & 13 Chairs in the Common hall	3 11 0
To a Pair hand saws, Tonges, and Shovel in Ditto	1 0 0
To 2 P ^{rs} of Stillards	1 0 0
To a Bed and furniture first story Old house	12 0 0
To a Table, Bench, & Hoff in Ditto	1 0 0
To 5 Loaves of White Sugar	3 0 0
To a Gun, Flask &c	2 0 0
To several Remnants of Kid, Len, Cloath, Linen &c	10 9 0
To 16 Iron Hogsheads of Syder	24 0 0
To Eighteen Barrels of Ditto	7 4 0
To one Pipe of Meath	6 15 0
To a Quantity of Gum	6 0 0
To a Quarts Case of Wine	11 0 0
To a Quantity of Spirits	3 12 0
To 3 Doz ⁿ Bottles of Beer	1 5 0
To a Quantity of Cheese	14 0 0
To 6 Gallons of Cordial	1 7 0
To half a Barrel of Meath	1 0 0
To 10 Doz ⁿ Empty Bottles	1 10 0

To 3 1/2 Douzen of Plates	4 00 0
To 13 Pairs Dishes	5 57 0
To 3 large Basins, 1 small Kettle & some other	2 00 0
To a Kettle Coffy pot & warming Pan	2 00 0
To 2 Teakettles a fryingpan & a Sauce Pan	2 00 0
To 5 Iron Pots, a Griddle and hanging	3 00 0
To 2000s books, handirons, Songs & More	2 00 0
To 3 Tubs, 5 Bools and 2 spits	56 00
To one Douz. Iron Candlesicks & 2 Iron Smoothingirons	5 50 0
To 3 fall Cattle Killers	57 00 0
To 2 Iron Bellofss	10 00
To 8 Wheat in the Ground	23 00 0
To a long Bed for the Cart	1 00 0
To an Old Saddle	1 00 0
To an Old Cray Bed and Bedding	2 00 0
To a Hedge an. Arc and 2 New rollers	1 70 0
To 6 Old Waggs	10 00
	<hr/>
	69 7 0
	3 45 12 6
	55 64 20 10
	<hr/>
	1982 5 4

Goods left by Will	
To one New Desk	7 00 0
To a Watch to Tho. Parne	12 00 0
To a Desk to Ditto	6 00 0
	<hr/>
	25 00 0

To 60 Iron Books which was to be paid
 5582 7 3
 2007 7 4
 2022 5 4

The foregoing Goods and Chattles Lites of Thomas Parks of
 East Calu. in the County of Chester and Province of Pennsylvania Deceased
 were Appraised by us the Subscribers the 5th Day of the 12th month 1758

Phineas Lewis
 Richard Downing

govern you and assign me & our heirs and assigns
bargain and sell unto the same Joseph Fleming and to his heirs
assigns all the estate right, title interest claim and demand
of her the said Alice Fleming of in & to a certain tract of land
situate in East Caln Township aforesaid bounded by lands
of James Thompson Moses Coates Nathan Huges & other lands
of said Joseph Fleming containing fifty acres by the same
were or less with all and singular the appurtenances **Do**
have and to hold the said bargain & premises with the appur-
tenances to the same Joseph Fleming his heirs and assigns to-
the only proper use & behoof of him the same Joseph Fleming his
heirs and assigns forever in witness whereof I have to these pre-
sents set my hand and seal the day and year first above
written. Alice Fleming ^{quit} sealed and Delivered in the pres-
ence of us John Fleming East Caln. John Fleming son Received
the day of the date of the within written Indenture of the within
named Joseph Fleming the sum of two hundred pounds law-
full money being the full consideration money within men-
tioned paid to me John Fleming for me Alice Fleming Wit-
ness present at signing John Fleming East Caln. John Fleming
son the tenth Day of September one thousand seven
hundred and ninety Before me John Fulbertson Esquire
one of the Justices of the Peace for the County of Chester being the above
named Alice Fleming & acknowledged the above written
Indenture to be her act and Deed and desired the same
may be Recorded as such Witness my hand and seal the
Fulbertson ^{quit} Recorded the twenty second day of August 1792 35

Deed
Thomas Park
John Edge
This Indenture made the fifth
day of April in the year of our Lord one thousand seven
hundred and ninety two between Thomas Park of the City of
Philadelphia Doctor of Physick of the one part and John Edge
of East Caln Township in the County of Chester yeoman of the
other part Witnesseth that the said Thomas Park for and in
consideration of the sum of two thousand five hundred pounds
Gold and silver money of Pennsylvania to him in hand
paid by the said John Edge at the time of the execution
hereof the receipt whereof is here by acknowledged hath and
by these presents Doth grant bargain sell alien enfeoff re-
lease and confirm to the said John Edge his heirs and
assigns

Estate file 6340

Died 9/24/1816

John Edge will, missing from Chester County Archives. Notes from Will Abstracts:

to wife Anne: \$1,300, "new or west end of my dwelling house and kitchen including the entry and staircase and the privilege of using the stairs to the garrett," use of springhouse, walks, horse, etc.

to son Thomas: tract in East Caln purchased from James Hood, 65 acres 89 perches, and also tracts in East Bradford and elsewhere

to son George: "part of the farm where I live:" by Obed Lewis & Samuel Hunt N 74.5 E 98 perches, then by direct line through my farm N 4.25 W to Thomas Parke deceased, by it to west line of the whole tract and with it and by O. Lewis to start: 115.5 acres

to son John: the rest of the farm and tract where I dwell, land in West Bradford

Executors were son Thomas and son-in-law Lea Pusey, husband of Mary Edge.

John Edge 1876

1876

\$

min

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do

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do

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6

9

An Inventory and appraisement of all and singular the goods and
of East Calm township, Chester county (deceased) taken the 23rd day of

