

**HARVEY AND GAIL PERRY**  
**4701 EDGE'S MILL ROAD, CALN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

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House Histories  
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# Gail Lynne Perry

## Obituary |



Gail Lynne Perry, 67, of Downingtown, PA, passed away Nov. 26, 2014 at home, surrounded by her loved ones, after a battle with cancer.

She is survived by her husband of 45 blissful years, Harvey (Perry). Also in mourning are her daughter Beth Brennan (Chester Springs) and son-in-law John Brennan; as well as her son Grant Perry (Philadelphia) and daughter-in-law Juliet Faulkner Perry; grandchildren Julia and Blake Brennan, and Lauren and Lyla Perry.

Gail was an amazing woman, who touched all she knew. She was a dynamic, bright, witty, talented woman. As a young artist, she sold her works of landscape watercolor locally. She was happiest with a hammer in her hand, as she restored a property for more than a decade that would later take the name Edges Mill Inn Bed and Breakfast. She, alongside Harvey, was an Innkeeper for more than 20 years, providing hospitality at its finest. Her many pleasures included reading, travel, cooking, and gardening, but her most precious time was that spent with her loving family.

The family wishes to extend their gratitude to Neighborhood Hospice for outstanding care and support provided toward the end of Gail's life.

Donations can be made to Neighborhood Hospice, West Chester, Pa.

Gail is gone, but never forgotten.

Please help us celebrate her life on Wednesday, Dec. 3, 2014 at The Sheraton Great Valley, 707 E. Lancaster Ave., Frazer, Pa. 19355. Respects paid to family between 4 p.m.- 6 p.m. Celebration of life service to follow at 6 p.m.

Published in [www.dailylocal.com](http://www.dailylocal.com) on Nov. 30, 2014

HISTORY OF  
HARVEY AND GAIL PERRY RESIDENCE  
4701 Edges Mill Road Caln Township  
Chester County, Pennsylvania

This substantial old house looks south across Edges Mill Road and the busy Route 30 bypass and east to the Horseshoe Pike, Route 322. Built in the 18th century and greatly enlarged in the mid-1800s, it has had surprisingly few changes in ownership through its long history. In fact, from 1784 to 1921--137 years--it was handed down through related families: Hoopes and Baugh. It is unusual for one family to have held a property for so many years.

Like all Chester County properties, it began as a Penn grant, this one to Thomas Musgrave of York in England, who in 1698 purchased 1,500 acres. Musgrave died in 1699, whether in England or Pennsylvania is unknown, leaving a widow Hannah and son Abraham. Hannah married David Price, and in 1712 she, her husband, and Abraham, then described as "of the Township of Merion in the Welsh Tract of the County of Philadelphia," sold 450 acres to Aaron Mendenhall.

The Mendenhalls were a Quaker family, prominent in Caln Township and in other parts of Chester County since early days. Aaron farmed the property until his death in 1765. His will (see Deeds and Wills) is curious in that he left small amounts of money to his sons, perhaps because he had already settled land or cash on them. Also, he directed that son-in-law Caleb Kirk act as executor and that his, Aaron's, wife inherit the real and personal property.

In 1784 Kirk sold 280 acres with a messuage (dwelling) to John Hoopes. This may well have been the stone house referred to in the 1798 Federal "Glass" Tax (so called because it was based on the number of windows), which assessed John Hoopes for quite a few buildings, all of stone: a 25' by 30' house, 18' by 20' kitchen, spring and smoke houses, three-story 62' by 37' barn, "waggon" shed, sheep stable, and sawmill.

Present owner Gail Perry says that a previous resident, Hugh Pollock, told her of his clear memory of a datestone on the barn with a 1753 date, which would have been during Aaron Mendenhall's ownership. The datestone is no longer there and its whereabouts unknown, unfortunately, but its location is visible. As Mrs. Perry conjectures, if Mendenhall built a barn, he would likely have built a house too, so the stone part of the Perry house, the north end, may have been built around that time. Admittedly, its measurements do not correspond to those in the Glass Tax, which is, however, not always entirely reliable. This part of the house is supported by log beams with adze marks in a low cellar, indicative of 18th or early 19th-century construction. Also in this portion of the house are a medium-size cooking fireplace with a bake oven at one side and in back, sharing a flue, a very large iron pot with a firebox beneath it. The cooking fireplace has a very rare feature: it is surrounded by wood and has wooden doors, features which Mrs. Perry says were popular around 1810 but which didn't last because of the increased risk of fire.

In 1817 Hoopes sold his son Joseph two tracts, the first of 90 acres and the second of 42 acres 47 perches. The latter was in Brandywine Township and need not concern us, but the deed says the 90-acre tract contained a brick messuage. It is most likely that this brick house, with a 1795 datestone, was built by John Hoopes, Joseph's father, who was a brickmaker by trade. (He was also surely a farmer; many farmers in those days had a trade as an extra source of income.) Again, the Glass Tax has no mention of a brick dwelling, but the 1802 East Caln Township tax records show a brick house on the property. Therefore, in 1817 the house consisted of an 18th-century stone portion and a newer and larger brick dwelling.

In 1831 Joseph Hoopes died, and his entire property was inherited by his daughter Maria, aged fourteen.



There is a detailed recounting by her guardian John Steel of the expenses of managing the farm plus a quarry, tannery, lime kiln, and mill, as well as the costs of Maria's schooling in West Chester and her clothing. Steel also mentions a property bought by Joseph Hoopes while "of unsound mind," which was returned to the previous owner. In 1845 Maria married Joseph Baugh, who seems to have been a reluctant farmer: in 1849, 1853, and 1866 he advertised public sales of personal property, saying in each ad, "The subscriber, about to decline the farming business, will sell at public sale...the following property," then listing horses, oxen, wagons, farm machinery, etc.

Yet Baugh stayed on and greatly increased the acreage. Breou's 1883 Farm Atlas shows him as owner of two farms, of 170 and 180 acres, near each other but not adjoining. The Perrys' house, which was on the smaller property, appears to have been the family residence, for the 1849 advertisement mentions "the premises on which he now resides, in East Caln township...one and a half miles from Downingtown, on the Harrisburg [Horseshoe] pike."

It is unfortunately not possible to determine from the usual method, tax records, when the Perry house was enlarged; for some reason these records do not show any large increase in assessment in the 19th century. Nor do wills help, for Joseph Hoopes and Joseph Baugh died intestate. However, the main house's Italianate style, high ceilings, Victorian woodwork, curved window reveals, and deep cellar indicate mid-19th-century construction. (The smaller, older northern section also has curved reveals, but it was not unusual for these to be added in order to modernize an old part of a house to match later improvements.) Some features of the main house's cellar may indicate an earlier, smaller house where the main house is now. For instance, there is a large arch on the east wall, which Mr. Perry was told may have supported a large safe, which would have stood next to the pay window. Such arches, though, usually shored up big 18th or early 19th-century fireplaces, though it must be admitted this arch and the cellar are uncommonly high for construction in those years. Also, under the front hall is an old stone stairway, now blocked, though patching in the hall floor shows where these stairs came up.

Maybe Joseph Baugh reconciled himself to staying on the farm by enlarging the earlier dwelling to make a more imposing house for himself and his family. It appears that he added a story to the original house and perhaps extended it to the west also.

The Baugh family consisted of two children, Joseph H. and S. Ida Baugh. Ida was described as "mentally defective" in an early 20th-century deed. Was there perhaps some genetic flaw? Her grandfather Joseph Hoopes had been described as "of unsound mind." At any rate, when Joseph Baugh died in 1892, his son and daughter inherited and stayed on at the place, neither marrying but living in some state, according to the inventory made when Joseph H. Baugh died in 1920. (See Deeds and Wills.) This inventory is especially illuminating because it itemizes the contents of each room. Maria Baugh lived on until 1939, presumably on the proceeds of the sale of the property.

In 1921 Abner and Anna Williams bought the house and three tracts, the first two of which were the 90-acre and 42-acre tracts sold by John Hoopes to his son Joseph in 1817. The Williamses kept the property for nearly twenty years but apparently, like so many in the Depression, had financial difficulties, causing the farm to be sold by the sheriff in 1940. It was soon purchased by Eugene and Susan Pollock, who spent the rest of their lives there. In 1978 Zurich Enterprises bought 13.30 acres from Susan Pollock's executor Martha Hickman and held the property for six years, selling in 1984 to Harvey and Gail Perry, the present owners. The Perrys restored the house extensively and attractively and have for many years operated a bed and breakfast there.

Mary Larkin Dugan

January 2005



DEED DESCENT  
HARVEY AND GAIL PERRY RESIDENCE  
4701 Edges Mill Road Caln Township  
Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<u>Back title in C. 350:</u>		
3/17/1698	William Penn to Thomas Musgrave, tract of land in the "province of Pensilvania"	1,500 acres
8/1/1699	Thomas Musgrave will, making wife Hannah his executor and investing her with a right to a moiety (half) of the 1,500 acres	
2/9/1702	A parcel of land in Caln Township was laid out for widow Hannah and son Abraham. Hannah married David Price.	500 acres
C, 350 3/23/1712	Abraham Musgrave, David & Hannah Price to Aaron Mendenhall, tract of land	450 acres £85
Estate file #2214 4/30/1765	Will of Aaron Mendenhall	
X, 395 4/23/1784	Caleb Kirk, executor of Aaron Mendenhall estate, to John Hoopes, messuage (dwelling) & tract	280 acres £1925
Q3, 433 4/15/1817	John Hoopes to son Joseph Hoopes, messuage & two tracts, the smaller of which is in Brandywine Township and was purchased in 1809. It was not part of the 280 acres above. A messuage, described as brick, was on the 90-acre tract.	1) 90 acres 2) 42 acres 47 perches \$3,000.00
1831	Joseph Hoopes died intestate. Daughter Maria, aged 14, inherited. In 1845 she married Joseph Baugh.	
1875	Maria Hoopes Baugh died.	
1892	Joseph Baugh died intestate. Son Joseph H. and daughter S. Ida (described as "mentally defective") inherited.	
1920	Joseph H. Baugh died. His will directed that his half of the property should be put in trust for the benefit of his sister Ida for her lifetime.	
V15, 117 2/18/1921	Thomas W. Baldwin & Chester County Trust Co., trustees, to Abner & Anna Williams, messuage & three tracts, except 21+ acres sold from tract #3	1) 90 acres 2) 42 acres 47 perches 3) 37 acres 147 perches \$6,000.00
O19, 598	Daniel L. Evans, sheriff, to Esther E. Baldwin & Thomas	3 tracts as above

9/13/1940	C. Gawthrop, messuage & three tracts The Williamses had defaulted on their mortgage.	\$1.00
S20, 13 4/9/1941	Esther E. Baldwin & Thomas C. Gawthrop to Eugene A. & Susan A. Pollock, messuage & three tracts	3 tracts as above \$1.00
D54, 310 12/5/1978	Martha P. Hickman, executor of Susan A. Pollock estate, to Zurich Enterprises, tract of land with buildings	13.30 acres \$96,072.00
A64, 279 8/7/1984	Zurich Enterprises to Harvey & Gail L. Perry, tract of land with buildings	13.30 acres \$85,000.00





**AR 2.25.1845**  
 On the 18th inst., at the Washington House Philadelphia, by the Mayor, P. McCall, Jos. BAUGH, to Miss **MARIA JANE HOOPER**, all of Chester county, Pa.

**AR 2.20.1849**  
**PERSONAL PROPERTY AT PUBLIC SALE.**—The subscriber about to decline the farming business, will sell at public sale, on Thursday the 15th day of March next, on the premises on which he now resides, in East Caln township, Chester co., one and a half miles from Downingtown, on the Harrisburg pike, the following property, to wit: 4 head of young HORSES, suitable for light or heavy harness, one of them a fast trotter; 4 pair of large OXEN, two pair of them Western Reserve; the others are from Erie county; 4 good COWS, which will be in profit soon; 1 young Bull, of Devon stock, large; 1 pig, very fine seed pig, and a lot of sheep, light broid wheeled wagon, with farm bed and hay ladders, 2 ox carts, 1 broad wheeled, the other narrow, with tongue and shafts, 12 other narrow, with elliptic springs, horse rake, roller, winnowing mill of Lancaster make, mowing scythes, grain harrows, 2 spike tooth do, mowing scythes, straw do., mat-tacks, hay and manure forks, double and single trees, wagon harness sufficient to harness 5 horses, with housings for the same, w/gon saddle, deerhorn harness, log, fish, breast, forked and cow chains, short do. Sale to commence at 1 o'clock on said day. Conditions at sale by J. JOSEPH BAUGH  
 Feb 20 3rd AR



**AR 2.15.1853**  
**Personal Property at Public Sale.**  
 THE subscriber being about to decline farming, will sell at Public Sale, on Thursday, 10th of March, 1853, at his residence in East Caln township, near Downingtown, the following personal property, viz: one pair of young Horses, suitable for light or heavy harness, and drive well together; one three year old horse colt, broke to the saddle, fifteen head of well selected feeding cattle, 1 pair of large Oxen, well broken, three Cows, which will be in profit by the day of sale, 3 two year old Heifers, two of which are Devon stock, one Bull, 3 brood sows, with bed, tongue broad wheeled farm Wagon, with bed, tongue and shafts, hay ladders, 2 broad wheeled ox carts, nearly new, 1 left hand iron plow, 2 corn harrows, 2 spike do., 3 sets of front harness, collars and halters, grain fan, Lancaster make, horse and rakes, double and single trees, forked chain, ox yokes and chains, fork for unloading hay, with tops and pulleys, and a number of articles not mentioned. Sale to commence at 1 o'clock on said day, when conditions will be made known by J. JOSEPH BAUGH.  
 by LIBERTY BROWN, Auctioneer, Downingtown.  
 Feb 15-3rd pd

**VR 2.17.1866**  
**PUBLIC SALE OF PERSONAL PROPERTY, OF JOSEPH BAUGH, EAST CALN TWP.**  
 THE subscriber about to decline the farming business, will sell at public sale, on FRIDAY, the 9th of MARCH, 1866, to wit:  
 EIGHT HEAD OF HORSES, suitable for road or farm purposes; one pair of blacks well matched; one pair of superior working oxen; nine shotes of good stock; TWENTY TWO YORK STATE EWES and Lambs; one Southern buck, good order; one horse power threshing machine, in good order; one roller; grain fan; corn sheller; one double; two square harrows; two cultivators; one double shaft plow; bed, mow and machine; double and single trees; forked chain; ox chains; ox yokes; two sets of heavy harness; two sets of stage harness; three sets of light harness; hay fork; rope and pulley; hay and mow fork; plain cradles, hoes and shovels, and a number of articles not mentioned; corn, oats and turnip; by the bushel. Sale to commence at 1 o'clock, P. M. Conditions at sale.  
 by J. JOSEPH BAUGH.  
 Liberty Brown, Aucr.

**L 4.14.1891**  
 Yesterday, Joseph Baugh, of Downingtown, was in West Chester. He will be 80 years old on the 19th of next August. This spring he has been a resident of Downingtown for fifty years. "If the town had pulled together," remarked Mr. Baugh, "it would have been as large as West Chester. But, no, they must dicker and fight and dicker and fight."

**L 3.11.1892**  
**Joseph Baugh.**  
 Joseph Baugh, an aged resident of Caln township, died yesterday afternoon at the age of 84 years. He suffered from a complication of diseases. Deceased had lived for many years in the house where his death occurred, on the Horsehoe pike a short distance above Downingtown, where he followed the occupation of a farmer. He leaves two children, a son and daughter, his wife having passed away several years ago. He was a brother of Daniel Baugh, of the well-known Philadelphia firm of Baugh & Sons.  
 BAUGH.—On the 10th inst., at his residence in Caln township, Joseph Baugh, in the 85th year of his age.  
 Relatives and friends are respectfully invited to attend the funeral, without further notice, on Monday morning, March 14th, 1892. Service at the house at 11 o'clock. Interment at Northwood Cemetery. Carriages will meet morning trains at Downingtown.

**L. 4-17-1920**  
**Joseph H. Baugh.**  
 Joseph H. Baugh, one of the best known residents of the Chester Valley, died yesterday from the effects of a paralytic stroke, at the age of 68 years. He was a son of Joseph and Maria Baugh, and had spent his life in a handsome old home on the Horsehoe pike, in Caln township, north of Downingtown. He was never married. Two good farms were owned by him. He was genial and neighborly, and a member of the Episcopal Church. One sister, Miss Ida Baugh, who is an invalid, survives him.  
 BAUGH.—In Caln township, on Friday, April 16, 1920, Joseph H., son of the late Joseph and Maria Hoopes Baugh, aged 68 years.  
 Relatives and friends of the family are invited to attend the funeral without further notice from his late residence, on Monday, the 19th inst. Services at the house at 2 o'clock p. m. Interment at Northwood Cemetery.  
**L. 4-20-1920**  
 At his late home, in Caln township, north of Downingtown, yesterday, the funeral of Joseph H. Baugh took place, services being conducted by Rev. Dr. H. R. Gummey, rector of St. James' Episcopal Church, Downingtown. Interment was made in Northwood Cemetery. The pall bearers were Samuel Black, Jesse Roberts, William M. Lloyd, Jr., Oliver Torbert, Joseph Huggins and J. Harvard Downing.  
**L. 4-21-1920**  
**ESTATE OF JOSEPH H. BAUGH, Dec'd.**  
 Letters Testamentary on the Estate of the above-named Joseph H. Baugh, deceased, having been granted to the undersigned, all persons having claims or demands against the estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment, without delay, to  
 THOMAS W. BALDWIN  
 CHESTER COUNTY TRUST COMPANY, Executors, West Chester, Pa.

**L 3.21.1921**  
**SALE OF PERSONAL PROPERTY.**  
 On Saturday, Thomas W. Baldwin and the Chester County Trust Company, executors for the estate of Joseph H. Baugh, of Caln township, held a sale of personal property of the decedent.

**L. 12.10.1920**  
**SALES 1920**  
 Yesterday Thomas W. Baldwin and Chester County Trust Company, trustees under the will of Joseph H. Baugh, offered at public sale two valuable farms of the late deceased. The property listed as No. 1 consisted of a message and tract situate in the borough of Downingtown and township of Caln, of 180 acres, with large frame mansion, house, barn, etc. It was bid to \$15,000 and withdrawn. The farm property, No. 2, situate in the township of Caln, containing 170 acres, with substantial farm house, tenant house, barn, etc., was bid to \$10,700 and also withdrawn. The sale of personal property was well attended, and stock and farm produce, etc., sold at fair prices, as follows: Horses, \$50 to \$100; cows, \$75 to \$125; wheat, \$1.30 bushel; oats, 55 to 65 cents bushel; baled hay, \$22.50; loose hay, \$16.50; wheat straw, \$14; oats straw, \$12 a ton; fodder, 3 to 4 cents a bundle; farm wagon, \$40; hay wagon, \$35; mowing machine, \$40; harness, \$3.50 to \$5; plows, \$3 to \$5, and other articles at various figures. There was a large lot of articles well used sold.

**L 7.22.1939**  
**MISS IDA BAUGH.**  
 Private funeral services were conducted in the St. James Episcopal Church, Downingtown, on Friday afternoon for Miss Ida Baugh, sister of the late Joseph Baugh, who lived for many years on the Horsehoe pike, near Downingtown. The services were in charge of the rector, the Rev. Edgar H. Yoeman, with interment in Northwood Cemetery.

L 7.28.1941

**Mrs. Abner Williams**

Anna B. Williams, wife of Abner Williams, died at her home, 223 Stuart avenue, Downingtown, on Saturday morning, after a lingering illness, in the 68th year of her age. She was born at Loag's Corner, a daughter of the late Owen F. and Margaret Bruner, and had been a resident of Downingtown for the past fifty years.