Wearing apparel \$46. Bed and bedding \$10. n ^o 1. —	86 00
Bed and bedding n ^o 2 \$40. cherry Bureau \$11. —	51 00
6 chairs \$6. window Curtains & papers \$1.75 — — —	7 75
Trunk case of drawers \$15 another case \$10 — — —	25 00
Blue and white double coverlet \$8. two single ditto \$9. — — —	17 00
one p ^o rose blankets \$6. three sheets \$2.50 — — —	8 50
two orn table cloths \$5. (Bed & bedding n ^o 3 \$70 ditto n ^o 4 \$60)	135 00
Bed & table case n ^o 5 \$40. Mahogany Bureau \$18 — — —	58 00
4 arm chairs \$5 six chairs \$5. two side carpets \$1.50 — —	11 50
stair carpeting \$2.50 entry carpet \$4 Map of Penn ^a \$6 —	12 50
Parlour carpet \$30 Mahogany dining table \$8 looking glass \$26	64 00
D table \$10, candle stand \$4.50 trap and iron sawdust sink \$2	22 50
two arm chairs & cushions \$3 six Mahogany chairs \$15 — — —	18 00
round table \$2.50 eight day clock \$50. cherry table \$8. — —	60 50
Desk & book case \$16. card table \$4. ironing stand & tongs \$4	24 00
1 p ^o trap candle sticks \$1.50 two writers \$2. arm chair \$2 — —	5 50
two accounters waiter & glasses \$2.25 — six chairs \$5. — —	7 25
Large Bible 1.50 Fox's Journal & Jewell's history \$3, fugh \$1 — —	5 50
Lot of Books \$2 — ditto \$1 — ditto 50 ^{ts} , ditto 25 ^{ts} — — —	2 75
Looking glass \$16. handstand 75 ^{ts} carpet \$7. casket \$8. — —	31 75
Six silver table spoons, & soup spoons \$25, 1 doz tea spoons, tongs & candle	35 00
coffee & tea pot \$1.25. lot of glassware \$2. lot of china &c \$4. — —	7 25
lot of oils & medicines 50 ^{ts} two pitotons chairs \$2. tureen 50 ^{ts} —	3 00
Butter tins 1.50 Smokers & tray \$1. Rocking chair 75 ^{ts} — — —	3 25
three wheels, reel & spool ^{had bought spools} \$8. one lot \$1. and iron \$3 — — —	28 00
warming pan \$1. one lot \$1 one for shodgades \$1.50 — — —	3 50
scales and weights 1.50. one lot of tin & pr saw iron \$1.50 — — —	3 00
earthen ware 25 ^{ts} of swift \$1. fire bags \$2.50. p. holders \$1. — —	4 75
one hackle 1.50 old saddle ditto \$1.50, leather ditto 2.50 — — —	5 50
old bed &c \$5. table 50 ^{ts} old sickles 25 ^{ts} old carpets \$11. — — —	16 75
Barri deforward —	\$777 00

KNOW ALL MEN BY THESE PRESENTS, THAT *we*

Ruth Edge, Charles Downing and Francis Wilkinson, all of Chester County

are held and firmly bound unto the Commonwealth of Pennsylvania, in the sum of

Five thousand

dollars, to be paid to the said Commonwealth; to the which payment, well and truly

to be made, we bind ourselves jointly and severally, for and in the whole, our Heirs, Executors and Administrators, firmly by these presents.

SEALED with our Seals, dated the *twenty fourth* day of *Sept.* in the year of our Lord one thousand eight hundred and thirty *two*

The Condition of the above Obligation is such, That if the above bounden

Ruth Edge

Administratrix of all and singular, the goods, chattels, and credits of *John Edge* late of the township of *East Calm*

deceased, do make or cause to be made, a true and perfect inventory of all and singular the goods, chattels, and credits, of the said deceased, which have come or shall come to the hands, possession, or knowledge of

her the said *Ruth Edge*

or unto the hands and possession of any other person or persons, for *her* and the same so

made, do exhibit or cause to be exhibited into the Register's Office, in the County of Chester, within thirty days of the date hereof, and the same goods, chattels, and credits, of the said deceased at the time of *his* death, which at any time after shall come to the hands or possession of the said *Ruth*

Edge

or unto the hands or possession of any person or persons for *her* do well and truly administer according to law. And further do make or cause to be made, a true and just account of *her*

said administration, within one year of the date hereof, or when thereunto legally required, and all the rest and residue of the said goods, chattels, and credits, which shall be found remaining upon the said Administration, account, (the same being first examined and allowed by the Orphan's Court of the County having jurisdiction) shall deliver and pay unto such person or persons respectively, as the said Orphan's Court by their decree of sentence, pursuant to law shall limit and appoint, and shall well and truly comply with the laws of this Commonwealth relating to collateral inheritances. And if it shall hereafter appear, that any Last Will and Testament was made by the said deceased, and the Executor or Executors therein named, do exhibit the same into the said Register's Office, making request to have it allowed and approved accordingly, and if then the above bounden

Ruth Edge

being thereunto required, do render

and deliver the said Letters of Administration (approbation of such Testament being first had and made by the said Register) then this Obligation to be void, and of none effect, else to remain in full force and virtue.

SEALED AND DELIVERED IN THE PRESENCE OF

Wm. S. Denny

Ruth Edge

Chas. Downing

Francis Wilkinson



8869
9.24.1832
intestate

A true and perfect Inventory and just appraisement
of all and singular the goods and chattels, rights &
credits which were of John Edge late of the township
of East Calm in the County of Chester (deceased) at the time
of his death viz

Mirring Appan \$30	Cash on hand \$288.25	\$318.25
Large Looking Glass \$4.00	Dining Table \$5.00	9.00
1 doz small spoons \$8.00	cream cup & tea tongs 6	14.00
Coaster \$2.00	butter knives & salt spoons \$1.50	3.50
Table \$3.00	eight chairs \$4.00	7.00
clock & case \$40.00		47.00
Map of N. State \$2.00	Auditory School & Song \$2.50	4.50
Carpet \$5.00	Tea pots \$2.00	7.00
Glass China & Dishes 37		10.35
Large Bible \$1.00	2 bed tables \$10.00	11.00
8 chairs \$5.00		16.00
Attain \$1.00	Looking Glass \$4.00	5.00
Auditory \$2.00		7.00
Mantle furniture \$2.00	Carpet \$12.00	14.00
Entry Case \$5.00		19.00
Small carpet \$1.25	Stair carpet \$4.50	5.75
Room carpet \$2.25		8.00
Rocking chair \$1.50	bed bedding & furniture \$25.00	26.50
Glass \$1.50	2 Lamps & 7 brass candlesticks 50	2.00
Cups and tumblers & wine glasses \$1.12 1/2	Ston 50	1.62 1/2
Table \$1.00	small do \$5.00	6.00
Carpet \$1.50	Coat case \$3.00	3.00
Room bed & furniture \$30.00	2 bureaus \$16.00	46.00
Six chairs \$3.00	Stand \$2.00	5.00
Glass \$1.50	Carpet \$4.00	5.50
Tailor 35	fullow cases & shub \$5.00	40.00
Table cloth & Towels		10.25
Room bed & furniture \$10.00	bureau \$6.00	16.00
Glass 1		17.00
Jewels history \$1.00	Cost of Book \$2.00	3.00
bed & furn 10.00		13.00
Small Bed \$5.00	Secretary \$5.00	10.00
Blankets \$8.00		18.00
4 compactable \$4.00	4 boxes \$6.00	10.00
wash bin 50		10.50