She possessed a kind disposition, and was willing to lend a helping hand whenever a friend was in need. She is survived by her husband; three sisters and one brother, Mrs. E. Mae Rennard, of Wyoming; Mrs. Helen M Partridge, of Philadelphia; Miss Willanna Bruner, of Freeport, Long Island, and Harris O. Bruner, of Bristol.

WILLIAMS.—in Downingtown on Saturday, July 26. Anna B. Williams, wife of Abner Williams, in the 68th year of her age. L 7.28

Funeral strictly private from her late residence, 223 Stuart avenue, Downingtown, on Wednesday, July 30, 1941, at 2 p. m., D. S. T. Interment in Honey Brook Methodist Cemetery.

**CR 10.15.1947  
Abner Williams**

Abner R. Williams, 223 Stewart avenue, Downingtown, died last night in the eighty-fifth year of his age after an illness of two months. CR 10.15.47

Born at Cochranville, he was a son of the late James and Hannah Rambo Williams. He had resided in Downingtown for sixty-eight years, and learned the trade of machinist at the Downingtown Manufacturing company where he served as foreman for many years. Later he conducted a milk distributing business in Downingtown and vicinity until his retirement. For the last few years he had resided with a cousin, Mrs. Anna S. Moore, at the Stewart avenue address. Surviving are several nieces and nephews.

Funeral services will be held Saturday afternoon at two o'clock at the Towson funeral home, Downingtown, with interment in Honey Brook Methodist cemetery.

L 5.18.1945

At the home of Mr. and Mrs. Eugene Pollock, on the former Baugh farm on the Horseshoe Pike, north of Downingtown, the 25th anniversary of the marriage of the host and hostess was celebrated by about 36 guests who surprised them. Refreshments and handsome presents featured the evening. It was also Mr. Pollock's birthday, Monday.

Mrs. Pollock was formerly Miss Susan Abernethy, alumna of State Teachers College, and former efficient teacher in the Coatesville public schools. There are two children, Martha Pollock, assistant supervisor in the Chester County Hospital, and Hugh Pollock, a student in the Thorndale School. L 5.18.1945

It is recalled that the marriage was a quiet one and the young people went to Gettysburg on their wedding tour.

L 2.7.1968

**Eugene A. Pollock**

Eugene A. Pollock, 75, of 4701 Edges Mill rd., Downingtown, husband of Susan Abernethy Pollock, died in the West Chester Arms Nursing Home yesterday morning. L 2.7.68

Mr. Pollock was born in Downingtown, son of the late Irwin and Ella Aikens Pollock, and resided all of his life in Downingtown.

He was a graduate of Downingtown High School and had engaged in farming most of his life. In later years he was employed by the G.O. Carlson Co. of Thorndale.

He was a member of the Central Presbyterian Church and Williamson Lodge, F.&A.M., both Downingtown; Tall Cedars of Lebanon, Berwyn Forrest, and the Alert Fire Co.

Surviving in addition to his wife, are a daughter, Martha P., wife of H. Gordon Hickman, and a son, Hugh I., both of Downingtown; three sisters, Mrs. Walter Clavier of Lewes, Del.; Mrs. Helen Mauger of Highland Springs, Va.; and Mrs. Finley Thompson of Ardmore; two brothers, Frank S. of Wilmington, and Charles A. of Downingtown, and four grandchildren.

POLLOCK—Of 4701 Edges Mill Road, Downingtown, Pa., on Tuesday, February 6, 1968, Eugene A. Pollock, husband of Susan Abernethy Pollock, in the 76th year of his age.

Relatives and friends of the family are invited to attend the funeral services from the Edward L. Towson Funeral Home, 49 W. Lancaster Ave., Downingtown, Pa., on Saturday, February 10, 1968, at 2 P.M. Interment at the convenience of the family. At the request of the family there will be no viewing. L 2.7.68

L 2.12.1968

**EUGENE A. POLLOCK**

Funeral services for Eugene A. Pollock, 4701 Edges Mill rd., Downingtown, were conducted at 2 p.m. Saturday at the Edward L. Towson Funeral Home, Downingtown. L 2.12.68

The Rev. Howard W. Adams, pastor of the Downingtown Methodist Church, officiated.

Interment was at Northwood Cemetery, Downingtown. The pallbearers were John Wray, Dr. Charles Pollock, Wilson Pollock, Dr. Charles Abernethy, Samuel Handy and Gordon E. Hickman.

Williamson Lodge 309, F. & A. M., of which Mr. Pollock was a member, held services at the grave. Frank E. Kipp, past master of the lodge, officiated.



**P**ARTICULAR LIST of Dwelling-houses, which, with the Outbuildings, are situated on the Lot on which the same are being within

1798 Federal "glass" Tax

Number	Name of the Occupant	Name of the Owner	Dwellings	Duthouses	Dimensions	Materials of which built	Number of Stories	Windows	Lights	Neighbors	Quantity of Land in the Lot on which situated	Valuation of each Dwelling-house, with the Lot and Outbuildings appertaining thereto, by the Assessor.		
												Dollars	Cents	
67	Andrew Hall	Joseph Downings	1		10 20	stone logs	1	11	11	1/4 William Beale Caleb Baldwin	1/4	Acres	200	
61	Thomas Holmes	John Lockhart	1		30 20	hewn logs	2	11	12	James Dunwoody and John Jones	1/2	500		
					12 18	stone	1		9					
63	Lawrence Hopple	John Jones	1		26 30	brick	2	4	15	John Jacobs and John Bowen	1	1100		
					20 24	stone	2		12					
					12 12	stone	2		8					
89	James Kane	Richard Thomas	1		33 23	stone	2	6	12	Estate of Geo Thomas dec'd James Dunwoody	1	960		
					38 20	stone	1		10					
					12 12	stone	1 1/2		8					
					12 12	stone	1 1/2							
110	John Hoopes	John Hoopes	1		25 30	stone	2	6	15	Thomas Parker & Robert Valentines	1	1100		
							2		12					
					18 20	stone	2		6					
					8 10	stone out of up								
					12 12	stone	1							
121	George Hoofman	Geo. Hoofman	1		28 16	stone	2	1	19	Daniel Fitzpatrick and others	1/2	250		
							3		8					
							1		6					
					16 18	round logs	1							
					8 8	stone brick								
122	Henry Hoofman	John Hoofman	1		35 22	old hewn logs	2	3	8					



B

**P**ARTICULAR LIST or Description of all Lands, Lots, Buildings and Wharves, owned, possessed or occupied on the First Day of October, 1798, in the Townships of East Calm & West Whiteland Chester County being within the 11th District of the 2<sup>d</sup> Division in the State of Pennsylvania, excepting only such Dwelling Houses as with the Outhouses appurtenant thereto and the Lots on which they are erected, not exceeding two Acres in any Case, are above the Value of 100 Dollars.

Number.	Name of the Occupant or Possessor	Name of the Owner.	3		4	5	6		7		8	9
			Number of Dwellinghouses and Outhouses of a Value not exceeding 100 Dollars.	Dimensions of Dwellinghouses and Outhouses			Number and Description of all other Buildings and Wharves.	Situation and adjoining Proprietors.	QUANTITIES OF			
			Dwelling Houses and Outhouses of a value not exceeding 100 Dollars.				Land and Lots claimed to be exempted from Valuation.		Land and Lots admitted to be subject to Valuation.			
			Number of Dwellinghouses.	Value.			Acres	Perches	Acres	Perches		
133	George Gray	Daniel & Meredith	1	30	1. round log Barn Barn 20x18	John Jones Samuel Jefferies	"	"	90	"	"	660
13	Sam <sup>l</sup> Hunt	Samuel Hunt	"	"	1. New stone Barn 50. 26. 2 story 1. stone and frame Barn 50. 22. old 1. stone wayon shed 1. wheelmakers shop 18. 20 round logs 1. stable 18. 16 logs	John Gay Isaac N. Farland	"	"	150	"	"	1700
17	Jacob High	Robert Valentine	"	"	1. Frame Barn out of repair 30. 20 1. sawmill forible midling repair	John Hoopes Thomas Binon	"	"	100	"	"	3400
22	William Hawley	William Hawley	"	"	1. New stone shop 30. 22.	Obad Lewis Saml Cunningham	"	"	1/2	"	"	169
57	Thomas Heimes	John Sockhart	"	"	1. round log Barn 115. 18. 1 story 1. stone shed 80. 12 B. repair	John Jones James Dunwoody	"	"	115	"	"	1165
60	Sauimus Highle	John Jones	"	"	1. Stone Barn 60. 35. 2 story high 1. stone shed 50. 26 1. Brick stone house	John Jacob John Bowen	"	"	188	"	"	5212
111	John Hoopes	John Hoopes	"	"	1. Barn stone 3 story 62. 37 1. stone wayon shed 1. stone sheep stable 25. 18 good up 1. sawmill moderate	Thomas Parke Robt Valentine	"	"	260	"	"	8700



To the Honorable the Judges of the Court of Common  
Pleas of the County of Chester now composing an Oyer and  
Tenour in and for said County.

The petition of Martha Hoopes widow and  
relict of Joseph Hoopes late of East Calm township  
in said County Respectfully sheweth -

That your petitioners said husband left issue  
one child to wit <sup>Jane</sup> Maria Hoopes who is a minor  
under the age of fourteen years and has no guar-  
-dian appointed to take care of her person and  
estate - your petitioners therefore pray the Court  
to appoint some proper person as guardian for  
said child

and she wife &c.

Martha Hoopes

Dr John D Steel Guardian of Maria Jane. minor  
child of the late Joseph Hoopes deceased in acc-  
=ount with the Estate of the said deceased placed  
in trust of the said Guardian

1832	Items charged to the Guardian in the acct Feb 1834		
19 Jun	To cash from John Worth one of the administrators of the late Joseph Hoopes. - - - - -	1600	00
1833 Feb 12	To cash from John Kerlin it being money paid him for land by Joseph Hoopes when in a state of <u>unsound mind</u> and now refunded in conformity with a compromise by virtue of which the said John Kerlin takes back the land - - - - -	350	00
Mar 30	To cash from James Mc Connell for rent of farm and cow yard. - - - - -	332	00
2 Apr	To cash from Jonathan Foreman rent for farm due the first inst.	300	00
	To cash from Elizabeth Smith it being a debt due father to Joseph Hoopes decd.	50	00
	" " Morgan & Thomas it being two thirds of John Beckings share of the purchase money of the Becking Estate due to the estate of Joseph Hoopes. by virtue of a compromise with the heirs. - - - - -	820	35
27 May	" " Martha Hoopes for rent of her house 2 years keeping her horse & cow one year and one third for dower being deducted	58	66 1/2
1st Oct 1834	To cash 6 mo interest for \$3130. recd from Goodkasey	78	25
Apr 1	" " from Jonathan Foreman one year rent farm	300	00
	" " James Mc Connell do do	332	00
	Six months interest recd from Goodkasey	78	25
	Received from John Worth Adm <sup>r</sup> of Jos Hoopes	1634	34
	" Martha Hoopes for rent her third being deducted	18	86
26 June	" Winslow & Co for rent of Quarry house	30	00
		5982	71



1834	Items charged to Guardian in the account filed 1837. —		
22 July	To Balance due Maria Jane Strooper from John D. Steel. as set forth in the account filed exclusive of \$4000 placed at interest	306	00
	To cash received from the Superintendent of the <sup>Penn<sup>a</sup></sup> Rail Road for damages done to the Quarry lot	305	00
7 Oct 1835 1 apt.	One years interest of \$4000. due this day.	200	00
	To cash one years rent of a farm Jonathan Foreman	300	00
	" do for farm and Tannery from Jacob Bond	332	00
	" do for Quarry house from Issachar Price	20	
1835 1 apt	To cash placed at interest on H. Acgthow paid		
	" in with interest	104	00
1836 1 apt	Rent for the Manservant House from Martha Strooper	18	00
	Balance received from John Worth on finally settling his adm <sup>n</sup> account.	3	50
	" One years rent from Jonathan Foreman	300	00
	" do from James de Bond.	332	00
	" do Quarry house from Issachar Price	20	00
	" one years interest for \$4000.	200	00
1837 1 apt	" do for ——— for \$5000	25	00
	" One years rent from Jonathan Foreman	300	00
	" do from " from James de Bond	332	00
	" do for Quarry house from Issachar Price	20	00
	" for hoop poles sold to — Freeman	2	50
	" one years interest for \$4000.	200	00
	" do for \$1000.	50	00
		<u>3369</u>	<u>50</u>

1837	Items charged to Guardian since the last account filed		
23 Sept	To balance in the hands of the before named Guardian independent of \$5500. placed at interest or set forth in the account filed	308	81
1838 apt 1	To cash one years interest on \$4000.	200	00
	" " do do ... on \$1500.	75	00
4	" One years rent from Jonathan Foreman	330	00
	" One years rent from James de Bond	332	00

14	one years rent from Issachar Price for Quarry house \$20 & for lime stone sold \$8.63	28	63
1839 apt 1	" One years rent for a farm from Jacob Bellger	350	00
	" do for tannery from Rich <sup>d</sup> Jacobs \$116.00		
	" do for farm from James de Bond. 232.00	378	00
	" do for Quarry house from Price after deducting tax 18	57	
	" One years interest on \$4000	200	00



	"	One years rent from James McConnel	3	502	00
14	"	one years rent from Issachar Price for Quarry house \$20 & for lime stone sold \$8.63		28	63
1839	apl 1	one years rent for a farm from Jacob Hays		350	00
	"	do for tannery from Reob Jacobs \$116.00			
	"	do for farm from James McConnel. 232.00		378	00
	"	do for Quarry house from Price after deducting tax 18		57	
	"	one years Interest for \$4000.		200	00
	"	do - - - - - 2000.		100	00
1 Nov?	"	from Schiller Coy. it being damages recd from James McConnel for depasture from his cows		5	00
		To Amount at interest - - - - -		6340	00
				8665	95

vs. John D. Steel Guardian of Maria Jane Hoopes  
 Minor child of the late Joseph Hoopes deceased in account  
 with estate of said deceased placed in <sup>the</sup> trust of the  
 said Guardian

1832		Disbursements for which the Guardian asks credit in the acct for 1832			
Mar 30		By cash paid W. H. Dillingham Coy. for advice.	1	10	00
	"	James McConnel for repairs - - - - -	2	19	43 <sup>1</sup> / <sub>2</sub>
	"	Jonathan Foreman for erecting a lime kiln and putting of lime on the farm - - - - -	3	124	68
3 apl.	"	2 certificates from Surveyors office & Register	4		87 <sup>1</sup> / <sub>2</sub>
	"	George Masey it being the part of a loan to him of \$4000. which Maria Hoopes is entitled to -		3130	00
27 May	"	Lock for the Quarry house -	5		87 <sup>1</sup> / <sub>2</sub>
	"	Cost of perfecting the titles of the Bicking & Kerley reinvested in the said Bicking & Kerley	6	38	96 <sup>1</sup> / <sub>2</sub>
	"	Martha Hoopes on account of Dower	7	88	66 <sup>1</sup> / <sub>2</sub>
	"	Isaac Manly for 4000 Shingles to cover the mansion house - - - - -	8	49	33 <sup>1</sup> / <sub>2</sub>



1834 ap <sup>r</sup> 1	By cash paid Jonathan Foreman for putting a <u>belong</u> <u>lime</u> on the farm	9	49	40
"	James M <sup>c</sup> Bound for repairs done to <u>the bank</u> <u>Mile, the Dam &amp; the tenant house</u> & for sawing	10	114	73
2	Cost of reinvesting James Lackhart in his title & for Attorney fees	7	27	55
	By cash transferred to George Maffey Mortgage to which the word (Martha Stroopes) is now wholly <del>added</del>		870	00
"	paid to Martha Stroopes <sup>in full</sup> for dower & keeping the word her daughter to this day per acct.	11	941	19
26 June	Martha Stroopes one third rent of the Quarry house	13	10	00
"	Compensation for services rendered		200	00
"	Filing this account		1	00
	Balance due the Minor exclusive of \$4000 at interest		306	07
			<u>5982</u>	<u>71</u>

	Disbursement for which the Guardian asked credit in the acct for 1835			
4 Aug <sup>t</sup>	By cash placed at interest		100	00
"	paid to Martha Stroopes on account of her third of the damages received from the Superintendent of the <u>Penna. Rail road</u>		40	00
1835 30 Mar <sup>ch</sup>	Martha Stroopes board of the word one year the residue of her share of the damages received from the Superintendent of the Rail road the third of the rents including \$68.00 which she has received from Jonathan Foreman	13	848	58
"	James M <sup>c</sup> Bound for roofing <u>tenant house</u> & new fence	14	50	25
"	Labourers wages for carrying up shingles & nails	15	1	00
	By cash placed at interest		570	00
1835 1. ap <sup>r</sup>	By cash to Alex Riffs for nails for garden fence	16	2	62 <sup>1/2</sup>
28 June 6 Oct.	Siter & Park for lumber do	17	3	22
"	Thomas Gony for carpenter work	18	22	19
30 Nov <sup>r</sup>	Tax on personal property	19	4	16
9 Dec	fees to M. H. Dillaghan for legal services	20	5	00
1836 ap <sup>r</sup> 1.	Jonathan Foreman for boarding carpenter	21	11	40

"	James M <sup>c</sup> Bound for hauling per bill	22	23	00
"	Martha Berlin for boarding word, and dower after deducting the rent of the Mansion house	23	274	52
"	Do schooling and medical attendance on the word	24	24	57
	By cash placed at interest		570	00



1837	1 <sup>st</sup> Apr.	Jonathan Foreman for boarding carpenter	21	11	40
"	"	James McConrad for hauling & per bill	22	23	00
"	"	Martha Berlin for boarding wood, and down After deducting the rent of the Mansion house	23	274	52
"	"	Do schooling and Medical attendance on the ward	24	24	57
By cash placed at interest				500	00
3 Oct	"	Davis Hoopes for Sawing	25	19	69 1/2
17	"	Tax on personal property	26	5	38
1837	"	George Chrusman for a new Pump at Mansion	27	15	00
1 Apr.	"	By cash placed at interest		500	00
"	"	Martha Berlin down & board of the wood	28	293	67
"	"	filing this account		1	00
"	"	clothing for ward previous to going to the W. C. School	29	25	00
29 Apr.	"	James McConrad for repairing the down of the Jail Yard	30	55	00
"	"	One quarters schooling at W. C. School.	31	35	50
"	"	compensation		200	00
23 Sep.	"	Balance due the ward from the Guar- -dian exclusive of \$5.500. placed at interest		308	81
				3369	50 1/2