Amount brought over		
Spread + Table cloths 50° Bed + Bedding 45.00		5 50
Bureau 43.50. Looking glass 25°. two trunks 41.50		5 25
Wheels reals + swifs 41.50. Hacks 50° wrapping pan 75		2 75
Meat chest 41.00 Saddle 41.00		3 00
16 head Fat cattle 4400.00. 4 cows 450.00		450 00
8 Steers 4100.00. 2 Cows 480.00. Brown horn 420.00		2 00 00
Corral Man 460.00. horn 460.00. 2 pair oxen 4120		2 40 00
Iron plough + grain 485.00. Chain + Carriage 450.00		65 00
Plough + harrow 44.00. load 44.00. Set of forks 1		9 00
Barley per bushels 50¢ - 112 bushels		
Wheat per ac 90¢ 311		
Oats per ac 30¢ 112 bushels		
Clover seed per bushel 4.50 - 0 bushels		
Hay in Barn 4100.00. Dutch Fan 45.00. Flux saw 42.50		107 50
Culling Box 41.50. Ox cart 412.00. Post August 41.00		14 50
Peter 42.50. Horse rule 42.00. 2 half bushels 41.00		5 50
Lot Gray 43.00. Sleigh + sled 45.00. hogs 440.00		48 00
3 Shoats 42.00 chains 4.50° hand screw 41.00		7 50
3 Hoes. 75°. 2 shovels + spades, 75° Dung tray 4.75		2 25
Lot Axes 42.00. Saddle 41.00. Buz 46.00. Rake 41.00		10 00
Clothes horn. 50°. Grain + stone 43.00. Car waggons		8 50
4 Pickets. 50° Peter Corn 4100.00		100 50
Bond for	4504.58	514 88
12 Mules of hand amount to		2240 48
3 Empty hogsties 41.50. Barrels 41.50. Tubs 75°		3 75
Bake Iron 50°. Watering Pot 4.50°. Kettle 41.20°		2 20
Knives + forks 43.00. Peter ware 41.00. Stone 44.00		8 00

Amount Brought up	
And Iron. Shovel & Tong 7/50 Table & Saw 2.00	3 50
Contents of creper 7/50 2 hair sac & Iron 30	2 00
Sundries in Wash house 7/4.00 Kettle 7/2.00	6 00
Beas over Kitchen 7/5.00 hair robe 7/3.50	8 50
Broad of Sugar & Gum	7 00
6 Bags 7/5.00 harrow 7/2.00 grain drill 7/3.00	5 75
4 Table cloths	1 00

Inventary taken the 25th of September 1832
Sam Miller

Chester County 28 Joshua Hunt

On the 1st day of October 1832 before me the subscriber one of the justices of the peace in and for said county came the above named Sam Miller & Joshua Hunt who ~~being~~ being qualified according to law do declare that the above or foregoing inventary containing a just and true appraisement of the goods and chattels rights and credits that were of the said John Edge (deceased) so far as the same come to their knowledge

Witness my hand & seals

John Baldwin Seal

profits thereof also all the estate rights and claims in law or
equity or otherwise hereafter open to or out of the same. To have and to hold the
said six acres of land as aforesaid described hereditaments and premises here
granted or released or mentioned or intended so to be with the appurtenances
unto the said William H Taylor his heirs and assigns to the only proper use benefit
and behoof of the said William H Taylor his heirs and assigns forever.

And the said James W Harrison and Jane his wife for themselves their heirs
executors and administrators do covenant promise grant and agree to and
with the said William H Taylor his heirs and assigns by these presents that
they the said James W Harrison and Jane his wife and their heirs the said six
acres of land and aforesaid described hereditaments and premises hereby
granted or mentioned or intended so to be with the appurtenances unto the said
William H Taylor his heirs and assigns against them the said James W Harrison
and Jane his wife and their heirs and against all and every other person
present or hereafter lawfully claiming or to claim by force or under claim from them
or any of them their heirs and assigns and forever definitely by these presents.

In witness whereof the said parties to these presents have hereunto interchangeably
set their hands and seals this day and year first above written.

Witness our hands and seals in the presence of
Thomas J. Cook Isaac Speer
James W Harrison
Jane J Harrison

Thomas J. Cook of the county of the within mentioned W. Taylor the
son of our husband and fifty dollars in full of the consideration money for the above
granted premises
Witness my hand and seal the day and year aforesaid Isaac Speer

Recorded June 23. A.D. 1852

Wit
Ruth Edge
Nathan J Sharpless et al
Jo
Dr John R. C. Phleming

This Indenture, Made the fifth day of fourth
month in the year of our Lord one thousand eight hundred and
forty eight. Between Ruth Edge widow, William
Edge and Elizabeth his wife John Q. Edge, Elizabeth
Edge and Nathan J. Sharpless and Nathaniel Sharpless

Sharpless

all of Chester County Pennsylvania of the first part: and Dr. John R. Eschleman of Pennsylvania Township Lancaster County Pennsylvania of the second part: Witnesseth, That the said party of the first part, for and in consideration of the sum of money herein after charged which with its interest is to be paid as herein after mentioned: and for and in consideration of the sum of Five thousand nine hundred and twenty one dollars and ninety eight cents to the said William Edge John P Edge, Elizabeth Edge and Nathan J Sharpless and Ruthanna his wife in hand paid by the said John R Eschleman in lawful money at and before the making and delivery hereof (the receipt and payment whereof they do hereby acknowledge and thing do acquit and forever discharge the said John R Eschleman his heirs Executors and administrators by their presents) have granted bargain sold aliened inposse released and confirmed and by these presents the said party of the first part do and each and every of them does grant bargain sell alien inposse release and confirm unto the said John R Eschleman and to his heirs and assigns all the estates shares and undivided parts rights title and interests claim and demands of them the said Ruth Edge widow, William Edge and Elizabeth his wife, John P Edge, Elizabeth Edge and Nathan J Sharpless and Ruthanna Sharpless his wife of in and to all that lot story stone house barn and other buildings and plantation or tract of land situated in East Calid Township in Chester County Pennsylvania bounded and described as follows to wit: Beginning at a stone in the road a corner between lands of Joshua Hunt and John G Edge and thence North seventy six degrees East along their said lands ninety three perches and six tenths to a stone in a line of Joseph Houtts land and thence by the same North two and one half degrees West one hundred and ninety perches and eighty eight hundredths to a stone in the line of J Dutton Steels land thence by the same South eighty seven degrees West eighty two perches and fifty two hundredths to a stone and North two and one half degrees West twelve perches and eight tenths to a stone in a line of Robert J Parkes land thence by the same South eighty seven degrees West nine perches and twelve hundredths thence by a line of said John G Edge South two and one half degrees East two hundred and twenty four perches and four tenths to the place of beginning containing one hundred and sixteen acres and one hundred and forty one perches street measure: Being part of a tract of two hundred and twenty two acres which Thomas Parke by Deed of 5th April in the year of our Lord 1792, recorded in the Records office of Chester County in Book 76 2 Vol 32, at page 79 do and grant and convey to John Edge in fee, to be by his will stated on the 27th day of the 7th month 1814 remaining filed in the Registry office at West Chester, and give and devise the residue of his farm and tract of land where he then dwelt such residue being and consisting of the hereby granted tract of land unto his son John Edge his heirs and assigns forever: And the said John Edge the son being seized in his demise as of fee of and in the hereby granted tract of land and promised and intestate leaving a widow the said Ruth Edge and five children, the said William Edge John P Edge Elizabeth Edge and Ruthanna now the wife of Nathan J Sharpless; and leaving the wife of John R Eschleman; Together with all and singular the houses out houses outhouses and buildings thereon erected and being; and all ways routes water courses woods trees fences gardens orchards rights liberties privileges advantages hereditaments and appurtenances whatsoever thereto belonging in any wise appertaining; and the reversions and remainders with issues and profits things; And also all the estate right title interest use trust property possession claim and demand whatsoever of them the said Ruth Edge William Edge and Elizabeth his wife John P Edge Elizabeth Edge and Nathan J Sharpless and Ruthanna his wife in law or equity now or hereafter to have and to hold the said estates and undivided

ever, that the said parties of the first part and their heirs and assigns shall and will warrant and forever defend. IN WITNESS WHEREOF, the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Witness to mark S. M. Paxson.