Disbursements for which the Guardian asks credit since the last account filed

Oct 13	"	By cash 1 Quarters schooling at <u>W. Chester</u> School & sending articles furnished per bill.	32	60	67
24	"	Martha Berlin sending articles of clothing for ward	33	10	50
14 Nov	"	do	34	5	06
25 Dec.	"	Mr Davis of the West Chester to be paid to Marin Jane	00	2	00
1838	24 Jan.	Keens Store keeper for materials for clothing for ward	35	10	58
2 Apr.	"	Richard Jacobs for repairs done to the tan- -ery and down	36	124	69



	apl. By cash placed at interest		500	00
5	" Martha Kerlin board of wood & pr bill	37	30	00
	" Hannah Davis for tuition and sundry articles furnished Maria Jane when at school	38	43	89
14	" John Kerlin his wife's dower to the 1 <sup>st</sup> inst.	39	91	47
	" Rich. Jacobs for new work at the tannery for which he undertook to pay an advanced cent.	40	200	00
10 June	" Martha Kerlin for boarding & clothing wood	41	10	00
5 apt.	" Do	42	10	00
20	" Do	43	10	00
17 Nov.	" Do	44	37	62
18 Dec.	" Tax for personal property	45	6	08
24	" Martha Kerlin for boarding & clothing wood	46	12	00
1839	15 Feb. By cash to Doct. Mills for medicine & attendance	47	18	25
	" Martha Kerlin boarding & clothing wood No.	48	12	00
5 May	" Do	49	12	00
26	" Do	50	12	00
1 apt.	By cash placed at interest		340	00
	" Jacob Myers for lime stone & repairs	51	38	20
	" Richard Jacobs for repairing dam	52	3	00
20	" Goodwin Chalfant Attorney for Martha Kerlin for dower due her on the 1 <sup>st</sup> instant	53	214	74
8 May	" Martha for board & clothing wood	54	20	00
27 June	" Clark Williams for making post & rail fence	55	36	80
8 Aug.	" Martha Kerlin clothing & boarding wood	56	40	00
5 Nov.	" Do	57	20	00
	" Jane Thomas (Downingtons school) 1 quarter schooling in advance	58	40	00
	" Samuel Stroper weaving apparel for wood	59	3	70
	" Lydia Pyle Materials for do	60	39	29
	" Wm. H. Dillingham Esq for professional services	61	10	00
	Compensation		200	00
	By Balance		441	91
			8665	95

Recapitulation without the balances being struck when the accounts were filed

Receipts		\$17403.35 1/2
Expenditures	\$10961.39	}
Amount at interest	6340.00	
Balance in the hands of Grantee	101.91	
		17403.30



By Balance

0441 71  
8665 95

Recapitulation without the balances being struck when the accounts were filed

Receipts

\$17403.35 1/2

Expenditures

\$10961.39

Amount of interest

6340.00

Balance in the hands of Guards 101.91

17403.30

Chester County

J. J. M. Kinnard Clerk of the Orphan

Court in & for said County Do certify, that the above and foregoing is a true and correct copy of the several accounts of John D. Steet Guardian of the person and estate of Maria Jane Hoopes a minor child of Joseph Hoopes late of said County deceased as the same was presented to the Court and filed the 9th day of December A.D. 1839 & upon which Auditors were then & there appointed to audit said accounts of said Guardian -

Witness my hand & the Seal of said Court this 9th day December A.D. 1839

J. M. Kinnard Clerk

John State Guardian of Maria Jane minor child of the late Joseph Hooper deceased in account with the estate of the said deceased placed in the trust of the said guardian

1832	Items charged to Guardian in the account filed 1834		
19 June	To Cash from John North one of the administrators of the late Joseph Hooper	1500	00
1833	To Cash from John Keelin it being money paid him for land by Joseph Hooper when in a state of <u>unsound mind</u> and now refunded in conformity with a compromise by virtue of which the said John Keelin takes back the land	350	00
Mar 30	To Cash from James McConnell for rent of farm from 1830	332	00
2 April	" " Jonathan Foreman rent for farm due 1831	300	00
" "	" " Elizabeth Smith it being a debt due from her to Joseph Hooper deceased	10	00
" "	" " Morgan J. Thomas it being two parts of John Bickins share of the purchase money of the Bickins estate due to the estate of Joseph Hooper by virtue of a compromise with the heirs	820	35
27 May	" " Mark Hooper for rent of her house & year and keeping her horse and cow one year one third for doves being deducted	58	66 1/2
1 Oct 1834	To Cash 6 mo interest for \$3130 received from Geo Hooper	78	25
Apr 1	" from Jonathan Foreman one year rent for farm	300	00
" "	" " James McConnell do	332	00
" "	6 mo interest received from Geo Hooper	78	25
" "	Received from John North administrator of Joseph Hooper	1634	34
" "	Mark Hooper for rent her shed being deducted	18	86
26 June	" " - - - - - \$20 for rent of Quarry house	20	00
		\$1482	7 1/2

1834	Items charged to Guardian in the account filed 1837		
22 July	To Balance due Maria Jane Hooper from John State as set forth in the account filed exclusive of \$4000 placed at interest	306	00
	To cash received from the superintendent of the Post		
7 Oct 1835	" Rail road for dam done to a Quarry lot	305	00
1 April	" One year interest of \$4000 due this day	300	00
" "	" One year rent of a farm from Jonathan Foreman	300	00
" "	" do for farm and tannery from Jas McConnell	332	00
" "	" do for Quarry house from Jonathan Foreman	20	00



1834		Brought forward	1463.00
1 apnl	To	cash placed at interest on 4 aupt. now paid in with interest	106.00
	"	Rent for the mansion house from Martha Pease	18.00
1836	"	Balance received from John North on finally settling his administration account	3.50
1 ap	"	One year rent from Jonathan Freeman	300.00
	"	do from James McConnell	332.00
	"	do Quarry house from Isaac Pease	20.00
	"	do 2 1/2 years interest for \$4000	200.00
	"	do for 500	25.00
1837	"	One year rent from Jonathan Freeman	300.00
1 ap	"	do from James McConnell	332.00
	"	do for quarry house from Isaac Pease	20.00
	"	for hoop poles sold to Freeman	2.00
	"	One year interest for \$4000	200.00
	"	do for \$1000	50.00
			<u>3369.50</u>
1837		Items charged to Guardian since the last account filed	
23 Sept	To	balance in the hands of the before named Guardian independent of \$5000 placed at interest as set forth in the account filed	308.81
1838			200.00
ap 1	To	cash one year interest on \$4000	75.00
		do do on \$1500	330.00
	"	One year rent from Jonathan Freeman	332.00
4	"	One year rent from James McConnell	332.00
	"	One year rent from Isaac Pease for Quarry house \$20. and for lime stone sold 8.63	28.63
14	"		350.00
1839	"	One year rent for a farm from Jacob Hayes	
1 ap	"	do for tenney from Rich Leach \$146.00	378.00
	"	do for farm from James McConnell 232.00	
	"	do for quarry house from Pease after deducting taxes	18.51
	"	do for quarry house from Pease after deducting taxes	200.00
	"	One year interest for 4000	100.00
	"	do 2000	
1 Nov	"	from Schiller Esq. a being damages recovered from Jas McConnell for departure from his land	5.00
	To	amount at interest	6340.00
			<u>8665.91</u>

John State Guardian of Maria Lane Hoopes minor child of the late Joseph Hoopes deceased in account with the estate of the said deceased placed in the trust of the said Guardian

Date	Description	No.	Amount
1832	Disbursements for which the Guardian asked credit in the account filed 1834	1	10 00
	By cash paid W. L. Silliman Esq for general advice	2	19 43 1/2
March	" James McConnell for repairs		
	" Jonathan Foreman for erecting a line between the farm & the farm	3	124 58
3 April	" 2 Certificates from Probationary Office & Register	4	87 1/2
	" George Mapey in being the part of a loan to him of \$4000 which Maria L Hoopes is entitled to	5	3130 00
27 May	" Lock for the Quarry house		87 1/2
	" Costs of perfecting the titles of the Bickins & Keelin accounts in the said Bickins & Keelin	6	38 96 1/2
	" Martha Hoopes on account of dower	7	88 66 1/2
	" Isaac Stanley for 1000 shingles to cover the transition house	8	49 33 1/2
1834 1 Apr	" Jonathan Foreman for putting a pile of lime on the farm	9	49 40
	" James McConnell for repairs done to the back-sides the room & the tenant-house & for sawing	10	114 73
9	" Cost of reinvesting Jas Lockart in his title and for attorney's fees	x	27 55
	By cash transferred to Geo Mapey, mortgage in which the ward Maria L Hoopes is now wholly entitled		870 00
	" paid to Martha Hoopes in full for dower and keeping the ward her daughter to this day - for rent	11	941 19
26 June	" Martha Hoopes 1/3 rent of the Quarry house - filing this account.	12	10 00
	" compensation for services rendered		1 00
	" Balance due the minor exclusive of 4000 at interest		200 00
			306 01
			5982 71

4 Aug	Disbursement for which the Guardian asked credit in the acct filed 1837		100 00
	By cash placed at interest		
	" paid to Martha Hoopes on account of her third of the damage received from the superintendent of the Penn - Va - road		40 00

1835 30 Dec	" Martha Hoopes board of the ward one year the residue of her share of the damage received from the superintendent of the rail-road the third of the rent including \$ 68.00 which she had received from Jonathan Foreman	13	348 58
	" Jas McConnell for roofing tenant-house & new fence	14	50 75
	" Labourers wages for carrying up shingles & trails	15	1 00
	" Interest at interest		500 00



Date	Description	No	Amount
1835	Brought forward	No 1039	83
1 Apr		16	3 62
26 June	By Cash to Alex Kiff for nails for fence	17	3 22
6 Oct	" Sites & Waste for lumber	18	22 10
"	Thomas Gray for carpenter work	19	4 76
30 Nov	" Tax on personal property	20	4 00
9 Dec	" Paid to M. K. Belunthum for legal advice	21	11 40
1836	" Jonathan Hoeman for boarding carpenter	22	23 00
Apr 1	" James McConnell for hauling, by Epabide		
"	Martha Kulin for boarding ward & dinner after deducting	23	2 1/4 42
"	the rent of the mission-house	24	24 57
"	do schooling and medical attendance on the ward		5 00 00
	By cash placed at interest	25	19 69 1/2
3 Oct	" Davis Hedges for dinner	26	5 38
17	" Tax on personal property		15 00
1837	" George Christman for a new fence at the mission	27	5 00 00
1 Oct	By Cash placed at interest	28	293 67
"	Martha Kulin dinner board of the ward		1 00
"	Settling this account	29	24 00
"	clothing for the ward previous to going to the N. I. school	30	54 00
29 Apr	" James McConnell for repairing the dam of the tan yard	31	38 50
"	one quarter schooling at <u>Mc Chester School</u>		2 00 00
23 Sept	" Balance due the ward from the guardian's expense of \$5500 placed at interest		308 81
			<u>3369 50 1/2</u>

Disbursements for which the Guardian asks, and is some the last account filed.

Oct 73	By cash 1 quarter schooling at <u>Mc Chester school</u>	32	60 67
	sundry articles furnished Epabide	33	10 00
24	" Martha Kulin sundry articles of clothing for ward	34	5 06
14 Nov	" do		
25 Dec	" Mrs Davis of the <u>Mc Chester school</u> to be paid to		2 00
1838	" Maria Lane	35	10 58
24 Jan	" Mrs Storekeeper for materials for clothing for ward	36	12 69
2 Apr	" Richard Jacobs for repairs done to the tannery & dam		5 00 00
	By cash placed at interest		30 00
5	" Martha Kulin board of ward & Epabide	37	43 89
"	" Hannah Davis for tuition & sundry articles furnished Maria Lane when at school	38	91 47
14	" John Kulin his wifes dinner to the 1 cent	39	2 00 00
"	" Rich Jacobs for new work at the tannery for which he undertook to pay an advanced tent	40	10 00
6 June	" Martha Kulin for boarding & clothing ward	41	10 00
4 Aug	" do	42	10 00
20	" do	43	10 00
17 Nov	" do	44	37 62
18 Dec	" Tax for personal property	45	6 08
24	" Martha Kulin for boarding & clothing ward	46	12 50
			<u>1164 00</u>



Brought Forward

1154 06

17 Nov				
1 Dec	By Cash to Capt. Miles for medicine & attendance on Mr Lane Hooper	47	18	25
	" Martha Keelin <u>boarding &amp; clothing</u> ward 1 mo	48	12	00
	" do	49	12	00
4 May	" do	50	12	00
26	" do		340	00
10 June	By Cash placed at interest	51	38	20
	" Jacob Myers for lime & stone repairs	52	3	00
	" Richard Jacoby for repairing dam			
20	" Goodwin Chalfant attn for Martha Keelin for dinner one her on the 1 inst.	53	214	74
	" <u>Martha Keelin</u> for board & clothing ward	54	20	00
8 May	" Clarke Williams for making post & rail fence	55	38	80
27 June	" Martha Keelin clothing & boarding ward	56	40	00
8 Aug	" do do	57	20	00
5 Nov	" Jane Thomas ( <u>Downingtown School</u> ) 1 quarter schooling in advance	58	40	00
	" Samuel Hooper wearing apparel for ward	59	3	70
7	" Lydia Pyle materials for do	60	39	29
	" Mrs H Dillingham Esq <sup>a</sup> for professional services		10	00
	" Compensation		200	00
	By balance		6441	91
			8665	95

Recapitulation without the balances being struck when the accounts were filed

Receipts		\$17403.35 1/2
Expenditures	10961.39	}
Am't at Interest	6340.00	
Balance in the hands of Treasurer	101.91	
		17403.30



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John Steele Guardian of Maria Scooper Minor Child

The said deceased placed in the trust of the said Guardian

1834				
22 July	To Balance due Maria Scooper from John Steele as set forth in the account filed & reviewed \$4000 placed at interest	306 01		
Oct	To Cash received from the Superintendent of the Penna. Rail Road for damage done to a Hussy Box	305 00		
1835	April	To one year interest of \$4000 due this day	200 00	
		To Cash One year Rent for a farm from Jonathan Freeman	300 00	
		do - do for a farm and barns from James McConnell	332 00	
		do - do from Brachae Price for the Quary-house	20 00	
		To Cash placed at interest on 4 Acpt. now paid in with Int	104 00	
1836		Rent for the mansion house from Martha Scooper	18 00	
ap 1		Balance recd from John Stahl on his finally settling his accounts as administrator to Joseph Scooper estate	2 50	
		One year Rent from Jonathan Freeman	300 00	
		do from James McConnell	332 00	
		do Quary House from Brachae Price	20 00	
		One year interest for \$4000	200 00	
		do - - - - - 500	25 00	
1837	ap 1	One year Rent from Jonathan Freeman	300 00	
		do - from James McConnell	332 00	
		do Quary house from Brachae Price	20 00	
		Scooper poles sold to Freeman	2 00	
		Interest for one year of \$4000	200 00	
		do - - - - - 10 00	50 00	
			<b>\$3369 51</b>	

Dep 23. 1837

(John Steele)

in behalf of Joseph Hoopes deceased in account with the Estate of  
deceased

1834	4 Aug	By Cash placed at interest	100 00
1835	14 Jan	paid to Martha Hoopes on acct of her third of damage received from the Superintendent of the Penna Rail Road	40 00
1834	30 Mar	By Cash paid Martha Hoopes for board of the road one year - the residue of her share of damage from the Superintendent of the Rail Road and her third of the rents of the farms & improvements, and tannery including \$68.00 which she had recd on account from Jonathan Foreman, as shown in the acct	348 58
	1 Apr	By Cash paid to James McConnell for Hoopes's tenant house and also for a new fence	50 25
		do Labourer wages for carrying shingles & picking up nails	1 00
		By Cash placed at interest	500 00
	June 28	paid to Alex Ruff for nails for Garden fence	2 62
		do John & Parker for lumber for do	3 22
	5 Aug	Thos Gray for carpenter work	22 19
	30 Nov	Tax on personal property	4 16
		Fee to Hon. W. Bellingsham for legal advice	5 00
1836	Apr 1	By Cash paid to Jonathan Foreman for boarding Carpenter &	10 44
		do Jas McConnell for hauling timber & Gravel	33 00
		do Martha Keelin for board & boarding wood of wood deducting the rent of her share of the mansion house	274 52
		do - Schooling and medical attendance on the ward	24 51
		By Cash placed at interest	500 00
1837	Oct 3	paid David Hoopes for sawing	19 69 1/2
	17	Tax on personal property	5 28
		George Christman for new pump at the mansion	15 00
1837	Apr 1	Martha Keelin board & board of the ward	293 67
		By Cash placed at interest	500 00
		By Cash paid at filing this account	1 00
		do Clothing for the ward previous to going to W. Charter School	25 00
		do James McConnell for repairing the dam of the tan yard	55 00
	26	a Quarter Schooling in advance \$35 and 50 cents pocket money	35 50
		Compensation for the care of the personal & real estate 3 years	200 00
		Balance due the ward from the Guardian independent	299 92
		A. \$5500 placed at interest	33 69 51



Dr. John H. Steele Guardian of Maria Jane  
 estate of the said deceased placed in the trust of the said

1832				
June 19	To cash from John North one of the administrators of the late Joseph Hoopes	1600	00	1832
1833				
Feb 12	To cash from John Kerlin it being money paid to him for land by Joseph Hoopes when in a state of <u>unsound mind</u> and now refunded in conformity with a compromise by virtue of which the said John Kerlin takes back the land	350	00	1833 Mar
Mar 30	To cash received from Jas McConnell for one year rent for <u>farm &amp; tan yard</u>	332	00	April
April 2	To cash received from Jonathan Foreman for 1 year rent for farm and tract	300	00	May
	To cash received from Ely Smith it being a debt due from him to Joseph Hoopes deceased	50	00	
	To cash received from Morgan Thomas it being two thirds of John Bickings share of <del>John Bickings share</del> of the purchase money of the Bickings estate due to the estate of Joseph Hoopes by virtue of a compromise with the heirs	820	35	1834
May 27	To cash received from Martha Hoopes for rent of her house 2 years and keeping her cow & horse one year (one third for down) being deducted	58	66 1/2	Apr
Oct 1	To cash six months interest for \$1308 received from Geo Mafey	78	25	
1834				
Apr 7	To cash received from Jon <sup>n</sup> Foreman one year rent due this day	300	00	
	To cash received from Jas McConnell one year rent due this day	332	00	
	To cash 6 months interest received from George Mafey	78	25	
	To cash received from John North administrator of Jos. Hoopes	1634	34	June
	To cash received from Martha Hoopes for rent her third being added	18	86	
June 26	To cash rec'd from Winslow & Co for rent of garage house	20	00	
		5982	71 1/2	
	Errors Accepted			
	June 26. 1834			
	John Steele			

minor child of the late Joseph Hooper deceased in account with the  
 said Guardian John Steele Ca

		Per		
1832	By cash to Mr. H. Dickinson for general legal advice	1	10	00
1833 Mar 30	By cash paid to Jas McConnell for repairs	2	19	43 1/2
	By do to Son: Freeman for erecting a lime kiln and putting a kiln of lime on the farm	3	124	68
April 3	By cash 2 certificates from the Probationary & Register office respecting liens on the estate of Geo Hooper	4		87 1/2
	By cash to George Hooper in being the part of a loan to him of \$4000 secured by a mortgage and judgment on his real estate to which the above named load Maria S Hooper is entitled		3130	00
May 27	By cash to Isaac Harpree for a look for quarry house			87 1/2
	By cash - costs of perfecting the titles of the Bickins & Kerlin tracts - reinvested in in the said Bickins & Kerlin	6	38	96 1/2
	By cash to Martha Hooper on acct of dowry			88 66 1/2
	By cash paid Isaac Harpree for 4000 shingles to cover the mansion house of the late Joseph Hooper	8	49	33 1/2
1834 Apr 1	By cash paid Son Freeman for putting a kiln of lime on the farm	9	49	40
	By cash to Jas McConnell for repairs done to the bark mill, the dam of the tenant house & for sawing	10	114	73
	By cash - costs of reinvesting, Jas Lockhart in his title & for attorneys fees		27	58
	By cash transferred to the mortgage of Geo Hooper to which the said M. S. Hooper is now wholly entitled		870	00
	By cash paid to Martha Hooper in full for dowry as keeping the ward her daughter to this day agreeably to an account accompanying her receipt.	11	941	19
June 26	By cash to Martha Hooper 1/3 the rent of the quarry house	12	10	00
	By cost of filing this acct.		1	00
	By compensation for services rendered		200	00
			5675	76
	Balance due minor		307	0



# CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

## I. Site Information

041104

D. P. Lighty

4-20-80

Form No. 09

Recorded by

Date

029

JX

39

063

DOWNIN

9707

EDGES MILL Rd.