.....
\$1.00
I. R.
STAMP

- Elizabeth ^{her} Holland. (SEAL).
mark
- Jacob Clarkson. (SEAL).
- Lena Clarkson. (SEAL).
- Isaac Clarkson. (SEAL).
- Elwood Clarkson. (SEAL).
- Lottie Clarkson. (SEAL).
- Ida Darrell. (SEAL).
- Samuel ^{his} Rhodes. (SEAL).
mark
- Charles Clarkson. (SEAL).
- Bessie Clarkson. (SEAL).
- Frank ^{his} Gibbs. (SEAL).
mark
- Elwood Gibbs. (SEAL).
- James Gibbs. (SEAL).
- Rosie Gibbs. (SEAL).
- Rebecca Bolden. (SEAL).
- William E. Bolden. (SEAL).
- George White. (SEAL).

Witness - Harry B. Stradley

Witness - Winfield S.H. Knopf

State of Delaware, County of New Castle, SS:-

On the 18th day of September Anno Domini 1920, before me, Harry B. Stradley personally appeared the above named Isaac Clarkson, Elwood Clarkson & Lottie, his wife; Ida Darrell, Samuel Rhodes, Charles Clarkson, Bessie, his wife, and Rebecca Bolden and William, her husband, and in due form of law acknowledged the above indenture to be their & each of their act and deed, and desired the same might be recorded as such. WITNESS my hand and official seal the day and year aforesaid.

Harry B. Stradley, Notary Public. : NOTARIAL :
My commission expires Oct. 8, 1921. : SEAL :

State of Pennsylvania, County of Philadelphia, SS:-

On the Twenty Ninth day of September, 1920, before me a Notary Public for Pennsylvania, personally appeared the within Jacob Clarkson and Lena, his wife, and each in due form of law acknowledged the foregoing Deed to be their act and deed and desired it might be recorded as such. WITNESS my hand and Official seal the date aforesaid.

Winfield S.H. Knopf, Notary Public. : NOTARIAL :
Com. expr. Jan. 16/23. : SEAL :

State of Pennsylvania, County of Chester, SS:-

On the 16th day of September, 1920, before me, a Justice of the Peace, personally appeared the within named Elizabeth Holland, and in due form of law acknowledged the foregoing Deed to be her act and deed and desired it might be recorded as such. WITNESS my hand and Official seal the date aforesaid.

S. M. Paxson, J. P. : OFFICIAL :
My commission expires First Monday : SEAL :
in January, 1922.

State of Pennsylvania, County of Chester, SS:-

On the 18th day of September, 1920, before me a Notary Public, personally appeared the within named Frank Gibbs, James Gibbs and Rosie, his wife, Elwood Gibbs and George White, and each in due form of law acknowledged the foregoing Deed to be their and each of their act and deed, and desired it might be recorded as such. Witness my hand & Official seal the date aforesaid.

Elwood J. Kerns, Notary Public. : NOTARIAL :
My commission expires April 1st, 1923. : SEAL :

Recorded October 4, 1920.

DEED. : THIS INDENTURE, Made the Twenty Seventh day of September in the year of our
RUTH A. LLOYD. : Lord one thousand nine hundred and twenty (1920). BETWEEN Ruth A. Lloyd, widow,
TO. : of Downingtown, Pennsylvania, hereinafter called the Grantor, of the one part;
ELIZABETH E. McILVAINE. : AND Elizabeth E. McIlvaine, widow of Downingtown, Pennsylvania, hereinafter
: called the Grantee, of the other part. WITNESSETH, WHEREAS, John K. Eshleman, in
: his lifetime, by purchase from Ruth Edge, et. al., became the owner of a four
: fifths interest in the property known as "Glen Isle", Caln Township, Chester
: County, Pennsylvania, consisting of one hundred ten acres of land, more or less,
: with the improvements thereon erected, the remaining one fifth having vested in
: his wife, Fannie Edge Eshleman by descent from her father, and WHEREAS the said John K. Eshleman afterwards
: died intestate, leaving to survive him as his heirs at law, his widow, Fannie Edge Eshleman and two daughters,
: the said Ruth A. Lloyd and Elizabeth E. McIlvaine, the parties hereto, and the said Fannie Edge Eshleman
: also since died Intestate, whereby the legal title to the full five fifths of said property