County

Region

Municipality

Site #

USGS Quad

Street #

Street Name

Photographic Log

UTM

West

East

Roll No. 09-40 Frame(s) 4, 7

Reference South

North

Photographer: D. P. Lighty

9-2-1 % International Architectural

Owner/Contact

Joe B. ... Chester, PA

Phone

## II. Classification (Select the category which best describes the present and original use)

A Present Use

A. Residence - Non-Farm

G. Industrial

M. Park/Cemetery

B. Residence-Farm

H. Museum

N. Row House

C. Commercial

I. Military

O. End Row House

B Original Use

D. Educational

J. Religious

P. Semi-Detached or Duplex

E. Entertainment

K. Scientific

Q. Can't Determine

F. Government

L. Transportation

R. Other

## III. Date of Construction

D Core

D Major Wing

A. 1680-1730

C. 1780-1820

E. 1860-1900

B. 1730-1780

D. 1820-1860

F. 1900-1930

Source of Date

X Estimate

\_\_\_ Datestone

\_\_\_ Hearsay

\_\_\_ Deed, Tax list, etc.

\_\_\_ Other

Sketch Datestone

(Optional)

Architect/Builder (if known)

## IV. Historical Significance (if known)

## V. Map References: If the site appears on any historic maps, mark X in the appropriate box(es) and indicate property owner if possible.

X 1873 Witmar's Farm Atlas ?

X 1883 Breou Farm Atlas Joseph Baugh

\_\_\_ Sanborn Maps

\_\_\_ Franklin Maps

Additional Maps/Information:

## VI. Associated Buildings: Mark X in the box(es) which indicate any buildings presently associated with the site.

X Barn(s)

\_\_\_ Carriage House

\_\_\_ Springhouse

\_\_\_ Kiln

\_\_\_ Smokehouse

\_\_\_ Outhouse

\_\_\_ Ice house

\_\_\_ Corn Crib

\_\_\_ Root Cellar

\_\_\_ Cemetery

\_\_\_ Shed

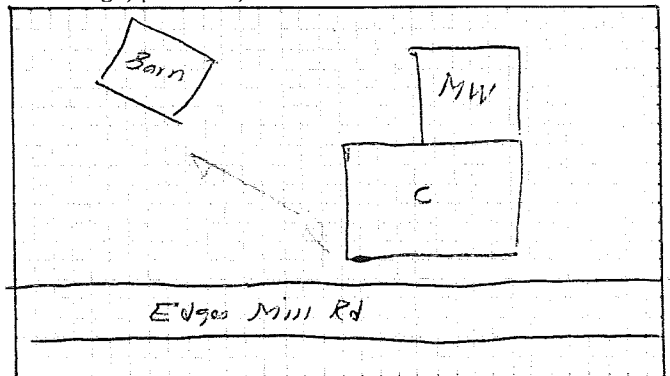
\_\_\_ Windmill

\_\_\_ Stable

\_\_\_ Tenant house

\_\_\_ Other

PLAN SKETCH: In the space provided sketch the site, including location of associated buildings, roads, major vegetation, streams, stone walls, etc. Sketch plan of main structure, showing placement of wings, porches, etc.



# ARCHITECTURAL FIELD SURVEY

## INSTRUCTIONS:

To provide the requested information, choose the most appropriate illustration and place the letter designation for the illustration in the answer box usually located in the left column of the page.

Often a major addition has been added to a structure long after its original construction. Because the design features may be different, the information below is requested for the CORE (the original structure) and the oldest MAJOR WING (an addition substantially constructed and relatively large in size). Other wings will not be included on this survey form unless mentioned at the end.

This form should not be used for barns, springhouses, or other out-buildings. Another form will be used for these structures.

If the information is "not applicable", write "O" in the answer box.

## ARCHITECTURAL STYLE

1



core



major wing

Using the architectural style sheet, determine which of the designated architectural styles most appropriately describes the building.

## ARCHITECTURAL FEATURES

2

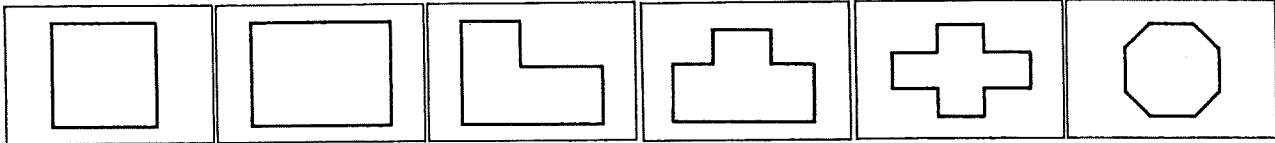
Plan form of existing structure.



core



major wing



- A. Square    B. Rectangular    C. "L" Shape    D. "T" Shape    E. Cross    F. Octagonal  
G. Other    H. Can't determine

3

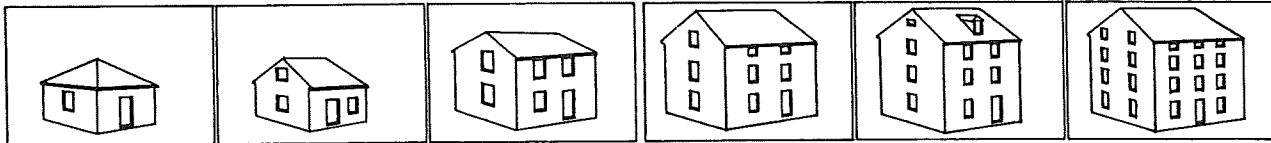
Number of floors in core structure and in major wings.



core



major wing



- A. 1 Floor    B. 1 1/2 Floors    C. 2    D. 2 1/2    E. 3    F. 3 1/2  
G. 4 or more    H. Can't determine

4

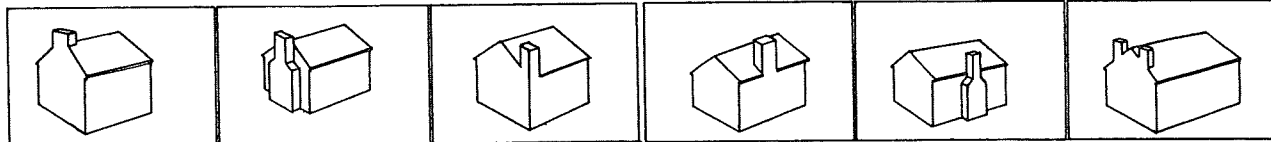
Chimney locations



core

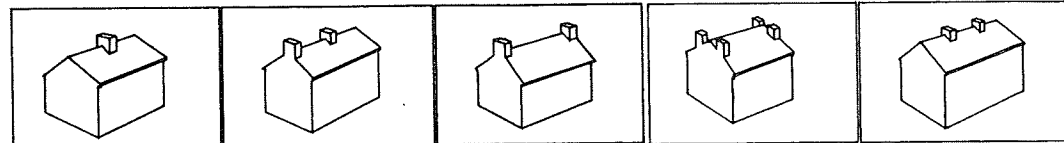


major wing



- A. Gable end, flush    B. Gable end, exterior    C. Corner    D. Front or rear, flush    E. Front or rear, exterior    F. Dual gable end

Designate two if necessary



- G. Interior    H. Gable and interior    I. Both gable ends    J. Double chimney both gables    K. Interior chimneys 2 or more

- L. Other  
M. Can't determine

5

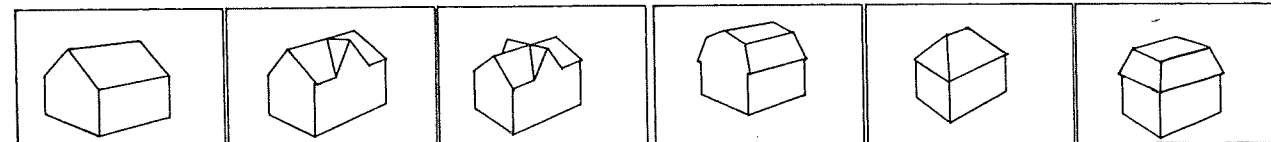
Dominant roof shape.



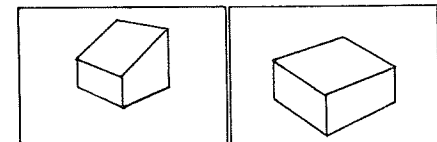
core



major wing



- A. Gable    B. 3 Gables    C. 4 or more gables    D. Gambrel    E. Hipped    F. Mansard



- G. Shed    H. Flat  
I. Other    J. Can't determine

5A

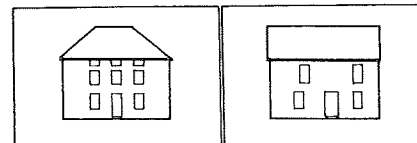
Is the core structure facade symmetrical in the arrangement of doors and windows?



core



major wing



- A. Symmetrical    B. Not symmetrical  
C. Can't determine



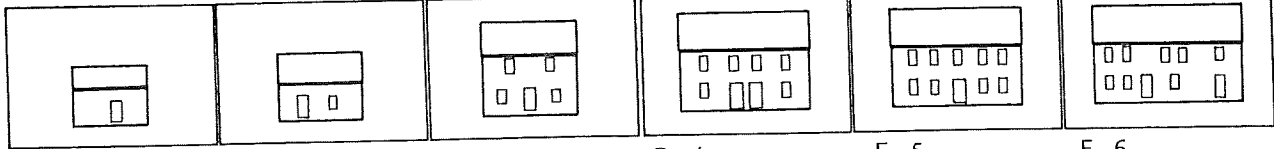
6 Number of bays in the core structure and in the major wing.



core



major wing



- A. 1
- B. 2
- C. 3
- D. 4
- E. 5
- F. 6
- G. 7 or more
- H. Can't determine

### STRUCTURAL FEATURES

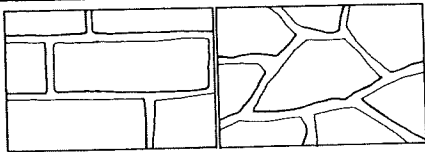
7 Foundation materials



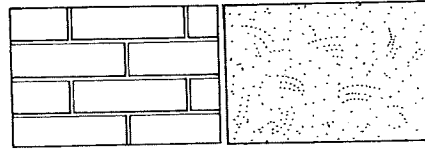
core



major wing



- A. Cut stone
- B. Rough stone



- C. Brick
- D. Stucco
- E. Other
- F. Can't determine

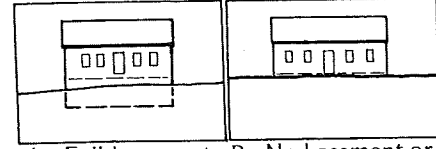
8 Basement or crawl space arrangement.



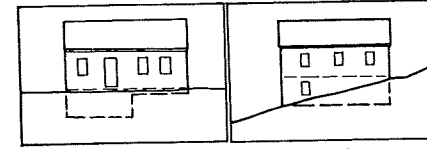
core



major wing



- A. Full basement
- B. No basement or Crawlspace only



- C. Both basement Crawlspace
- D. Banked
- E. Other
- F. Can't determine

9 If stone is used, what type is it?



core



major wing

- A. Green Serpentine
- B. Hornblende
- C. Sandstone
- D. Quartz

- E. Fieldstone
- F. Dolomite, Limestone, or Marble

- G. Other \_\_\_\_\_
- H. Can't determine

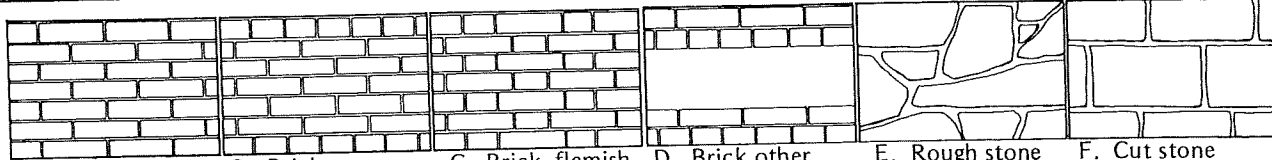
10 Dominant exterior wall material. (designate two if necessary)



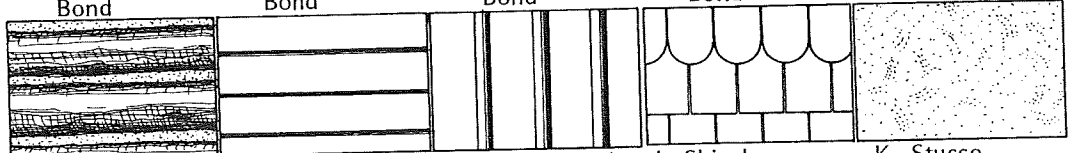
core



major wing



- A. Brick stretcher Bond
- B. Brick, common Bond
- C. Brick, flemish Bond
- D. Brick other Bond
- E. Rough stone
- F. Cut stone



- G. Log
- H. Horizontal Boards
- I. Vertical Board
- J. Shingle
- K. Stucco
- L. Other
- M. Can't determine

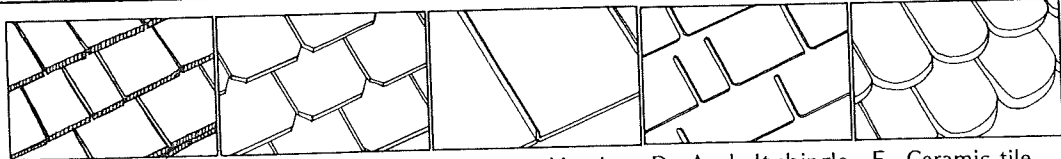
11 Dominant roof material.



core



major wing



- A. Wood shingle
- B. Slate
- C. Tin or Metal
- D. Asphalt shingle
- E. Ceramic tile
- F. Other
- G. Can't determine

### DESIGN FEATURES

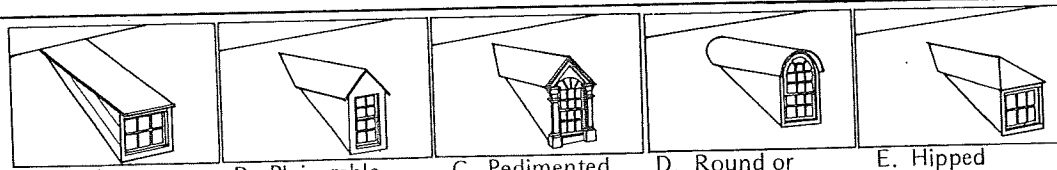
12 Style of dormers.



core



major wing



- A. Shed
- B. Plain gable
- C. Pedimented gable
- D. Round or elliptical
- E. Hipped
- F. Other
- G. Can't determine

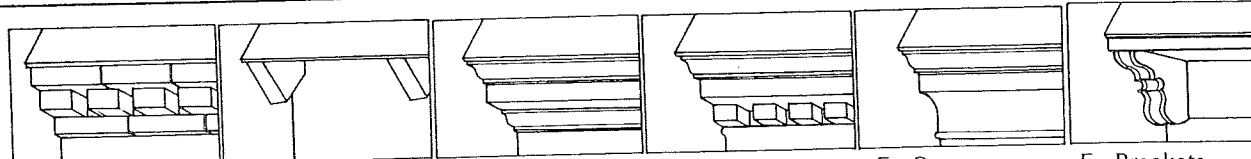
13 Style of cornice trim



core



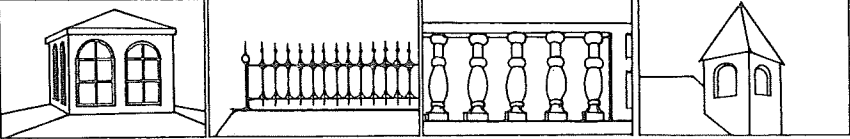
major wing



- A. Brick Cornice
- B. Plain
- C. Box
- D. Wood dentils
- E. Cove
- F. Brackets
- G. Other
- F. Can't determine

14 Other apertures or design work in the roof.

core       major wing

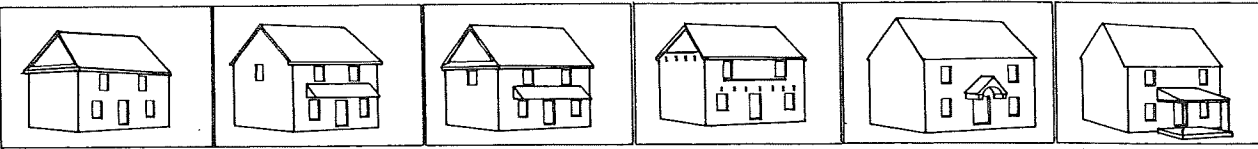


A. Cupola      B. Widow's walk      C. Balustrade      D. Turret

E. Other  
F. Can't determine

15 Is there evidence or remains of pent or porch additions?

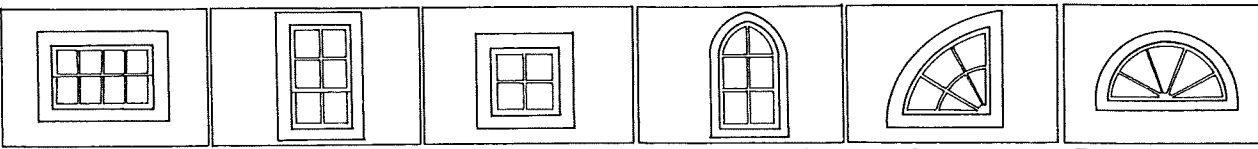
core       major wing



A. Pent roof      B. Pent Eave      C. Pent roof & Eave      D. Evidence      E. Hood      F. Porch

16 What type of windows are in the gables?

core       major wing

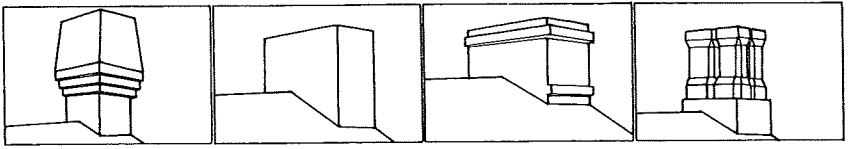


A. Horizontal rectangle      B. Vertical rectangle      C. Square      D. Pointed arch      E. Quarter      F. Half round

G. Other      H. Can't determine

17 Chimney stack design

core       major wing

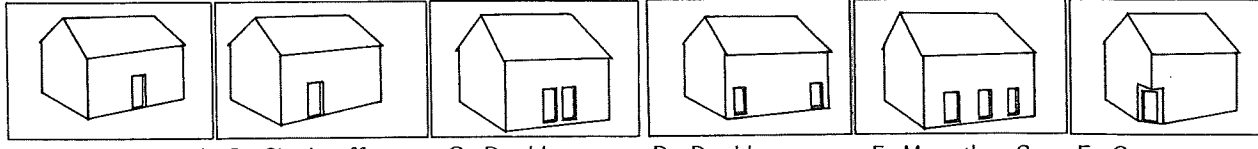


A. Corbeling      B. Plain      C. Lipped      D. Separate flues

E. Other

18 Main entrance arrangement

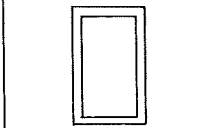
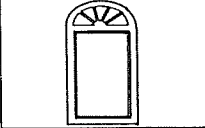
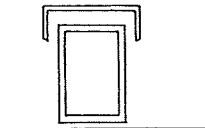
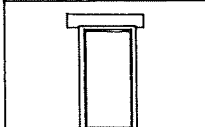
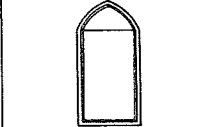
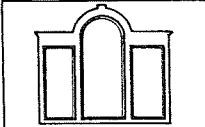
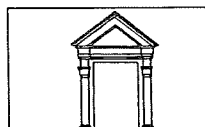
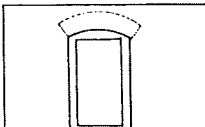
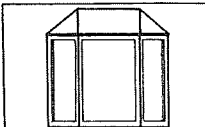
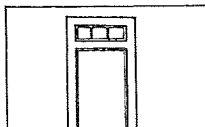
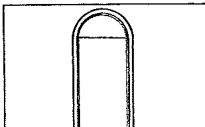
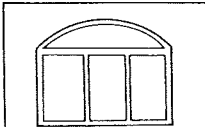
core



A. Single centered      B. Single offcenter      C. Double-balanced      D. Double-unbalanced      E. More than 2      F. Corner (1 or both)

19 Which of the following design features are prominent in the windows and doors.

Write "Y" if Yes  
"N" if No

	A. Plain frame <input type="checkbox"/> core <input type="checkbox"/> major wing		E. Elliptical arch with fan light <input type="checkbox"/> core <input type="checkbox"/> major wing		I. Label <input type="checkbox"/> core <input type="checkbox"/> major wing
	B. Lintel <input type="checkbox"/> core <input type="checkbox"/> major wing		F. Pointed arch <input type="checkbox"/> core <input type="checkbox"/> major wing		J. Palladian window <input type="checkbox"/> core <input type="checkbox"/> major wing
	C. Pediment <input type="checkbox"/> core <input type="checkbox"/> major wing		G. Flat arch <input type="checkbox"/> core <input type="checkbox"/> major wing		K. Bay Window <input type="checkbox"/> core <input type="checkbox"/> major wing
	D. Transom <input type="checkbox"/> core <input type="checkbox"/> major wing		H. Round arch <input type="checkbox"/> core <input type="checkbox"/> major wing		L. Other Multiple opening M. Other <input type="checkbox"/> core <input type="checkbox"/> major wing

What other notable features are present in the building? For example: Stained Glass or Leaded Windows, Bake Ovens, Ironwork, Quoins, Unique Hardware.

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Kerry

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM  
OFFICE OF HISTORIC PRESERVATION Box 1026  
PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local survey organization CHESTER COUNTY HISTORICAL SOCIETY  
225 NORTH HIGH STREET

1. County Chester

8. property owners name and address  
Zurich Enterprises  
c/o Interamerican Investments Co.  
Box 882  
West Chester, PA 19380

9. tax parcel number / other number 39-2-1  
10. U.T.M. Zone 18 Easting 4131715610

11. status (other surveys, lists etc.) 39-4 Northing 44292710

usgs sheet: Downingtown

12. classification site ( ) structure ( ) object ( )  
building   
in N.R. district yes ( ) no ( )

13. date(s) (how determined)  
14. period 1820-1839 (est.)

15. style, design or folk type  
Italianate

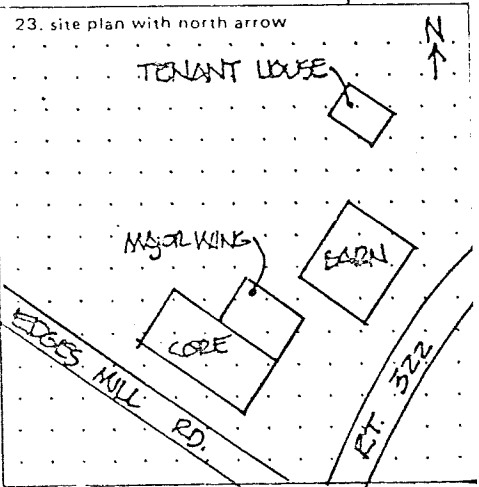
19. original use residence-farm  
20. present use residence-non-farm

16. architect or engineer

17. contractor or builder

18. primary building mat./construction  
brick

21. condition poor  
22. integrity excellent



24. photo notation  
PC: Dudley Lightly  
PD: 1980  
PV: southwest elevation

25. file/location  
CCHS, 09-40, #4

26. brief description (note unusual features, integrity, environment, threats and associated buildings)  
Four bays wide, three story, shallow gable roof with plain stack chimneys at both gable ends, and a bracketed cornice are the major components of this home. Other features include double balanced main entrances, vertical rectangle windows in the gables, a veranda and plain architrave window trim. The wing to the rear is two stories high that has a flush chimney, shed roof, and the same type of brackets as on the core. Although the interpretation of the Italianate architecture is superb, the structure is in need of major restoration. The property also has a bank barn and a tenant house. Currently the parcel is for sale and situated at the intersection of Route #322 and Edges Mill Road  
(continue on back if necessary)

27. history, significance and/or background  
Farm of Joseph Baugh, an inventor of agriculture improvements and a prominent leader during the 19th century in this area.  
(continue on back if necessary)

28. sources of information Downingtown Archives, Library of Congress, Observation.

29. prepared by:  
Dudley Lighty  
Jane Davidson  
1980 revision(s)

2. municipality Cain

5. present name

6. other name (historic name if any)

3. street address or specific location  
Edges Mill Road

4. survey code 029-(09)-39-004

doors east of the Swan Hotel. His brother James managed the retail business while he made medicinal remedies and chemicals. Women probably bought pocket-books and beaded purses from his store to complement hats from Eliza Mason's shop.<sup>38</sup>

Farming families came to Downingtown to stock up on staples, buy yard goods for clothing, and examine the new farm machinery at Philip Bush's machine shop. Bush and his brother Fred manufactured corn-fodder cutters, corn shellers, clover hullers, and meat cutters. In 1852 they announced the production of the new one-horse and two-horse single-g geared thresher and expanded their business by starting shops in Christiana and Waynesburg. The distribution of their farm-machinery quickly spread to Lancaster, and Berks counties.

Farmers supported agricultural improvements in crop-yield, farming methods, fertilizer, and farm machinery. J. P. Baugh's experimentation with bones soon resulted in a high-quality fertilizer that increased crop yield in wheat, corn, oats, potatoes, fruit trees, and garden vegetables. He manufactured the super-phosphate of lime and concentrated manure fertilizer at his factory, called Solitude Works, and then distributed the product in southeastern Pennsylvania and Delaware.<sup>39</sup>

During this period of change, large land parcels were subdivided by the town's older families on both sides of the Philadelphia and Lancaster Turnpike in one of two ways, which in most cases created town lots. Either the family patriarchs sold small areas for churches, schools, and artisans' shops, or they died and left wills stipulating that part of their estate be sold at public auction. The mushrooming effect on village growth from this type of action created new companies and jobs. Surveyors subdivided the land, auctioneers sold the lots, and carpenters were hired to build the houses. New lumberyards supplied the carpenters' demands, and after the structures were built, they were sold by local real estate agents.

Liberty Brown originally made coaches at his People's Coach Shop in Downingtown, but in 1837 he also became an auctioneer, more commonly known in that day as a "vendue cryer." When people hired Brown to supervise real estate and personal property sales they might have been influenced by his advertisements in the *Village Record*:

You will find him equal with the best, as practice in all cases makes perfect; and the proof is that his calls are increasing every year, and if you want other proof, try him for yourself, and you will find him able to "DO IT UP BROWN."<sup>40</sup>

In 1834 R. P. Downing rented ground to Thomas

Mehaffy of Marietta to sell lumber. The following year, within one month of each other, J. Webster and Co. started a lumber and coal yard on the Pennsylvania Railroad near the Pennsylvania House Hotel, and David Siter and John F. Parke located a lumberyard near the railroad and the West Chester Road, now Brandywine Avenue. The lumber shipped from Philadelphia via the railroads was organized for easy pick-up by village carpenters. They carried white and yellow pine boards, hemlock joists, poplar suitable for making beds, white pine shingles, and cherry boards and planks for furniture. Siter and Parke offered a delivery service at low rates to any point on the railroad. In succeeding decades both yards changed hands with each new owner expanding the already thriving businesses. In August and September of each year housewives purchased large quantities of fine, ground Liverpool salt in sacks to preserve vegetables and meats for winter storage; husbands bought coal by the ton to heat their homes. In 1848 William Edge maintained the largest coal selection in the village: seven coal grades from the Schuylkill mines, two grades from the Baltimore Company, and Butler's coal for blacksmithing purposes.<sup>41</sup>

William Edge, one of Downingtown's mid-nineteenth century entrepreneurs, reorganized his lumber and coal yard business to handle larger volumes and to free himself to acquire other business interests. He owned a hauling business between Philadelphia and Downingtown, bought and sold property, supervised real estate sales for others, offered legal advice and assistance with paperwork, and provided individual banking services. Before the establishment of banks in the village, families borrowed money from the more prominent businessmen. Edge took advantage of the growing economy by making arrangements with a sound Philadelphia banking house to obtain large amounts of mortgage money and securities for capital investments. He advertised his individual venture as the Four-Penny Savings Bank in Downingtown, Pennsylvania.<sup>42</sup>

Between 1830 and 1860 people like Edge influenced the building industry in the village. Although many artisans are not known, documentation on Richard Webster, a mason by trade, has survived. He applied the more conservative components of the Federal architectural style to build homes for his brother John and himself on the north side of the Philadelphia and Lancaster Turnpike, the residences presently at 425 and 429 East Lancaster Avenue, respectively. Webster created smooth facades on the exterior walls, a feature of the Federal architecture, by laying up a few feet of local quarried limestone and then plastering the exterior before proceeding to the next section. He placed an elliptical fanlight over the main entrance beside large, first-story windows, which had eighteen panes and paneled shutters. Louvered shutters were used for the



# Appraisement for Transfer Inheritance Tax Purposes

Valuation of the Real Estate of Joseph H. Baugh late of \_\_\_\_\_  
Cain Township in the County of Chester deceased, and Appraisement of  
the Personal Estate, goods, Chattels, and effects of said decedent, and Assessment of the Cash Value  
of all Annuities and Life Estate growing out of said Estate; together with the values fixed by the  
inventory filed by the legal representative of the decedent:

Date	PROPERTY AND SECURITIES	Appraisement made for Transfer Inheritance Tax Purposes	Appraisement as Per Inventory Filed
		\$	\$
	<b>Personal Property.</b>		
	A one-half interest in the following Property.		
7/23/20	Contents of sitting Room;	25 00	25 00
	2 Mahogany serving tables	6 25	6 25
	Marble Top Table	12 50	12 50
	2 Settles	2 75	2 75
	Rocking Chair, Large	1 50	1 50
	Stove, heater,	1 50	1 50
	Mirror	2 50	2 50
	Carpet	1 50	1 50
	3 Chairs		
	Contents of Dining Room;	5 00	5 00
	Walnut Extension Table	11 25	11 25
	Secretary	3 62½	3 62½
	Chairs ( 7 )	50	50
	Clock	62½	62½
	Cabinet and Stand	1 50	1 50
	Stove, heater	1 25	1 25
	Carpet & Oil Cloth	1 25	1 25
	Contents of Corner Cupboard;	1 25	1 25
	Contents of Secretary	1 00	1 00
	Knife Box	1 25	1 25
	Tongs, Scuttle, shovel,	1 00	1 00
	Contents of Large Cupboard	75	75
	Dish ( Boulogne )	1 00	1 00
	Decanter and Mantel Ornaments	12 50	12 50
	Contents of Kitchen		
	Contents of Parlor; -	5 00	5 00
	2 Footstools	3 25	3 25
	Table ( Tennessee Marble )	6 25	6 25
	Pier Table		
	Red Plush Parlor Set, 2 sofas, 2 Arm Chairs,	13 75	13 75
	2 Chairs	1 00	1 00
	Stands, ( Gilded ) and Rogers Group &c.,	3 00	3 00
	2 Mirrors:	50	50
	4 Bronze Figures	5 00	5 00
	Table, Octagonal Top of Marble,	12½	12½
	Pewter Dish	50	50
	2 Candelabra	1 37½	1 37½
	Large Rocker	1 00	1 00
	2 Small chairs	25	25
	Music Rack	5 00	5 00
	Matting, Rugs, Door Mat	31 25	31 25
	Hall Clock		
	Contents Store Room;	50	50
	Piano Box and Contents	2 50	2 50
	Remainder of Contents	1 25	1 25
	Contents of small Hall, Hanging Hatrack	1 50	1 50
	Contents of Landing 2d. Story, sewing Table		
	Contents of Miss Baugh's Room;	8 75	8 75
	Bedstead, Bureau, Washstand	1 25	1 25
	Sewing Stand		
	Small Rush Bottom Rocker	2 50	2 50
	Rocker with Arms, Rush Bottom,	5 00	5 00
	Rush Bottom Chair, Broken seat,	50	50
	" " " Good Seat	50	50
	Clothes Pole	37½	37½
	Candle-stand	2 00	2 00
	Plain Chair White	37½	37½

Contents of Miss Baugh's room;		
Bedstead, Bureau, Washstand	8 75	8 75
Sewing Stand	1 25	1 25
Small Rush Bottom Rocker	2 50	2 50
Rocker with Arms, Rush Bottom,	5 00	5 00
Rush Bottom Chair, Broken seat,	50	50
" " " Good Seat	50	50
Clothes Pole	37½	37½
Candle-stand	2 00	2 00
Plain Chair White	37½	37½
SOFA	I 25	I 25
Mirror	I 25	I 25
Contents S.E. Room 2d. Story :-		
Walnut Suite	I 0 00	IO 00
Wardrobe	5 00	5 00
2 Chairs	I 00	I 00
Silver Plated Ware in Wash Stand	5 00	5 00
Contents of Hall 2d. Story ( Room);-		
Washstand ( Maple )	I 75	I 75
Mirror, old,	I 50	I 50
Contents of S.W. Room 2d. Story :-		
Canopy Bedstead and Bureau	5 00	5 00
Shaving Case and Mirror	I 25	I 25
Small Bureau	I 25	I 25
3 Chairs	2 00	2 00
Contents of N.W. Room 2d. Story:-		
Bedstead, Bureau and washstand	2 50	2 50
3 chairs	50	50
Mirror	I 50	I 50
Contents upper porch and passageway;-		
Dropleaf Desk	3 75	3 75
Table	50	50
Rocker	50	50
Contents of Bath Room 2d. Story:-		
Highboy	I 6 25	I 6 25
Stand and Glass	2 50	2 50
Contents of Servant's Room;-		
Bed, Stand, & Mirror	2 50	2 50
Bureau, Marble top,	2 50	2 50
2 Chairs.	50	50
All carpets on 2d. floor	7 50	7 50
Contents N. W. Room 3rd. Story;-		
Bedstead and Desk	I 25	I 25
Contents N.E. Room 3rd. Story :-		
Clothes Chest	I 00	I 00
Contents of Middle Room 3rd. Story;-		
Bed and Bedding	2 50	2 50
Bedding and bedclothing on 3rd. Floor	IO 00	IO 00
All Table Linen	5 00	5 00
Whole Interest in Following:-		
Home Farm Property :-		
Contents Wagon shed, Milk Wagon	30 00	30 00
Milk Wagon Run-About	5 00	5 00
One man saw	I 50	I 50
Wagon Jack	I 00	I 00
Harness in shed and closet	5 00	5 00
Horse Collar	I 50	I 50
Lot Old Harness	I 00	I 00
Cross Cut saw, wood-saw, sythe,	2 50	2 50
Pick, bar, sledge and fork	I 50	I 50
Contents of Upper floor	I 50	I 50
Dairy Fixtures;		
8 cooling cans, 15 milk cans, milk buckets		
and strainer	2 00	2 00
Corn, about 240 Bus.,	350 00	350.00
2 Horse Wagon	35 00	35 00
Pair Dark Horses	I 50 00	I 50 00
Double Harness	IO 00	IO 00
Wheel Barrow	2 00	2 00
Horse-cart and Harness	IO 00	IO 00
25 Chickens	37 50	37 50
Lot Grain Sacks	I 00	I 00
24 Cow Chains	2 40	2 40
Bay Horse, Billy	I 25 00	I 25 00
2 sets Stage Harness	7.00	7.00



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

1/2 Int. in White Holstein \$60	30 00	30 00
" " " Heifer, fresh, \$50	25 00	25 00
" " 15 Pigs	51 50	51 50
" " Wheat, 25 acres @ \$15	187 50	187 50
" " Dairy fixtures, cans &c.	32.50	32 50
Balance in Downingtown National Bank	21 12 74	21 12 74
Proceeds of Milk due at time of Death	187 51	187 51
Cash in house	44 73	44 73
1/2 Int. in Silver in Bank Box	31 50	31 50
<b>Total Personal Property</b>	<b>6281 88</b>	

**Real Estate.**

*Perry -*  
7/27/20

Farm of about 170 Acres situated partly in Caln and partly in East Brandywine Townships Chester County, Pa., Consisting of about 60 Acres of Valley Land and the Remainder in Upland and Hill Land with woods. Improved by a stone Mansion and stone and frame Barn, also small frame House and Barn, Being on the Horseshoe Pike about 1 1/2 miles North of Boro. of Downingtown, \$13,600. 1/2 Int.

6800 00      9500 00

*E. Perry -*

Farm of about 180 Acres more or less partly in Caln Township and partly in Boro. of Downingtown, Decedent owning an undivided 1/2 Int. in said Farm, the same being improved by a Frame House and stone and Brick barn, Appraised @ \$18000.00

9000 00      13500 00  
(whole)

**Total Real Estate**

**15800 00**

Personal Property \$ 6281.88

Real Property 15800.00

Gross Estate 22,081.88

Subject to a Collateral Transfer Tax of 5 %.

Value of the Life Estate of Miss S. Ida Baugh is \$ 10,513.82

Appraised by me, this 23, -24, -& 27 day of July A. D. 19 20.

Witness my hand, the day and year aforesaid.

*Harris L. Sprout*  
Appraiser.



As road was laid out from the Lancaster Court House through Lancaster County by way of Intercourse and into Chester County at Compass, through Wagon (Wagontown) and down to Milltown (Downingtown) picking up the old Conestoga Road there and following it into Philadelphia. It soon became the most traveled road into Philadelphia for both wagons and stage coaches, with inns along the way to serve this trade. This road was sixty six miles long with stone milestone markers indicating mileage to Philadelphia.

The road from Baltimore through Oxford, Kennett Square and Chadds Ford to Philadelphia was opened about 1737. At that time John Chadd was authorized by the County Commissioners to conduct a ferry across the Brandywine Creek to accommodate this road. The ferry fee was; 4 pence for horses & rider, hogs 3½ pence, coach, rider, wagon or cart 1 shilling & 6 pence, single person on foot 3 pence.

The Limestone Road, now Route #10 is a very old road. It runs from Oxford to Reading and was used to bring the limestone down from the Pequea Valley. It is said that this road evolved from the old Nanticoke Indian Trail and was never laid out. However in 1724 there was a survey made to clear up and put it in better shape.

Another early road running north and south in the western part of the County is the Gap-Newport Road, now Route #41. This road was used to bring grain down from the "up country" farms to the mills along the Brandywine Creek then out to Christianna Creek for export.

The Provincial Council ordered a road opened through the Great Chester Valley in 1724. The order read;

"As the most convenient for the publick, and especially necessary for the congregation of the Baptists and least detriment to private persons".

This road forded the Schuylkill River just opposite Old Swedes Church in Bridgeport. It runs west into the Whitelands today very much as it did in the early days, and is known as the Swedesford Road.

About 1736 a road was laid out in the northern part of the County to bring the iron down from the furnaces. This road, laid out through Nantmeal, Warwick and Vincent Townships, picked up an Indian trail at the mouth of the Pickering Creek. This trail went by Yellow Springs and to Valley Forge. The road was called Nutt Road, named after one of the early ironmasters who helped build it. The stretch that goes through Phoenixville still bears his name. The road is known today as Ridge Road or Route #23.

The Paxtang Road, extending from Downingtown to the Conestoga settlements was in use long before 1750, but that year the Paxtang Boys gave it their name. They came tearing down this road in hot pursuit of the fleeing peaceful Conestoga Indians, who were seeking sanctuary in Philadelphia, during the French and Indian War. Parts of this road are now known as the Horse Shoe Pike or Route #322. It enters Chester County at what is now Honeybrook and comes straight down into Downingtown.