has been recorded in the

Fanny Edge Eshleman

said Ruth A. Lloyd and Elizabeth E. Melville absolutely, and in fee. That the said Ruth A. Lloyd, Grantor herein, for and in consideration of the purchase money Mortgage executed on even date herewith, and for other valuable consideration 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, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, her heirs and assigns; ALL THAT CERTAIN message and tract of land with the buildings thereon erected, situate in the Township of Caln, Chester County, Pennsylvania, known as "Glen Isle" and consisting of three parcels of land, more particularly described as follows:- LOT NO. 1. BEGINNING at an iron pin in the middle of the Poor House Road in the south right of way line of the Pennsylvania Railroad and in a line of land belonging to Lydia Edge; and the said point of beginning being fifty (50) feet south of the center line of said Railroad; thence by the Edge land and along the Poor House Road, south 2 degrees 00 minutes west, seven hundred and eight tenths (700.8) feet to a stone in the north right of way line of the Low Grade Division of the Pennsylvania Railroad; thence along said right of way line parallel to and one hundred and ten (110) feet northward from the center line of said Railroad, south 83 degrees 13 minutes east, one thousand five hundred and fifteen (1515.0) feet to a stone a corner of other land belonging to the said Pennsylvania Railroad; thence by said other land of the Railroad, north 2 degrees, 19 minutes east, one thousand twenty one and seven tenths (1021.7) feet to an iron pin in the south right of way line of the Pennsylvania Railroad aforesaid; thence along the same by a curved line in a westerly direction and curving toward the north with a radius of eight thousand six hundred and forty four (8644.0) feet a distance of one thousand two hundred four and four tenths (1204.4) feet to an iron pin, and the said last mentioned line being parallel to and fifty (50) feet south of the center line of said Railroad and the chord of said line being south 83 degrees, 44 minutes west, one thousand ninety five and eight tenths (1195.8) feet; thence still by the right of way line of said Railroad and fifty feet distant southward from the center thereof, south 88 degrees, 08 minutes west, three hundred thirty two and five tenths (332.5) feet to the first mentioned point and place of beginning. CONTAINING twenty nine and two hundred fifty seven thousandths (29.257) acres of land be the same more or less. LOT NO. 2. BEGINNING at an iron pin in the middle of the Poor House Road, in the south right of way line of the Low Grade Division of the Pennsylvania Railroad, and one hundred and twenty (120) feet distant southward from the center thereof and the said point of beginning, being also in a line of land belonging to Lydia Edge; thence along Poor House Road, and by the Edge Land, south 2 degrees, 27 minutes west, nine hundred sixty three and nine tenths (963.9) feet to a stone; thence leaving the Poor House Road and still by the Edge land and land of Albert Pecket, north 80 degrees, 30 minutes east, one thousand five hundred and thirty five (1535.0) feet to an iron pin; thence by Pecket's land, north 3 degrees, 30 minutes east, five hundred thirty two and five tenths (532.5) feet to an iron pin in the south right of way line of the Low Grade Division of the Pennsylvania Railroad aforesaid; thence by the same and one hundred twenty (120) feet southward from the center thereof, north 83 degrees, 13 minutes west, one thousand five hundred fifteen and five tenths (1515.5) feet to the first mentioned point and place of beginning. CONTAINING twenty five and eight hundred and sixty five thousandths (25.865) acres of land be the same more or less. LOT NO. 3. BEGINNING at an iron pin in the south side of the Philadelphia and Lancaster Turnpike at the corner of land belonging to Morris Wood, and also the corner of the land belonging to the Pennsylvania Railroad; thence along the said Turnpike and by the Railroad's land, north 82 degrees, 36 minutes east, nine hundred forty three feet (943) to an iron pin on the north side of the said Turnpike and 69 feet north of the center line of the said Main Line of the Pennsylvania Railroad measured along the next chord; thence leaving the same and by land belonging to the Downingtown Plate Glass Company, north 2 degrees 06 minutes east, six hundred forty five (645) feet to the center line of a public road running from the Poor House Road to Downingtown, and a corner of other land of the Grantor and Grantee herein; thence by the center line of said public road and by other land of the Grantor and Grantee herein, south 89 degrees, 38 minutes west, nine hundred thirty one and two tenths (931.2) feet to an iron pin in the corner of land now or late of Morris Wood and other land of the Grantor and Grantee herein; thence by land now or late of Morris Wood, south 2 degrees, 05 minutes west, seven hundred sixty and seventy five hundredths (760.75) feet to the first mentioned point and place of beginning. CONTAINING fifteen and thirteen thousandths (15.013) acres of land, be the same more or less. SUBJECT, however, to the right of way of the West Chester Street Railway Company. The three aforesaid tracts all being a part of the same premises which Ruth A. Lloyd, et. al. by Deed dated April 5, 1848, and recorded in the Recorder's Office of Chester County, in Deed Book G-5, Volume 113, Page 226, &c., on June 23, 1850, conveyed and released to Dr. John K. Eshleman, in fee. TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity or otherwise howsoever, of, in, and to the same, and every part thereof. TO HAVE AND TO HOLD the said lots or pieces of ground above described and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever. AND the said Ruth A. Lloyd, her heirs, executors and administrators, does by these presents covenant, grant and agree and with the said Grantee, her heirs and assigns, that she, the said Ruth A. Lloyd, her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against her the said Ruth A. Lloyd, her heirs and assigns, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, shall and will by these presents warrant and forever defend. IN WITNESS WHEREOF, the said party of the first part to these presents has hereunto set her hand and seal. Dated the 10th day of April 1880.

JUL 8 3 49 PM '65

Applicant failed

WAG 449

ORDER OF DEEDS

In the Orphans' Court of Chester County, Pennsylvania

In re Estate of _____ : Year, 1965
 TRUST OF ELIZABETH E. _____ :
 McILVAINE _____ : No. 299

CERTIFIED COPY OF AWARD OF REAL ESTATE

I, Thomas A. Kane, *1st Dep*, Clerk of the Orphans' Court of Chester County, Pennsylvania, hereby certify that the following is a true and correct excerpt from the adjudication or decree of Honorable J. Paul MacElree, President Judge of the Orphans' Court of Chester County, Pennsylvania, entered on July 8, _____, 1965, and confirmed absolutely on July 8, _____, 1965, in the Estate of Trust of Elizabeth E. McIlvaine, No. 299, Year 1965:

(Here insert excerpt)

ALL THAT CERTAIN message and tract of land with the buildings thereon erected, situate in the Township of Cain, Chester County, Pennsylvania, known as "Glen Isle", more particularly described as follows:

LOT NO. 1. BEGINNING at an iron pin in the middle of the Poor House Road in the South right of way line of the Pennsylvania Railroad and in a line of land belonging to Lydia Edger and the said point of beginning being fifty (50) feet South of the center line of said Railroad; thence by the Edge land and along the Poor House Road, South two degrees zero minutes West, seven hundred and eight-tenths (700.8) feet to a stone in the North right of way line of the Low Grade Division of the Pennsylvania Railroad; thence along said right of way line parallel to and one hundred and ten (110) feet Northward from the center line of said Railroad, South eighty-three degrees thirteen minutes East, one thousand five hundred and fifteen (1515.0) feet to a stone a corner of other land belonging to the said Pennsylvania Railroad; thence by said other land of the Railroad, North two degrees nineteen minutes East, one thousand twenty-one and seven-tenths (1021.7) feet to an iron pin in the South right of way line of the Pennsylvania Railroad aforesaid; thence along the same by a curved line in a westerly direction and curving toward the north with a radius of eight thousand six hundred and forty-four (8644.0) feet a distance of one thousand two hundred four and four-tenths (1204.4) feet to an iron pin, and the said last mentioned line

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B.V. 1871-E

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being parallel to and fifty (50) feet south of the center line of said Railroad and the chord of said line being South eighty-three degrees forty-four minutes West, one thousand one hundred ninety-five and eight-tenths (1195.8) feet; thence still by the right of way line of said Railroad and fifty feet distant Southward from the center thereof, South eighty-eight degrees eight minutes West, three hundred thirty-two and five-tenths (332.5) feet to the first mentioned point and place of beginning.

CONTAINING twenty-nine and two hundred fifty-seven thousandths (29.257) acres of land be the same more or less.

LOT NO. 2. BEGINNING at an iron pin in the middle of the Poor House Road, in the South right of way line of the Low Grade Division of the Pennsylvania Railroad, and one hundred and twenty (120) feet distant Southward from the center thereof and the said point of beginning, being also in a line of land belonging to Lydia Edge; thence along Poor House Road, and by the Edge land, South two degrees twenty-seven minutes West, nine hundred sixty-three and nine-tenths (963.9) feet to a stone; thence leaving the Poor House Road and still by the Edge land and land of Albert Pecket, North eighty degrees thirty minutes East one thousand five hundred and thirty-five (1535.0) feet to an iron pin; thence by Pecket's land, North three degrees thirty minutes East, five hundred thirty-two and five-tenths (532.5) feet to an iron pin in the South right of way line of the Low Grade Division of the Pennsylvania Railroad aforesaid; thence by the same and one hundred twenty (120) feet Southward from the center thereof, North eighty-three degrees thirteen minutes West, one thousand five hundred fifteen and five-tenths (1515.5) feet to the first mentioned point and place of beginning.