The road from Wilmington to Reading by way of West Chester, now Rt. #100 is a very old road. It came through Turks Head (West Chester) before 1760 and down past Dilworthtown and into Delaware.

These were the important roads through-out the County before the Revolution. There were many more local roads, in fact Chester County had more roads than any other area at this time. Washington soon realized this when in 1777 he tried to defend Philadelphia.

The poor condition of the roads in the colonial period was largely due to the policy of giving the responsibility of the roads to the local townships. They had no power to levy road taxes and some were too poor or unorganized to do anything. They had to depend entirely on the compulsory road work requirement. A man could not be compelled to work on the roads for more than six days annually. This method was very inefficient.

When a road was open there was no assurance that it would remain open, sometimes a farmer would plow one corner closed to square off his field.

A winter thaw or the mud in the spring often made the roads impassable for days. There were no bridges until 1805 and the ferries were privately owned, very crude and dangerous. Often the teamsters would pull down fence posts to pry their wagon out of the mud. On the average it took oxen three days to pull a load twenty-five miles.

*Grace Kuylen Winthrop:  
Early Chester County Roads  
1986*

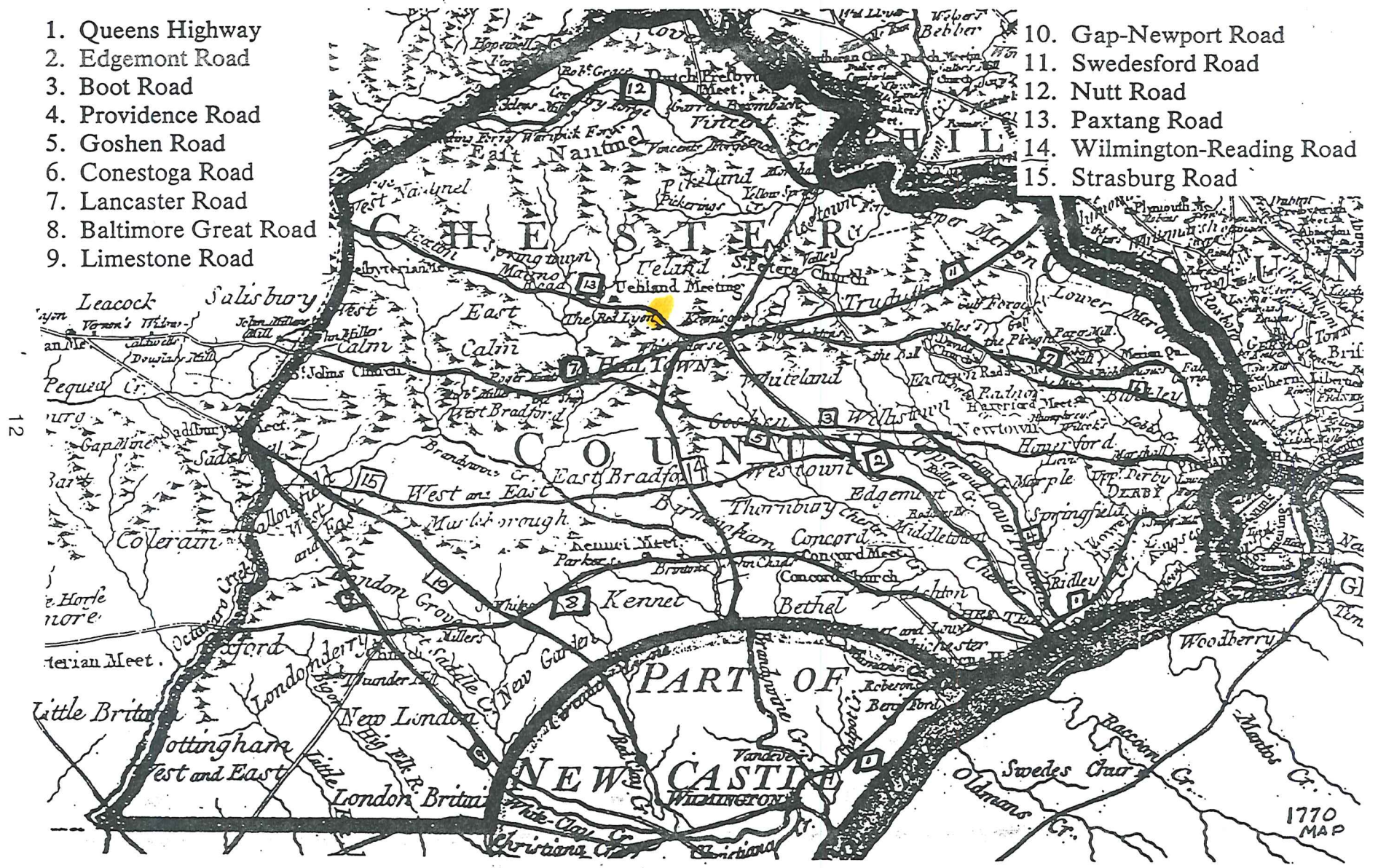






1. Queens Highway
2. Edgemont Road
3. Boot Road
4. Providence Road
5. Goshen Road
6. Conestoga Road
7. Lancaster Road
8. Baltimore Great Road
9. Limestone Road

10. Gap-Newport Road
11. Swedesford Road
12. Nutt Road
13. Paxtang Road
14. Wilmington-Reading Road
15. Strasburg Road



12

1770  
MAP







### CALN TOWNSHIP.

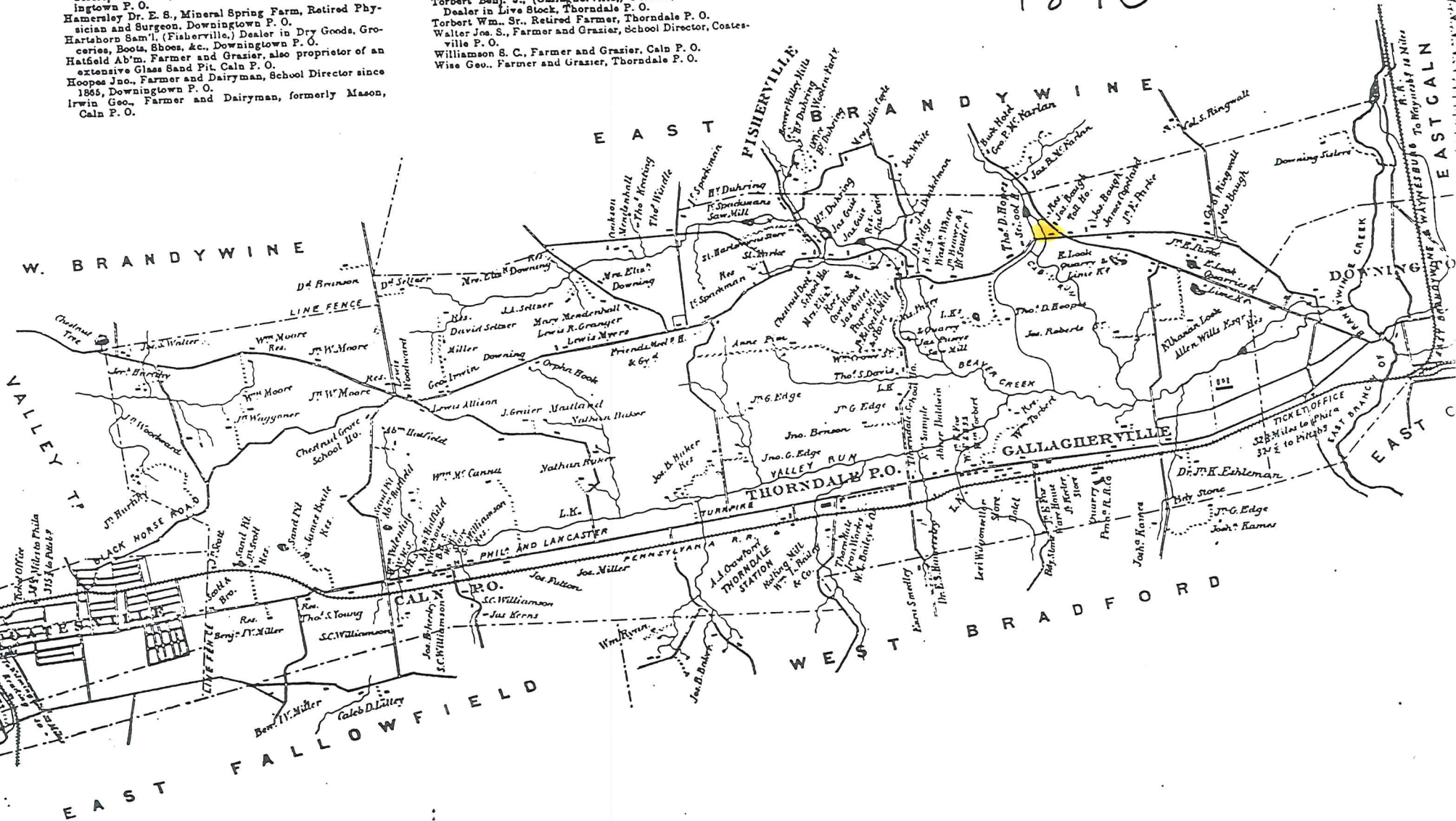
Bally Wm. L. & Co., Manufacturers of Retail Plate Iron, Thorndale P. O.  
 Baker J. B. Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.  
 Baldwin Mra. Hannah E., Green Bank Farm, Downingtown P. O.  
 Baugh Jos., Farmer and Grazier, Downingtown P. O.  
 Crows Wm., Br., House Carpenter,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

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

# CALN

Scale 2 Inches to One Mile.

1873



Deed Abraham Musgrave  
Baron Mendenhall

BE IT REMEMBERED

In ye year of our Lord one thousand seven hundred & twelve 1712/3 William Davies one of the Justices of the Peace of the County of Chester Certifies & Recordeth here that ye Twentieth third day of March one thousand seven hundred & Twelve 1712/3 Before me ye s<sup>d</sup> Justice name Abraham Musgrave & Hannah his Wife in their proper persons and Brought before the said Justice John Surcock Esq. Recorder of Deeds for ye s<sup>d</sup> County of Chester being present ye writing herein next after Entred of Record which they did acknowledge to be their Deed & desired that the same may be Recorded as their Deed accord- ing to an act of assembly of this province lately made & provided and ye s<sup>d</sup> Hannah being of full age & Sacerly & apart Examined & contents of the s<sup>d</sup> Writing distinctly Read unto her as ye said act Directs Willingly Consented Whereupon the s<sup>d</sup> Justice having Certified ye said Acknowledgment & acamtacon made the day & year and in manner afor<sup>s<sup>d</sup></sup> Under his hand & Seal as ye s<sup>d</sup> act Directs did Deliver ye s<sup>d</sup> Writing to ye s<sup>d</sup> John Surcock to be Certified & Record & ye same is Recorded in these words

IN WITNESSE made the Twentieth Day of the first month called March in ye Twelfth year of the Reign of our Sovereign Lady Anne Queen of great Brittain & and in the year of our Lord one thousand seven hundred & Twelve Between Abraham Musgrave Son & heir of Thomas Musgrave late of Wallfax in the County of York in the Kingdome of great Brittain afor<sup>s<sup>d</sup></sup> Clother deceased David Price of the Township of Merian in ye Welsh Tract in ye County of Philadelphia in the province of Pensilvania yoman and Hannah his Wife late widow & sole Executrix of the last will & testament of the afor<sup>s<sup>d</sup></sup> m<sup>r</sup> Thomas Musgrave of the one part and Baron Mendenhall late of Springfield in the County of Chester in ye province afor<sup>s<sup>d</sup></sup> said of the other part Whereas William Fox Proprietary & governour of the s<sup>d</sup> Province of Pensilvania By certain Indenture of Leas & Release bearing Date ye Seventeenth Eighteenth days of March in ye year 1698 of ye consideration therein mentioned



35  
did grant & confirm unto Thomas Musgrove afores. & John Brook  
fifteen hundred acres of Land in the said province of Pennsylvania  
to hold to the s<sup>d</sup> Thomas Musgrove & John Brook their heirs  
& assigns forever And the s<sup>d</sup> Thomas Musgrove made his last  
will and Testament in writing Dated y<sup>e</sup> first day of August  
anno 1699 and also appointed Hannah his wife his sole Executrix  
thereof & dyed Invested with a right to a moiety of the said fifty  
hundred acres And Whereas by virtue of a warrant from y<sup>e</sup>  
Commissioners of property dated y<sup>e</sup> fifth day of the third month  
ano 1702 there was laid out the ninth day of second month  
ano 1703 to y<sup>e</sup> said Hannah in Right of the s<sup>d</sup> Purchase of  
fifteen hundred acres a certain parcel of Land Situate & being  
in the Township of Calm in y<sup>e</sup> County of Chester afores. Beginning  
at a white oak at the corner of Joseph Pikes land then by the  
s<sup>d</sup> Joseph Pikes land north Two hundred & forty perches to a Ches-  
nut Tree then east Three perches to a white Oak then north Two  
by four perches to a post then east by the proprietaries Land three  
hundred & one perches to a post then south by the same Land  
& Randle Spakemans Land Two hundred & sixty four perches to a  
White Oak then west by the Land of David Powell & Philip  
Roman Three hundred & four perches to the place of Beginning  
containing five hundred acres which s<sup>d</sup> five hundred acres with  
other Land was confirmed unto y<sup>e</sup> s<sup>d</sup> Hannah by the name of  
Hannah Price Wife of David Price to her heirs & assigns forever  
To y<sup>e</sup> Intent & purposes in y<sup>e</sup> above Recited will Specified & to no  
other intent or purpose whatsoever by patent in the hands  
of the s<sup>d</sup> Commissioners of property & great seal of the s<sup>d</sup> province  
bearing date y<sup>e</sup> ninth day of the sixth month ano 1703 and  
Recorded in the Rolls office at Philadelphia in patent Book  
A roll 2 page 572 573 the 10<sup>th</sup> of the 7<sup>th</sup> month 1703 wherein it  
may more at Large appear Now This Indenture  
Witnesseth that for & in Consideracon of y<sup>e</sup> Sum of four score  
and five pounds of Law full money of America to them the s<sup>d</sup> Abraham  
Musgrove David Price & Hannah his wife or to some or one of  
them at or before y<sup>e</sup> sealing & delivery of these presents will and

3515

anno 1699 and also appointed Hannah his wife his sole Executrix thereof & dy'd Invested with a right to a moiety of the said fifty hundred acres And Whereas by virtue of a warrant from ye Commissioners of property dated ye fifth day of the third month anno 1702 there was laid out the ninth day of second month anno 1703 to ye said Hannah in Right of the s<sup>d</sup> Purchase of fifteen hundred acres a certain parcel of land situate & being in the Township of Calne in ye County of Chester afores<sup>d</sup> Beginning at a white oak at the corner of Joseph Pikes land then by the s<sup>d</sup> Joseph Pikes land north Two hundred & forty perches to a Chesnut Tree then east Three perches to a white Oak then north Twenty four perches to a post then east by the proprietors land three hundred & one perches to a post then south by the same land & Randle Spakemans land Two hundred & sixty four perches to a White Oak then west by the land of David Powell & Philip Roman Three hundred & four perches to the place of Beginning containing five hundred acres which s<sup>d</sup> five hundred acres with other Land was confirmed unto ye s<sup>d</sup> Hannah by the name of Hannah Price Wife of David Price to her heirs & assigns forever To ye Intent & purposes in ye above Recited will specified & to no other intent or purpose whatsoever by patent in the hands of the s<sup>d</sup> Commissioners of property & great seal of the s<sup>d</sup> province bearing date ye ninth day of the sixth month anno 1703 and Recorded in the Rolls office at Philadelphia in patent Book A roll 2 page 572 573 the 10<sup>th</sup> of the 7<sup>th</sup> month 1703 wherein it may more at Large appear Now This Indenture Witnesseth that for ye Consideracon of ye Sum of four score and five pounds of Law full money of america to them the s<sup>d</sup> Abraham Musgrove David Price & Hannah his wife or to some or one of them at or before ye sealing & delivery of this presents well and truly paid by ye said Aaron Meadehall the receipt wherof they ye s<sup>d</sup> Abraham Musgrove David Price & Hannah his wife do hereby acknowledge & thereof & of every part thereof as acquit & further discharge him ye s<sup>d</sup> Aaron Meadehall his heirs Executors



admitts & every of them by these presents they y<sup>e</sup> s<sup>d</sup> Abraham Musgrove  
David Price & Hannah his wife I have granted bargained sold aliened  
Remised Released & confirmed & by these presents do grant bargain sell  
alien remisse Release & Confirm unto the said Aaron Mendenhall all four  
hundred & fifty acres of Land Beginning at a white Oak by the land  
of David Powell then west by the Land of David Powell & Philip Roman  
Two hundred & forty four perches to a post then north sixty perches  
to a post then west eight perches to a post then north ninety perches to  
a post standing on y<sup>e</sup> side of a hill West fifty two perches to  
a post standing in the line of Joseph Pikes land & near to a white Oak sapling  
marked as a corner tree then North ninety four perches to a Chestnut  
tree then east three perches to a white oak then North Twenty four perches  
to a post then east by the proprietary's Land three hundred and one perches  
then south by the same land & Gaudal Spakemans Land Two  
hundred Sixty four perches to the place of beginning containing  
Four hundred & fifty acres as aforesaid being part of the above men-  
-tioned five hundred acres of Land Together with all & Singular  
the ways waters & water courses woods Underwood meadows marshes  
Cryles Swamps Rights liberties privileges Improvements here de-  
-clamed & appurtenances whatsoever to y<sup>e</sup> s<sup>d</sup> four hundred & fifty acres  
of Land belonging or in any wise appertaining & y<sup>e</sup> Reversions &  
Remainers rents issues & profits thereof And also all y<sup>e</sup> Estate rights  
title interest Inheritance property claim & Demand whatsoever of  
them the s<sup>d</sup> Abraham Musgrove David Price & Hannah his wife their  
heirs or assigns of in or to y<sup>e</sup> s<sup>d</sup> four hundred & fifty acres of Land less  
more or less) & all deeds Evidence & writing touching or concern-  
-ing the same or true copies thereof to be had & made at y<sup>e</sup> Charge  
of the s<sup>d</sup> Aaron Mendenhall his heirs & assigns To Have &  
To Hold y<sup>e</sup> s<sup>d</sup> four hundred & fifty acres of Land be it more  
or less hereditaments & premises hereby granted Bargained & sold  
or remised herein or hereby to be granted bargained & sold with  
their & every of their Rights members & appurtenances unto y<sup>e</sup> s<sup>d</sup> Aaron  
Mendenhall his heirs & assigns to y<sup>e</sup> only proper Benefits Use & behoofe  
of him y<sup>e</sup> s<sup>d</sup> Aaron Mendenhall his heirs & assigns forever Under  
the Great Seal of the Province of New York the 11<sup>th</sup> day of April 1704

A True and perfect Inventory of an Appraisement of all the Goods & Chattels that came to hand, (to wit the Property of Aaron Mendonhall, <sup>deceased</sup>) this Sixth Day of the fifth Month, Anno Domini, One Thousand Seven hundred & Sixty Five then appraised by us the Subscribers, Viz

His Wearing Apparel valued at	13 : 19 : 6
His Grey riding Mare, Saddle & Bridle, &c	14 : 0 : 0
A Sorrel Horse	12 : 0 : 0
A Feather Bed, Bedding, & Bedsteads, belonging thereto	7 : 0 : 0
A little Walnut Box	2 : 0 : 0
A Pine Chest, with 2 Bushels of Dryd Apples in it	1 : 0 : 0
A Basket and Candles	2 : 0 : 0
A Cask and dryd Apples with it	5 : 0 : 0
A Small Bed and the Appurtenances viz Bedstead &c	3 : 0 : 0
A Feather Bed, & Bedding thereunto belonging, with black Walnut Bedsteads	13 : 0 : 0
The Bacon in the Smoke house	15 : 0 : 0
Two Pewter Chamber Pots	10 : 0 : 0
A <sup>Pair of</sup> Black Walnut Bedsteads, with Sacking Bottoms	10 : 0 : 0
<del>Three</del> <sup>Five</sup> Flannel Blankets	2 : 7 : 0
Five mill'd Blankets	3 : 0 : 0
Half a Dozen Red Rush bottom'd Chairs	1 : 4 : 0
A red arm'd rush Bottom'd Chair	5 : 0 : 0
Six white rush bottom'd Chairs	15 : 0 : 0
A Skin Bottom'd Chair	2 : 6 : 0
A low white Chair with a Splint Bottom	2 : 0 : 0
A Feather Bed in the lodging Room, with the Bedsteads, and Curtains, Vallens, & all of Appurtenances thereto belonging	17 : 0 : 0
A Chaff Bed, Covering, Pillow, and Bolsters	2 : 12 : 6
A Black Walnut Oval Table	1 : 0 : 0
A Small Black Walnut Ditto	10 : 0 : 0
A Walnut Desk	3 : 0 : 0
A Walnut Case of Drawers	2 : 10 : 0
A Walnut Spice Box	15 : 0 : 0
A leather Trunk and what is contain'd therein	1 : 0 : 0
A Small Dressing Box	1 : 6 : 0
Nine Casks of Flour in the Mile	10 : 11 : 6



	L	S	D
A Dutch Fan for Winnowing	1	0	0
A Cup-Board	1	10	0
Six Yards and a half of Linsey - a 2/10 @ 2/9		18	5
Eight Yards and a half of D. a 2/10	1	4	1
Six Linnen Bed Sheets		2	10
Ten Yards of Worsted Stuff out of the Loom a 3/9 @ 2/9	1	17	6
Six Yards & a half of Drab Shalloon at 2/9 @ 2/9		0	17
Nine Yards by 3/4 of Blue Tammy, at 2/4 @ 2/4		16	9
Seven Yards of Cotton Velvet at 13/4 @ 2/4		4	11
1/2 Yards Ribb'd Linnen			3
3 Diaper Table Cloths, & 2 Stocks		18	0
Table Linnen		15	3
An Iron Stove with the Pipe		3	0
Thirteen Pound by 1/2 of Flax at 1/6 @ 1/6		19	10
Scales and Weights		5	3
3 Comb Baskets, a Case, & a Bag, with what's in it		2	6
3 Books Viz. a Bible, No Copy, No Crown, Ellis Pugh's Salutation, and a Pamphlet on Negroe Keeping	1	10	0
A Warming Pan		5	0
A Mortar and Pestil, and what is on the Mantle shelf		8	0
Candles and Tallow		10	0
3 Delf Plates		2	0
The Cupboard Lumber, Viz Bottles, Pots &c.		9	0
Two Pair of Cards		2	6
Salt Box, with the Salt in it		4	0
Jug with Melasses in it,		5	6
A Pickle Pot		6	0
A Crock of Lard		3	0
A Dozen Small Pewter Plates		12	0
Four Pewter Dishes	1	10	0
A Pewter Tankard, 2 Quarts, and a Pint		17	6
A Dozen Spoons, and a Salt		2	6
3 Large, and 8 Small Pewter Basons	1	6	6
3 Porringers and Small Pewter		6	0
7 Tin patty Pans, & 2 Pewter Spoons		1	8
A Pewter Bed Pan		10	0
	30	15	0

30 : 15 : 0 : 1/2

	L	C	P
A Pewter Dish & 2 Pewter Chamber Pots	0	7	6
An old Gun, or Fire lock		15	0
3 Small Pewter Dishes		9	0
A Couch, Bed, Pillow, Bedding, and Appurtenances belonging	1	10	0
A Box Iron, and Heaters		10	0
Tow Yarn in Skeins,	1	14	0
21 Dozen of Flax Yarn, in Skeins	2	0	0
Five Brass Kettles	2	5	0
Five Iron Pots, and a Kettle	2	10	0
A Frying Pan, Gridiron, Peel, Flesh Fork, <sup>2</sup> ladles and Tongs, all Iron	14	6	
Three Brass Pans	1	1	0
A hair Sieve, 2 Weights, 3 Cedar Tubs, 3 Pails, a Funnel, & Kullender	10	0	
Six Crocks, and a Tin Kettle	6	0	
The Pot hangings, and a Lazy Back	3	0	
A Candle Stick, Bottle, and a Wooden Ladle	1	0	
A Tub, Bucket, Churn, and 2 Kegs	10	0	
Two Cheese Vats, and a small Meat Tub	7	6	
A Wooden Bowl, and 12 Frenchers	2	6	
A Churn, Tin half gallon, 4 Tubs, and a Tigger,	15	0	
4 Barrels, a Tierce, a large Meat Tub, a Soap Barrel, and a Keg,	17	0	
A Keg, a Bottle glass, a Cann, a Reeler, and 2 Crocks	4	6	
The dryd Salted Meat	15	0	
A Cross Cut Saw	15	0	
The side Saddle	1	0	0
The Mall Wedges, Axe, and Shovel	11	0	
The Cheese Press, and a Tub and a large Basket	3	0	
A Small Oak square Table, Two Bags, and a Pair leather Saddle Bags,	6	0	
Two Chisels, a Spoke Shave, a Drawing Knife, and a Jack Plane, & 5 Augers	11	0	
A Plough Plane, an Adze, a Trow, and old Iron	6	0	
An old Bran Chest,	3	0	
A Dough Trough, 2 Bowls, a Bag, and a Crock	6	0	
Eighteen Iron Harrow Teeth	5	0	
A Bridle	3	0	
A Pail, a Ladle, a Dish, and a very small wooden Bowl	2	0	
The Knives and Forks	3	6	
A File, a Pick, 2 Bells, a Smoothing Plane, a Flower, & old Iron	6	0	
	93	8	0



	£	s	d
A Milk Cup board, with shelves in it		2	6
A hand saw		5	0
A Cask with Valt in it		5	6
A Tub, a Gum, and a Basket, and a Cover lid		9	0
8 Pair of Wooden Heels,		1	4
A Hackle		1	0
A Bag,		1	6
A Basket, Two Spinning little Wheels, and a Clock Reel		1	2
A Big Wheel		6	0
A Bag		2	0
5 Pound of Woollen Yarn, and Yarn in Balls, and Wool		1	0
Ric Upstairs, and 2 Swarms of Bees		1	7
Two Cheep Ladders, a Tub, and a Skreen, & Brand Iron		3	0
A Grind Stone		7	0
A Wheel Barrow, Dung Fork, Hoe, Ace, & Plough Share, & Brier hook		15	0
A Pair of Chains, a large Chain, a Celler, a <del>Single</del> Chain, Clavis, & links		8	0
A large Plough Clavis, and 2 old Chains, and a Shaving Knife		6	0
Six Poplar Boards		5	0
A Wyver Mill, <del>up</del> , Trough, and Prots		1	15
A Spade		2	6
Two <del>A</del> Pair of Iron Fetters, or Hobbles		5	0
A Red Cow and a calf		5	10
A Red Cow <del>and a calf</del>		4	10
A Black Bull		3	10
A pale Red Cow & calf		5	10
A Red Stear with a white Face		4	10
A black Cow		4	0
A Keifer calf		1	15
Four Sheep and a Lamb		2	10
The $\frac{2}{5}$ of the Crop of Wheat in the Ground delivered in the mill		23	8
The $\frac{1}{3}$ of Griffith Mendenhale's Crop of Ric		1	5
Three Hogs and a Sow, and six Pigs,		3	10
A Broad Ace,		3	0
A Pair of Mittens, and gloves, a Razor, a Belt, and under Jacket		10	0
Curtain Rings and Lumber		2	0
Fifteen Wooden spools		2	0
To flax Yarn at the Weavers and a few Spools		3	15
		<u>74</u>	<u>18</u>
			<u>4</u>

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A Looking Glass - - - - -	£ 0 : 1 : 6
The Tongs Fire Shovel, and And Irons - - - - -	8 : 0
Caleb Firk's Acknowledgment for Thirty Pounds due by Aaron Tacker - - - - -	30 : 0 : 0
Due upon Bonds at Interest - - - - -	£ 563 : 6 : 4
A Bill of Sale of <del>J. Clark</del> - - - - -	16 : 10 : 5
A Note of Hand - - - - -	7 : 17 : 0
A Bond of - - - - -	25 : 0 : 0
Cash - - - - -	6 : 10 : 5 1/2
Two Pocket Books, & a Pound of Shot - - - - -	5 : 0
Cash lent - - - - -	14 : 10 : 0
	<hr/>
	664 : 8 : 8 1/2

The Money Scales & Weights - - - - -	3 : 0 :
Mary Hamilton's Indented Time of Service - - - - -	5 : 0 : 0
Jane M. Carter's Ditto - - - - -	7 : 0 : 0
A Sheet and Tow Yarn - - - - -	15 : 0
Spoon Moulds - - - - -	5 : 0

Old Pewter and a Mouse Trap - - - - -	2 : 6
A Hammer, Gouge, & other Lumber - - - - -	2 : 6

677 : 16 : 8 1/2  
 74 : 18 : 4  
 23 : 8 : 0  
 30 : 15 : 0 1/2  


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 Total £ 909 : 17 : 7

As Witnesses our Hands,

Richard Downing

Thos. Fisher

The Clock and Case being an after Appraisement of the Estate of Aaron Mendenhall dec'd -  
 -case, appraised by us, - - - - -

£ 6 : 10 : 0

Richard Downing

Thos. Fisher



Be it Remembered, That I Aaron Mendenhall of Caln, in the County of Chester & Province of Pennsylvania, Yeoman, Being of sound Disposing Mind & Memory, do make this my Last Will & Testament in Manner following; That is to say; My Will is, that all my just Debts, & Funerals Charges, be paid as soon as may be after my Decease. Item, I give & Bequeath to my son Aaron, the sum of Five Pounds, Current Money of Pennsylvania, to be paid him in Twelve Months after my Decease.

Item I give & Bequeath to my Daughter Lydia; Two Hundred pounds Current Money; Fifty pounds to be paid in Twelve Months after my Decease; & the Remainder after the Decease of my Wife.

Item I give & Bequeath to my son James, the sum of Five Shillings.

Item I give & Bequeath to my son John the sum of Five Shillings.


Item My Will is, that my Wife shall have the profits of the Remaining part of my Estate, Both Real & Personal, to be at her own Disposing while she Remains a Widow, and after, to be sold by my Executor, & the Money arising by such sale, to be Equally Divided between my Daughters

Elizabeth, & my Daughter Phebe; share & share alike, only Eliz<sup>th</sup> is to have of <sup>Goods</sup>.

And I do appoint my son in Law Caleb Hiker; to be sole Executor of this my Last Will & Testament, Revoking all other Wills by me made.

In Witness whereof, I have hereunto set my Hand and Seal, this Twenty Seventh Day of the Tenth Month; One Thousand Seven Hundred & Sixty Four.

Signed Sealed & Declared by the Above Named Aaron Mendenhall, as & for his Last Will & Testament.

Aaron Mendenhall 

In the Presence of  
Thomas Coates

Thos. Walker

Benj<sup>as</sup> Davies

If it should so happen that my said Executor, should be in my Debts, at the Time of my Decease, My Will is that it shall be reckoned, with the Rest of my Estate.

Geo<sup>th</sup> Coates & Son

Should be Recorded According to Law As Witness my hand and seal  
Dann Grubb Seal Recorded April 23<sup>d</sup> 1784

ed Caleb Kirk Executor }  
To John Hooper the younger }  
Go all People to whom these presents  
I shall come, Caleb Kirk Late of East Caln Township in the County of Chester  
now of York County in the Province of Pennsylvania Executor of the last will and  
Testament of Aaron Mendenhall late of Caln aforesaid Deceased Senior  
Greeting WHEREAS the said Aaron Mendenhall was in his Lifetime and at the  
time of his death lawfully seized his Demise as of Fee of and in a certain  
Capital Messuage or Tenement Plantation and Tract of Land Situate Lying &  
being in East Caln Township bounded as follows (Viz) Beginning at a post in  
a Corner of Giffitts Mendenhalls land near a marked Chestnut Tree Thence by  
Land formerly surveyed for the proprietors use East one Hundred and Sixty three  
perches to a post Thence by the same land formerly of Partridge Speakman  
South two hundred and Sixty four perches to a White Oak West by lands  
formerly of David Dowd and Philip Roman one Hundred and Eighty perches  
to a post Thence by Robert Valentines land North Seventy nine perches to a  
Black Oak North Sixty Degrees West fifty nine perches to a post North Six perches to  
Michon Saplin and North twenty seven Degrees East thirty three perches to a post  
near a marked White oak by the East side of the Creek thence by Giffitts Menden-  
halls land South Eighteen Degrees West Twenty two perches to a Spanish Oak  
South Seventy three Degrees East Thirty six perches to a Spanish oak East  
Twenty four perches to a Stone and North one hundred and fifty four perches  
to the place of Beginning containing by Estimation two Hundred and Eighty  
Acres betwixt the same more or less All being so the of seized Deceased this Life  
having first made his last Will and Testament in Writing bearing date the  
Twenty Seventh day of the Tenth month in the year 1764 wherein are the follow-  
ing words "I Will my will is my wife shall have the profits of the remaining  
part of my Estate both real and personal to a her disposing while she remain  
a Widow and after to be sold by my Executors and the money arising from  
Sale to be Equally Divided Between my Daughter Elizabeth and my Daughter Rose Share  
and Share alike" All of his said Will did appoint his son in Law the said  
Caleb Kirk sole Executor and the said Caleb Kirk taking upon him the Oath  
of the said Testament and proved the same in due form of Law by the  
said Testament remaining in the Register General office of Chester may at any  
appear and the Widow and Relief of the said Testament being Deceased NOW KNOW  
ALL that the said Caleb Kirk for and in consideration of sixteen Hundred and Seventy  
five pounds Lawfull money of Pennsylvania to him in well and truly paid by  
John Hooper the younger late of Goshen Township in the said County of  
Chester now of East Caln aforesaid at and before the Enrolling and Delivery  
hereof the Receipt whereof the said Caleb Kirk doth hereby acknowledge and



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time of his death lawfully seized with emements of Free of and in a certain  
Hospital Hospuage or Tenements Plantation and Tract of Land Situate Lying  
being in East Calve Township bounded as follows (Viz) Beginning at a post  
a corner of Griffiths Mendenhalls land near a marked Christus Tree thence  
Land formerly surveyed for the prospectors are East one Hundred and Sixty  
perches to a post thence by the same and land formerly of Ruddle Speakman  
south two hundred and sixty four perches to a White Oak West by lands  
formerly of David Board and Mulish Roman one Hundred and Eighty four  
to a post thence by Robert Valentines land North Seventy nine perches to a  
Black Oak North Sixty Degrees West fifty nine perches to a post North Six perches to  
Michouy Saplin and North twenty seven Degrees East thirty three perches to a post  
near a marked White Oak by the East side of the creek thence by Griffiths Menden  
halls land South Eighteen Degrees West Seventy two perches to a Spanish Oak  
South Seventy three Degrees East Thirty six perches to a Spanish Oak East  
Twenty four perches to a Span and South one hundred and fifty four perches  
to the place of Beginning containing by Estimation two Hundred and Eighty  
Acres be the same more or less All being so the of Seized Departed this day  
having first made his last Will and Testament in Writing bearing date the  
Twenty seventh day of the tenth month in the year 1768 wherein are the fol  
lowing words "All my will is my wife shall have the profits of the remaining  
part of my Estate both real and personal to a her disposing while she lives  
and after to be sold by my Executors and the money arising from <sup>such</sup> Sale to  
be Equally Divided between my Daughter Elizabeth and my Daughter Sharon  
and Share alike" All of his said Will did appoint his Son in Law the  
Caleb Kirk sole Executor and the said Caleb Kirk taking upon him the  
of the said Testament and swore and proved the same in due form of Law by  
said Testament remaining in the Registers General office at Chester may at  
appear and the Mind and Belief of the said Testator being Deceased NOV 18 1768  
That the said Caleb Kirk for and in consideration of one thousand and Six  
hundred and fifty pounds Lawfull money of Pennsylvania to him in well and truly paid by  
John Hoops Attorney at Law of Chester Township in the said County of  
Chester now of East Calve aforesaid at and before the Enrolling and Fil  
ing hereof the Record hereof the said Caleb Kirk doth hereby Acknowledge and  
thereof quit and forever Discharge the said John Hoops his Heirs and Assigns  
their presents Heirs granted bargained Sold Released and Confirmed and by  
his persurance and by force and Virtue of the said last will and Testament  
of Aaron Mendenhall aforesaid doth Grant Bargain Sell Release and Con  
firm unto the said John Hoops and to his Heirs and Assigns forever all the Estate  
Right Title and Interest which was of the said Aaron Mendenhall of in and to  
aforesaid Hospital Hospuage Tenement Plantation and Tract of Land here  
above Described containing two Hundred and Eighty Acres be the same more  
more or less and of in and to all and singular other the Heirs Building

the said parties of the first name interchangeably set their hands and seals hereunto  
 the day and Year first above Written John G. Bull <sup>Seal</sup> Sarah Bull <sup>Seal</sup> Jacob  
 Neiler <sup>Seal</sup> Mary Neiler <sup>Seal</sup> Sealed and delivered in the presence of Isaac Davis  
 Tho. Bodley Received on the day of the date of the above Indenture of the above named  
 Jacob Nico the full consideration money above mentioned to be paid John G. Bull  
 Jacob Neiler — Before me the subscriber one of the Justices of the Peace in and for Chester  
 County came John G. Bull and Sarah his Wife and Jacob Neiler and Mary his Wife and  
 acknowledged the within written Indenture to be their Act and deed and directed the  
 same might be recorded as such they the said Sarah and Mary being of full age  
 and being seperately and apart from their said husbands by me examined according  
 to Law the contents thereof being made known to them and they declaring it was  
 of their own Voluntary free will and accord without any Coercion or Compulsion what-  
 ever Witness my hand and seal this thirtieth day of April in the Year of our Lords  
 one Thousand eight hundred and eighteen Tho. Bodley <sup>Seal</sup>

Recorded May 3. 1819 +

**Deed** This Indenture made the fifteenth  
 day of the fourth month in the Year of our Lord one Thousand  
 Eight hundred and Seventeen Between John Hoopes of East  
 Caln Township in the County of Chester and Commonwealth of  
 Pennsylvania Farmer of the one part And Joseph Hoopes  
 of the Township and County aforesaid one of the sons of the said John Hoopes of the  
 other part Witnesseth that the said John Hoopes for and in consideration of the  
 Natural Love and Affection which he hath and doth bear unto his son the said  
 Joseph Hoopes and for the furtherance of him the said Joseph Hoopes in business