CONTAINING twenty-five and eight hundred and sixty-five thousandths (25.865) acres of land be the same more or less.

is awarded in kind as follows:

Herbert R. McIlvaine Apt. 4-A 257 South 16th Street Philadelphia, Pa. 19102	1/3 undivided interest thereof
A. Robinson McIlvaine 4753 Reservoir Road, N.W. Washington, D. C.	1/6 undivided interest thereof
Miss Lucy B. McIlvaine 417 E. 58th Street New York, N. Y. 10028	1/6 undivided interest thereof

Donald McIlvaine, Jr.
349 W. Lancaster Pike
Exton, Pa. 19341

1/12 undivided interest thereof

Richard McIlvaine
515 N. Walnut Street
West Chester, Pa.

1/12 undivided interest thereof

Thomas M. McIlvaine
325 W. Lancaster Pike
Exton, Pa. 19341

1/12 undivided interest thereof

William R. McIlvaine
105 S. Whitford Road
Exton, Pa. 19341

1/12 undivided interest thereof

BY THE COURT:

J. Paul Mac Elre

P.J.

Affidavit filed

Oct 25 1 28 PM '65

Printed for and sold by John C. Clark Co., 1480 B. Penn Square, Phila.

REG. SIMPLER DEED. No. 703

RECORDER OF DEEDS
CHESTER CO. PA

This Indenture,

*B.V. 1871-E
450,957 MID*

Made the 4th day of October in the year of our Lord one thousand nine hundred and sixty-five (1965)

BETWEEN HERBERT R. MCILVAINE and ANNE JULIA MCILVAINE, his wife; A. ROBINSON MCILVAINE and ALICE N. MCILVAINE, his wife; LUCY B. MCILVAINE, singlewoman; DONALD MCILVAINE and SALLY B. MCILVAINE, his wife; RICHARD MCILVAINE and PATRICIA B. MCILVAINE, his wife; THOMAS M. MCILVAINE and AMY B. MCILVAINE, his wife; and WILLIAM R. MCILVAINE and LOUISE M. MCILVAINE, his wife, _____ (hereinafter called the Grantors), of the one part, and

LUCY B. MCILVAINE, singlewoman _____

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

Witnesseth, That the said Grantors _____

_____ for and in consideration of the sum of seventy-six thousand (\$76,000.00) dollars _____ lawful

money of the United States of America, unto them well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns,

ALL THOSE TWO CERTAIN parcels of land with the buildings thereon erected, situate partly in Borough of Downingtown and partly in the Township of Cain, Chester County, Pennsylvania, known as "Glen Isle", more particularly described as follows:

TRACT #1-BEGINNING at an iron pin in the middle of the Poor House Road in the South right of way line of the Pennsylvania Railroad and in a line of land belonging to Lydia Edge; and the said point of beginning being 50 feet South of the center line of said Railroad; thence by the Edge land and along the Poor House Road, South 2 degrees 00 minutes West, 700.8 feet to a stone in the North right of way line of the Low Grade Division of the Pennsylvania Railroad; thence along said right of way line parallel to and 110 feet Northward from the center line of said Railroad, South 83 degrees 13 minutes East, 1515 feet to a stone a corner of other land belonging to the said Pennsylvania Railroad; thence by said other land of the Railroad, North 2 degrees 19 minutes East, 1021.7 feet to an iron pin in the South right of way line of the Pennsylvania Railroad aforesaid; thence along the same by a curved line in a Westerly direction and curving toward the North with a radius of 8,644 feet a distance of 1204.4 feet to an iron pin, and the said last mentioned line being parallel

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to and 50 feet South of the center line of said Railroad and the chord of said line being South 83 degrees 44 minutes West, 1195.8 feet; thence still by the right of way line of said Railroad and 50 feet distant Southward from the center thereof, South 88 degrees 08 minutes West 332.5 feet to the first mentioned point and place of beginning.

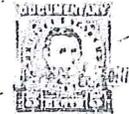
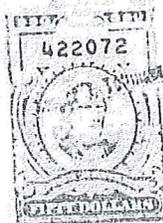
CONTAINING 29.257 acres of land, more or less.

TRACT #2-BEGINNING at an iron pin in the middle of the Poor House Road, in the South right of way line of the Low Grade Division of the Pennsylvania Railroad, and 120 feet distant Southward from the center thereof and the said point of beginning, being also in a line of land belonging to Lydia Edge; thence along Poor House Road, and by the Edge land, South 2 degrees 27 minutes West, 963.9 feet to a stone; thence leaving the Poor House Road and still by the Edge land and land of Albert Pecket; North 80 degrees 30 minutes East, 1535 feet to an iron pin; thence by Pecket's land, North 3 degrees 30 minutes East, 532.5 feet to an iron pin in the South right of way line of the Low Grade Division of the Pennsylvania Railroad aforesaid; thence by the same and 120 feet Southward from the center thereof, North 83 degrees 13 minutes West, 1515.5 feet to the first mentioned point and place of beginning.

CONTAINING 25.865 acres of land, more or less.

BEING the same premises which the Orphans' Court of Chester County by Adjudication in Estate No. 299 of 1965, Elizabeth E. Mcilvaine Estate, confirmed absolutely July 18, 1965, awarded to Herbert R. Mcilvaine (1/3 interest), A. Robinson Mcilvaine (1/6 interest), Lucy B. Mcilvaine (1/6 interest), Donald Mcilvaine (1/12 interest), Richard Mcilvaine (1/12 interest), Thomas M. Mcilvaine (1/12 interest), and William R. Mcilvaine (1/12 interest), in fee, as reference to a certified copy of the award recorded in the office of the Recorder of Deeds in and for Chester County in Deed Book M-36 page 299 will more fully at large appear.

13516-M



73.60

This Deed, made this 25th day of November 1966.

Between, LUCY B. McILVAINE, Singlewoman, of the Borough of Downingtown, Chester County, Pennsylvania (hereinafter called the "Grantor"),

of the one part, and THOMAS J. MORAN and ELIZABETH J. MORAN, his wife, of West Goshen Township, Chester County, Pa. (hereinafter called the "Grantees"), of the other part.

Witnesseth, That in consideration of _____ Dollars, Thirty-two Thousand Eight Hundred Seventy-five (\$32,875.00) _____ Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor — doth hereby grant and convey unto the said Grantees, their heirs _____ and assigns,

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, described according to a plan of property of Elizabeth McIlvaine Estate by G. D. Houtman and Son, Civil Engineers, Media, Pennsylvania, dated 6/15/1965 and last revised 8/18/1966.

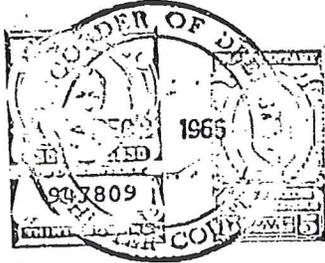
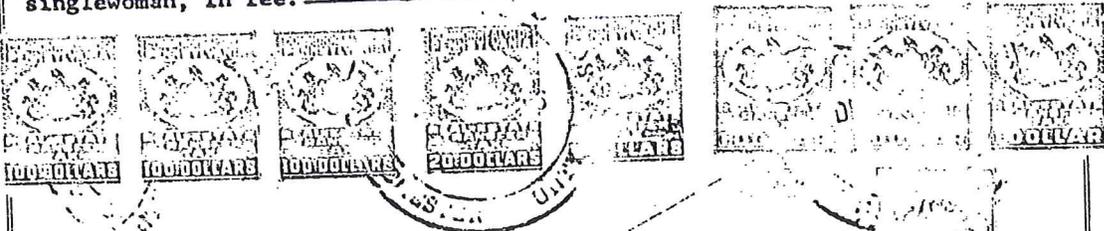
BEGINNING at a point in the center line of Poor House Road (now known as Lloyd Avenue) said point being 100 feet South 7 degrees 00 minutes West, from the point of intersection of the said center line of Poor House Road with the South right-of-way line of the Pennsylvania Railroad; thence from the said point of beginning and along Parcel #7 North 88 degrees 08 minutes East 300 feet to a point; thence North 2 degrees 00 minutes East, 100 feet to a point on the South right-of-way line of the Pennsylvania Railroad; thence along the same North 88 degrees 08 minutes East, 32.5 feet to a point of curve; thence in a Northeasterly direction along an arc of a circle to the left of radius 8644 feet an arc distance of 607.07 feet to a point; thence along Parcel #4 South 2 degrees 00 minutes West, 500.03 feet to a point and North 84 degrees 24 minutes West, 636.25 feet to a point; thence along Parcel #3 North 2 degrees 00 minutes East, 160 feet to a point and North 88 degrees 00 minutes West, 300 feet to a point in the center line of Poor House Road; thence along the same North 2 degrees 00 minutes East, 110.80 feet to the first mentioned point and place of beginning.

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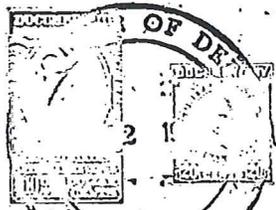
CONTAINING 7.27 acres, more or less.

BEING part of the same premises which Herbert R. McIlvaine and Anne Julia McIlvaine, his wife; A. Robinson McIlvaine and Alice N. McIlvaine, his wife; Lucy B. McIlvaine, singlewoman; Donald McIlvaine and Sally B. McIlvaine his wife; Richard McIlvaine and Patricia McIlvaine, his wife; Thomas M. McIlvaine and Amy B. McIlvaine, his wife; and William R. McIlvaine and Louise

M. McIlvaine, his wife, by Deed dated October 4, 1965, and recorded in Chester County in Deed Book R-36, page 414, conveyed unto Lucy B. McIlvaine, singlewoman, in fee.



PAID ON 12/28/75.00
 Lucy B. McIlvaine



And the said Grantor — do cShereby covenant to and with the said Grantee S — that — she — the said Grantor, her heirs and assigns, ————— SHALL and WILL by these presents —————, Warrant and forever Defend the herein above

described premises, with the hereditaments and appurtenances, unto the said Grantee, their heirs and assigns, against the said Grantor — and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under — him, her, — them or any of them.

IN WITNESS WHEREOF, the said Grantor — has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

William J. Moran

Lucy B. McIlvaine 
 _____ 
 _____ 
 _____ 

State of PENNSYLVANIA County of CHESTER
 On this 25th day of November 1966, before me, the undersigned officer, personally appeared LUCY B. McILVAINE, singlewoman

known to me (or satisfactorily proven) to be the person — whose name — is — subscribed to the within instrument and acknowledged that — she — executed the same for the purposes therein contained.

New J. [Signature]
 Notary Public, West Chester, Chester County, Pa.
 My Commission Expires Dec. 19, 1969

C 258-965 WC
 COMMONWEALTH LAND
 TITLE INSURANCE COMPANY
 DEC 1 10 05 AM '66
 RECORDER OF DEEDS
 CHESTER CO. PA.
 Deed

H 37 PAGE 912

LUCY B. McILVAINE
 TO
THOMAS J. MORAN and
ELIZABETH J. MORAN, his wife

The address of the Grantee S is
 1207 Cavalier La.
 West Chester, Pa.
William J. Moran

RECORDED in Deed Book H-37 page 911
 GIVEN under my hand and the seal of the said office, the date above written.

Recorder of Deeds
JAMES E. O'NEILL, JR.

Y51,332

This Deed,

made this 18th day of September

1977:
1977

of and between Lucy B. McIlvaine, singlewoman

(hereinafter called the "Grantor").

of the one part, and Chesco Associates, Inc. (a Pennsylvania Corporation)
(hereinafter called the "Grantee"), of the other part.

Witnesseth. That in consideration of Twenty-five thousand (\$25,000.00) Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor doth hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elizabeth McIlvaine Estate, made by G.D. Houtman & Son, Media, Pa., dated 6-15-1965 and last revised 3-18-1966 as follows, to wit:

THE FIRST THEREOF BEGINNING at a point in the title line in the bed of Lloyd Avenue (shown on said Plan of "Poor House Road") measured South 2 degrees West, 210.80 feet, along said title line, from its intersection with the Southerly right of way line of the Main Branch of the Pennsylvania Railroad (as shown on said Plan); thence extending from said beginning point along Lot #1 on said Plan: (1) South 88 degrees East, 300 feet to a point; (2) South 2 degrees West, 160 feet to a point; and (3) North 88 degrees West, 300 feet to a point in the center line of the Poor House Road aforesaid; and thence along the center of same North 2 degrees East, 160 feet to the point and place of beginning.

CONTAINING 1.10 acres more or less.
BEING Lot #3 on the said Plan.

AND THE OTHER THEREOF BEGINNING at a spike set at the intersection of the title line in the bed of Lloyd Avenue (shown on said Plan as "Poor House Road") and the Southerly right of way line of the Main Branch of the Pennsylvania Railroad (as shown on said Plan); thence extending from said beginning point, along the said Railroad right of way line, North 88 degrees 8 minutes East, 300 feet to a point, a corner of Lot No. 1 on said Plan; thence extending along the same the 2 following courses and distances: (1) South 2 degrees West, 100 feet to a point; and (2) South 88 degrees 8 minutes West, 300 feet to a point in the title line in the bed of Lloyd Avenue; thence extending along the same North 2 degrees East, 100 feet to the first mentioned point and place of beginning.

CONTAINING 0.69 of an acre of land be the same more or less.
BEING Lot No. 7 as shown on said Plan.

BEING part of the same premises which Herbert R. McIlvaine, etux, etal., by Indenture bearing date the 4th day of October A.D. 1965 and duly recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester, in Deed Book R-36 page 414 &c., granted and conveyed unto Lucy B. McIlvaine, in fee.

This Deed, made this 4th

day of DECEMBER

1981

APPROPRIATE

between, CHESCO ASSOCIATES, INC.

a corporation organized and existing under and by
virtue of the laws of the Commonwealth of Pennsylvania
(hereinafter called "Grantor"), of the one part, and ELIZABETH J. MORAN
(hereinafter called the "Grantee"), of the other part.

Witnesseth. That in consideration of ONE (\$1.00) DOLLAR

to have paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, her heirs

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elizabeth McIlvaine Estate, made by G. P. Houtman & Son, Media, Pa., dated 6-15-1965 and last revised 9-18-1966, as follows, to wit:

BEGINNING at a spike set at the intersection of the title line in the bed of Lloyd Avenue (shown on said Plan as "Poor House Road") and the Southerly right of way line of the Main Branch of the Pennsylvania Railroad (as shown on said Plan); thence extending from said beginning point, along the said Railroad right of way line, North 88 degrees 8 minutes East, 300 feet to a point, a corner of Lot No. 1 on said Plan; thence extending along the same, the two (2) following courses and distances: (1) South 2 degrees West, 100 feet to a point; and (2) South 88 degrees 8 minutes West, 300 feet to a point in the title line in the bed of Lloyd Avenue; thence extending along the same, North 2 degrees East, 100 feet to the first mentioned point and place of beginning.

CONTAINING 0.69 of an acre of land by the same more or less.

BEING Lot No. 7 as shown on said Plan.

BEING PART OF THE SAME PREMISES which Lucy B. McIlvaine, singlewoman, by Deed dated September 16, 1977 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book Y-51, page 332, granted and conveyed unto Chesco Associates, Inc., a Pennsylvania Corporation, its successors and assigns.

EXCEPTING AND RESERVING unto Grantor, its heirs, successors or assigns a certain twenty (20) feet wide easement across premises hereinafore described as more particularly described in the office of the Recorder of Deeds in and for Chester County, Pennsylvania in Miscellaneous Deed Book 530, page 179, dated March 20, 1981, from Chesco Associates, Inc. to Joseph Bellino, Inc.

J 59111 460

File No. 197-53232



UPI# 11-10-56.2 11-10-56.1

This Indenture, made the 7th day of April, 2003

Between

JAMES B. MORAN, EXECUTOR OF THE ESTATE OF ELIZABETH J. MORAN, DECEASED

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

TIMOTHY G. BABBAGE AND GLENN M. BAKER

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

Witnesseth that in consideration of the sum of THREE HUNDRED SIXTY THOUSAND Dollars (\$360,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns, as joint tenants with right of survivorship

PREMISES A:

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Downingtown, County of Chester, Commonwealth of PA, described according to a plan of property of Elizabeth McIlvaine Estate by G.D. Houtman and Son, Civil Engineers, Media, PA, dated 6/15/1965 and last revised 8/18/1966.

BEGINNING at a point in the center line of Poor House Road (now known as Lloyd Avenue) said point being 100 feet South 2 degrees 0 minutes West from the point of intersection of the said center line of Poor House Road with the South right of way line of the Pennsylvania Railroad; thence from the said point of beginning and along Parcel No. 7, North 88 degrees 8 minutes East 390 feet to a point; thence North 2 degrees 0 minutes East 100 feet to a point on the South right of way line of the Pennsylvania Railroad; thence along the same North 88 degrees 8 minutes East, 32.5 feet to a point of curve; thence in a Northeasterly direction along an arc of a circle to the left of radius of 8644 feet an arc distance of 607.07 feet to a point; thence along Parcel No. 4 South 2 degrees 0 minutes West, 500.03 feet to a point and North 84 degrees 24 minutes West, 636.25 feet to a point; thence along Parcel No. 3, North 2 degrees 0 minutes East, 160 feet to a point and North 88 degrees 0 minutes West, 300 feet to a point in the center line of Poor House Road; thence along the same North 2 degrees 0 minutes East, 110.80 feet to the first mentioned point and place of beginning.





RETURN TO:

omw

PREPARED BY & RETURN TO:
ATACO LAND TRANSFER, INC.
109 EVANS STREET EAST
WASHINGTON BUILDING, STE. E
WEST CHESTER, PA 19380
(610) 436-6510
A-7863

Fee Simple Deed

UPI #11-10-56.1/& 11-10-56.2

THIS INDENTURE made this 14 day of April, 2006,

BETWEEN TIMOTHY G. BABBAGE AND GLENN M. BAKER
(hereinafter called Grantor/s),
of the one part and

PAUL LUTZ AND SABRINA LUTZ, HUSBAND & WIFE
(hereinafter called Grantee/s),
of the other part,

WITNESSETH, That in consideration of (\$505,000.00) FIVE HUNDRED FIVE THOUSAND 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

PREMISES A:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Downingtown Borough, CHESTER County, Pennsylvania, bounded and described according to a Plan of Property of Elizabeth McIlvaine Estate, made by G.D. Houtman and Son, Civil Engineers, Media, PA, dated 6/15/1965, last revised 8/18/1966, as follows, to wit:

BEGINNING at a point in the center line of Poor House Road (now known as Lloyd Avenue) said point being 100 feet South 2 degrees 0 minutes West, from the point of intersection of the said center line of Lloyd Avenue with the South right of way line of the Pennsylvania Railroad; thence from the said point of beginning and along Parcel #7, North 88 degrees 8 minutes East, 300 feet to a point; thence North 2 degrees 0 minutes East, 100 feet to a point

(Continued)



Legal Description, Continued

on the South right of way line of the Pennsylvania Railroad; thence along the same North 88 degrees 8 minutes East, 32.5 feet to a point of curve; thence in a Northeasterly direction along an arc of a circle to the left of radius of 8,644 feet an arc distance of 607.07 feet to a point; thence along Parcel #4 South 2 degrees 0 minutes West, 500.03 feet to a point and North 84 degrees 24 minutes West, 636.25 feet to a point; thence along Parcel #3, North 2 degrees 0 minutes East, 160 feet to a point and North 88 degrees 0 minutes West, 300 feet to a point in the center line of Lloyd Avenue; thence along the same North 2 degrees 0 minutes East, 110.80 feet to the first mentioned point and place of beginning.

CONTAINING 7.27 acres of land, be the same more or less.

BEING TAX UPI #11-10-56.2

PREMISES B:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Downingtown Borough, CHESTER County, Pennsylvania, bounded and described according to a Plan of Property of Elizabeth McIlvaine Estate, made by G.D. Houtman and Son, Civil Engineers, Media, PA, dated 6/15/1965, last revised 8/18/1966, as follows, to wit:

BEGINNING at a spike set at the intersection of the title line in the bed of Lloyd Avenue (shown on said Plan as "Poor House Road") and the Southerly right of way line of the Main Branch of the Pennsylvania Railroad (as shown on said Plan); thence extending from said beginning point, along the said Railroad right of way line, North 88 degrees 8 minutes East, 300 feet to a point, a corner of Lot #1 on said Plan; thence extending along the same, the 2 following courses and distances: (1) South 2 degrees West, 100 feet to a point and (2) South 88 degrees 8 minutes West, 300 feet to a point in the title line in the bed of Lloyd Avenue; thence extending along the same, North 2 degrees East, 100 feet to the first mentioned point and place of beginning.

CONTAINING 0.69 acres of land, be the same more or less.

BEING LOT #7 as shown on said plan.

BEING TAX UPI #11-10-56.1

BEING THE SAME PREMISES which James B. Moran, Executor of the Estate of Elizabeth J. Moran, Deceased, by Deed dated 4/7/2003 and recorded on 5/15/2003 in CHESTER County Recorder of Deeds Record Book 5699, page 345, granted and conveyed unto Timothy G. Babbage and Glenn M. Baker, in fee.



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