434 and also for and in consideration of Three Thousand Dollars current lawful money of the United States of America to him the said John Hoopes in hand well and truly paid by the said Joseph Hoopes at and before the unsealing and delivery hereof the receipt whereof is hereby acknowledged hath given granted Aliened enfeoffed and confirmed and by these presents doth give grant alien enfeoff and confirm unto the said Joseph Hoopes and to his heirs and assigns (All those two certain tracts pieces or parcels of land the largest of which whereon the Brick Mansion house stands situate in East Calm Township aforesaid as bounded and described as follows to wit Beginning at a stone on the line of Joseph Arters land thence by other land of the said John Hoopes North eighty four degrees and a half East one hundred and eight perches to a small Chesnut tree South four degrees East one hundred perches and a half to a post and North eighty four degrees and a half East fifty six perches to a post standing three and an half tenths Eastwardly of a Walnut tree and on the line of land late of Thomas D Parker deceased thence by the same and land of James Donaldson North four degrees West one hundred and fifty four perches to a post thence by said Donaldson's land and the herein after described tract South eighty four degrees and a half West one hundred and sixty three perches and three tenths to a stone standing seven tenths of a perch West of an Old marked Chesnut tree being a corner mutually agreed upon by the parties of the aforesaid Joseph Arters land thence by the same South two degrees and three quarters East fifty four perches to the place of beginning containing Ninety Acres be the same more or less And the other tract situate in the township of Brandywine and County of Chester aforesaid is bounded and described as follows to wit Beginning at a corner of land of James Donaldson in the line of the above described tract thence by the said line South eight Four degrees and a half West one hundred and sixty four perches to a <sup>stone or</sup> corner of Joseph Arters land thence by the same

and thence by the same and south again four degrees and a half West one  
 hundred and sixty four perches to a <sup>stone</sup> corner of Joseph Antus land thence by the same  
 and land of Hunt Downing North five degrees and a half West forty perches to the corner  
 of Samuel Hamess land and by the same North eighty five degrees East ninety perches  
 and North six degrees West thirty one perches and seven tenths to the line of Land  
 late of Samuel M. Furlan thence by the same and land of James Donaldson South  
 sixty two degrees East fifty four perches and a half and South forty degrees and a half  
 East fifty perches to the place of beginning containing forty two acres and  
 forty seven perches by the same more or less. (The first above described tract of land  
 is part of a larger tract of land and premises containing two hundred and eighty acres  
 more or less which Caleb Kirk by Deed Poll under his hand and seal duly executed dated  
 the eleventh day of the fifth month Anno Domini One thousand seven hundred and  
 seventy one did grant and convey unto the above named John Hoopes (by the name of  
 John Hoopes the younger) and to his heirs and assigns for ever as in and by the said in part  
 recited Deed Poll which is recorded in the Recorder's Office for Chester County in Book X  
 Vol 22 page 395 &c may more fully appear and the last described tract of Land is the  
 same land and premises which Thos Taylor Esq<sup>r</sup>: late high Sheriff of Chester County  
 by Deed Poll under his hand and seal duly executed and acknowledged bearing date  
 the third day of May Anno Domini One thousand eight hundred and nine did  
 grant and convey unto the above named John Hoopes in fee simple referenced  
 to the said last in part recited Deed Poll being had may more fully appear.)  
 Together with all and singular the Houses Buildings Gardens Orchards Woods  
 meadows Ways Waters Watercourses rights liberties privileges hereditaments and appurte-  
 nances whatsoever to the said two described tracts or parcels of land belonging or in anywise  
 appertaining (Excepting and reserving nevertheless the Saw Mill that is now in Use on the  
 first above described tract of land and the ground upon which the same now stands with  
 two perches of land on each side and ends of said Mill with free privilege of the Water  
 as the same is now conveyed to the first use a Utility in Watercourse being same as



... land of James Donaldson South  
 sixty two degrees East fifty four perches and a half And South forty degrees and a half  
 East fifty perches to the place of beginning) containing Forty two acres and  
 forty seven perches be the same more or less. (The first above described tract of land  
 is part of a larger tract of land and premises containing two hundred and eighty acres  
 more or less which Caleb Kirk by Deed Poll under his hand and seal duly executed dated  
 the eleventh day of the fifth month Anno Domini One thousand seven hundred and  
 seventy one did grant and convey unto the above named John Hoopes (by the name of  
 John Hoopes the younger) and to his heirs and assigns for ever as in and by the said in part  
 recited Deed Poll which is recorded in the Recorder's Office for Chester County in Book X  
 Vol 22 page 395 &c. may more fully appear And the last described tract of land is the  
 same land and premises which Titus Taylor Esq: late high Sheriff of Chester County  
 by Deed Poll under his hand and seal duly executed and acknowledged bearing date  
 the third day of May Anno Domini One thousand eight hundred and nine. did  
 grant and convey unto the above named John Hoopes in fee simple referred  
 to the said last in part recited Deed Poll being had may more fully appear  
 Together with all and singular the Houses Buildings Gardens Orchards Woods  
 Middons Ways Waters Watercourses rights liberties privileges hereditaments and appurte-  
 nances whatsoever to the said two described tracts or parcels of land belonging or in anywise  
 appertaining (Excepting and reserving nevertheless the Saw Mill that is now in Use on the  
 first above described tract of land and the ground upon which the same now stands with  
 two perches of land on each side and ends of said Mill with free privilege of the Water  
 as the same is now conveyed by the head race or Artificial Water course from a Dam above  
 the Tan Yard to the aforesaid Saw Mill The said Dam and Head race to be kept open and  
 in good repair by the said Joseph Hoopes his heirs and assigns from the Dam aforesaid to  
 the heads of the Fountain Pump at the Tan yard and for his and theirs so doing he and  
 they shall be entitled to and have as much water as may be necessary for the Use of the said

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 Tan-yard, also free privilege to remove the said Saw Mill and to erect any other Water  
 works in lieu thereof that the said John Hoopes his heirs and assigns may hereafter think pro-  
 per (reserving also the tail Race, of and the Water Course that conveys the water from the  
 said Saw Mill, to the present dwelling house of the said John Hoopes together with free  
 ingress egress and regress to and for the said John Hoopes his heirs and assigns and his  
 and their Workmen and Labourers with Horses Carts and Carriages at all conveni-  
 -ent times and Seasons hereafter for ever through the land of the said Joseph Hoopes his heirs  
 and assigns in and along the banks of the said three Water courses for the amending, cleaning  
 and repairing the same with liberty and privilege for that purpose to dig and take stones  
 and earth from the adjoining land of the said Joseph Hoopes when and as often as need  
 be or occasion require) and the reversions remainders rents issues and profits thereof  
 And also all the Estate Right title and interest the possession property claim and demand  
 whatsoever as well at Law as in equity or otherwise howsoever of him the said John  
 Hoopes of in to or out of the same To have and to hold the said two described tracts  
 pieces or parcels of land hereditaments and premises hereby granted or mentioned or  
 intended so to be with the Appurtenances (except as before excepted and reserved)  
 unto the said Joseph Hoopes his heirs and assigns to the only proper use and behoof  
 of the said Joseph Hoopes his heirs and assigns for ever And the said John Hoopes for  
 himself his heirs Executors and Administrators and Administrators doth Covenant promise  
 grant and agree to and with the said Joseph Hoopes his heirs and assigns by these pre-  
 -sents that he the said John Hoopes and his heirs the said two above mentioned and descri-  
 -bed tracts pieces or parcels of land hereditaments and premises hereby granted or menti-  
 -oned or intended so to be with the Appurtenances (except as before excepted and reserved) unto  
 the said Joseph Hoopes his heirs and assigns against him the said John Hoopes and  
 his heirs and against all and every other person and persons whomsoever lawfully claiming  
 or to claim by him or under him them or any of them shall and will Warrant and  
 forever defend by these presents In Witness whereof the said John Hoopes hath



attestation of its due execution and delivery and each of their respective handwritings.

L. K. Stubbs, Secretary.

Affirmed and subscribed before me the day and year aforesaid. WITNESS my hand and Notarial seal. ....

Harry H. Davis, Notary Public. : NOTARIAL :  
Commission expires Jan. 7, 1923. : SEAL :  
.....

Recorded March 7, 1921.

DEED.  
THOMAS W. BALDWIN, ET AL  
TRUSTEES.

TO.  
ABNER R. WILLIAMS & WIFE

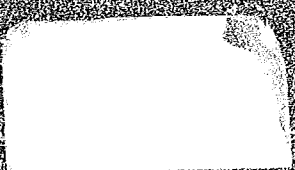
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THIS INDENTURE, Made this Eighteenth day of February A. D. nineteen hundred twenty one. BETWEEN Thomas W. Baldwin and the Chester County Trust Company, Trustees under the Will of Joseph H. Baugh, late of the Township of Cain, in the County of Chester, and State of Pennsylvania, deceased, party of the first part; AND Abner R. Williams and Anna Bruner Williams, his wife, of the Borough of Downingtown, in said County and State, party of the second and other part:-- WHEREAS, the said Joseph H. Baugh died on or about April 16th, 1920, having first made his last Will and Testament dated July 2d, 1918, proven April 20th, 1920, and on record in the Office of the Register of Wills of said County in Will Book NO. forty three, Page four hundred twenty eight, wherein and whereby he bequeathed and devised all his estate, real and personal to the said Thomas W. Baldwin and the Chester County Trust Company, in trust, however, for the life of the testator's sister, S. Ida Baugh, with remainder to the legatees in said Will named; and WHEREAS, the said Joseph H. Baugh died seized in fee of, in and to an undivided half interest or part of, among other lands the message and tract of land hereinafter described containing one hundred seventy acres, more or less, composed of the three adjoining tracts hereinafter separately described; and WHEREAS, the said Trustees, in their petition filed in the Orphans' Court of said County January 3d, 1921, set forth, among other things, that the said Abner R. Williams and Anna Bruner Williams, his wife, offered to purchase at private sale said interest in said lands, and to pay for the same \$6000., that renewals of and repairs to the fences and buildings on said premises would be expensive to maintain &c., and praying the Court to authorize a private sale of said undivided interest, whereupon said Court on January 24, 1921, being of opinion that it would be to the interest and advantage of all parties interested therein that said real estate be sold, that a sale be made without prejudice to any trust charity or purpose for which said real estate is held, and without violation of any law which may confer immunity or exemption from sale or alienation, and that under all the circumstances a better price can be obtained at private than at a public sale, made a Decree authorizing the said Trustees to sell at private sale and to convey the one undivided half interest or part of the said deceased in and to said message and tract of land to the said Abner R. Williams and Anna Bruner Williams, his wife, to be effected concurrently with a sale and conveyance of the remaining undivided part of said real estate belonging to S. Ida Baugh, the said Trustees to give their bond in the sum of Twenty Thousand Dollars, to be approved by the Court, which bond has been approved. NOW THIS INDENTURE WITNESSETH, that the said party of the first part, Trustees aforesaid, for and in consideration of the sum of Six Thousand Dollars, lawful money of the United States of America, to them well and truly paid by the said party of the second part at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, and confirmed and by these presents and under authority of the Decree of the Orphans' Court above recited, do grant, bargain, sell, alien release and confirm unto the said party of the second part, their heirs and assigns; All the one undivided half part of ALL THAT CERTAIN message and tract of land, situate partly in Cain Township and partly in East Brandywine Township, in said County, composed of three tracts of land, bounded and described in old deeds as follows:-- 1. BEGINNING at a stone on the line of Joseph Arters' land; thence by land of John Hoopes, north eighty four and one half degrees east, one hundred eight perches to a small chestnut tree and south four degrees east, one hundred and one half perches to a post, and north eighty four and one half degrees east, fifty six perches to a post; thence by Thomas R. Parke's land and land of James Donaldson, north four degrees west, one hundred fifty four perches to a post; thence by Donaldson's land and the hereinafter described tract south eighty four and one half degrees west, one hundred sixty three and three tenths perches to a stone standing seven tenths of a perch west of an old marked chestnut tree being a corner (mutually agreed upon by the parties) of the aforesaid Joseph Arters' land, thence by same south two and three quarters degrees east, fifty four perches to place of beginning. CONTAINING ninety acres of land, more or less. 2. BEGINNING at corner of land of James Donaldson in the line of the above described tract; thence by the said line south eighty four and one half degrees west, one hundred sixty four perches to a stone a corner of Joseph Arters' land; thence by same and land of Hunt Downing, north five and one half degrees west, forty seven perches to the corner of Samuel Haince' land, and by the same north eighty five degrees east, ninety perches and north six degrees west, thirty one and seven tenths perches to line of land late of Samuel McFarlan; thence by same and land of James Donaldson, south sixty two degrees east, fifty four and one half perches and south forty and one half degrees east, fifty perches to place of beginning. CONTAINING forty two acres, forty seven perches of land, more or less, excepting and reserving as in an old deed set forth. 3. BEGINNING at a stone formerly a spanish oak in a line of Joseph Hoopes' land; thence by the same, north seventy six and one half degrees east, forty seven and six tenths perches to a stone; thence by land of William P. Evans, south two and one half degrees east, one hundred thirty five perches to a stone in line of Robert T. Parke's land; thence south eighty six degrees west, forty six perches to a stone; thence by land of Joseph Hoopes, deceased, north two and one quarter degrees west, one hundred twenty seven and two tenths perches to the place of beginning. CONTAINING thirty seven acres one hundred forty seven square perches of land, more or less. NOS. 1 and 2 BEING the same premises which John Hoopes, by his deed dated April 15, 1817, on record in the Recorder's Office of Chester County in Deed Book G-3, Vol. 64, Page 433, conveyed to his son Joseph Hoopes in fee; the said Joseph Hoopes so seized of the same, died intestate, prior to January 10th, 1831, leaving to survive him as his only heir Maria J. Hoopes, intermarried

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with Joseph Baugh, to whom said lands thereupon descended; and the said Maria J. Baugh died on or about November 14, 1875, seized in fee of said lands, Intestate, leaving to survive her her said husband, and as her only heirs two children, the said Joseph H. Baugh and S. Ida Baugh, to which children said lands descended; NO. 3. of said tracts of land is the same which William D. McFarlan, and his wife, by their deed dated March 29th, 1846, on record in said Recorder's Office in Deed Book B-5, Vol. 101, Page 10, conveyed to the said Joseph Baugh in fee; and so seized of which the said Joseph Baugh died on or about March 10th, 1892, Intestate, unmarried and leaving as his only heirs his children, the said Joseph H. Baugh and S. Ida Baugh, to whom said lands thereupon descended. TOGETHER With all and singular the buildings, woods, ways, 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 also all the estate, right, title interest, use, trust, property, possession, claim and demand whatsoever of him, the said Joseph H. Baugh, at and immediately before his decease, in law, equity or otherwise howsoever, of, in, to or out of the same. TO HAVE AND TO HOLD the said messuage and tract of land, composed of the three tracts of land hereinbefore described, hereditaments and premises hereby granted and released or mentioned and intended so to be, with the appurtenances, unto the said Abner R. Williams and Anna Bruner Williams, his wife, their heirs and assigns, to and for the only proper use and behoof of the said Abner R. Williams and Anna Bruner Williams, his wife, their heirs and assigns forever. And the said Thomas W. Baldwin and Chester County Trust Company, Trustees aforesaid, do severally, but not jointly, or the one for the other, or for the act or deed of the other, but each for his or its own act only, covenant, promise and agree, to and with the said party of the second part, their heirs and assigns that they the said Thomas W. Baldwin and the Chester County Trust Company, Trustees aforesaid, have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever. IN WITNESS WHEREOF, the said Thomas W. Baldwin, Trustee aforesaid hath hereunto set his hand and seal, and the said Chester County Trust Company, Trustee aforesaid, hath hereunto affixed the common seal of said Corporation. Dated the day and year first above written.

Signed, sealed and delivered in the presence of us;

Eoline G. Green.

.....  
: \$6.00 :  
: I. R. :  
: STAMP :  
: .....

Thomas W. Baldwin. (SEAL).  
.....  
CHESTER COUNTY TRUST CO. : CORPORATE :  
BY J. E. Ramsey, President. : SEAL :  
ATTEST: - L. K. Stubbs, Secretary. ....  
Trustees under Will of Joseph H. Baugh, dec'd.

State of Pennsylvania, County of Chester, SS:-

On the Eighteenth day of February A. D. 1921, before me, a Notary Public for said State, residing in the Borough of West Chester, in said County, personally appeared the above named Thomas W. Baldwin, Trustee aforesaid, and in due form of law acknowledged the foregoing Indenture to be his act and deed, and desired the same might be recorded as such. WITNESS my hand and Notarial seal the day and year aforesaid.

Mary H. Davis, Notary Public, : NOTARIAL :  
Commission expires Jan. 7, 1923. : SEAL :  
.....

State of Pennsylvania, County of Chester, SS:-

On the Eighteenth day of February A. D. 1921, before me, a Notary Public for said State, residing in the Borough of West Chester, in said County, personally appeared L. K. Stubbs, Secretary of the said the Chester County Trust Co., Trustee aforesaid, who being duly affirmed according to law, says that he was personally present at the execution of the above Indenture and saw the Common or Corporate seal of the said Corporation duly affixed thereto; that the seal so affixed thereto is the common or corporate seal of the said Corporation; that the above indenture was duly sealed and delivered by J. E. Ramsey, President of said Corporation for the uses and purposes therein mentioned and that the names of this deponent as Secretary and of J. E. Ramsey as President of said Corporation, subscribed to the above indenture in attestation of its due execution and delivery are of their and each of their respective handwritings.

L. K. Stubbs, Secretary. ....  
Affirmed and subscribed before me the day and year aforesaid. WITNESS my hand and Notarial seal. ....  
Mary H. Davis, Notary Public. : NOTARIAL :  
Commission expires Jan. 7, 1923. : SEAL :  
.....

Recorded March 7, 1921.

DEED. : THIS INDENTURE, made the Fourth day of March in the year of our Lord one  
JOHN T. FREES. : thousand nine hundred and twenty one. BETWEEN John T. Frees of Atlantic City,  
TO. : County of Atlantic, State of New Jersey, singleman (hereinafter called the  
DOROTHY E. EYRICH. : Grantor) of the one part; AND Dorothy E. Eyrich, of the Borough of Phoenix-  
: ville, Chester County, State of Pennsylvania, wife of Raymond R. Eyrich (herein-  
: after called the Grantee) of the other part. WITNESSETH, That the said grantor  
: for and in consideration of the sum of One Dollar (\$1.00) lawful money of the  
United States of America, unto him well and truly paid by the said grantee at or before the sealing and delivery  
hereof, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, released and confirmed  
and by these presents grant, bargain, and sell, release and confirm unto the said grantee, her heirs and  
assigns; ALL THAT CERTAIN messuage tenements and lot of land, situate in the Fourth Ward of the said Borough of  
Phoenixville, bounded and described as follows, viz:- BEGINNING at a corner of lands of the Estate of Patrick  
Cullen, deceased in line of the Northern side of Spring Street; thence along said Cullen's lot, north fifteen  
and one fourth degrees west, seven and fifty two hundredths perches to a corner in line of Joseph Repistackis  
lands; thence along said Repistackis lot north seventy five degrees east, two perches and seventy five hundred-  
ths to a line in corner of Edward Levi's land; thence along said Levi's land, south seventeen degrees east,  
seven and fifty two hundredths perches to a corner in the northern line of Spring Street; thence along the  
northern side of Spring Street, south seventy five degrees west, two and ninety three hundredths perches to the



Know All Men by These Presents: That, Daniel L. Evans

Sheriff of the County of Chester, in the State of Pennsylvania.

for and in consideration of the sum of One dollar and no part thereof to be paid and conveyed to Father E. Baldwin and Thomas C. Southrop of West Chester, Pennsylvania their heirs and assigns;

WE, THE CERTAIN mortgage and tract of land, situate partly in Oak Township and partly in East Brandywine Township, in said County, composed of three tracts of land, bounded and described in old Deeds as follows:

No. 1. BEGINNING at a stone on the line of Joseph Artora's land, thence by land of John Hoopes North 84 1/2 degrees East 100 perches to a small chestnut tree, and South 1 degree East 100 1/2 perches to a post; and North 3 1/2 degrees East 50 perches to a post; thence by Thomas R. Parke's land and land of James Donaldson North 1 degree West 154 perches to a post; thence by Donaldson's land and the hereinafter described tract South 84 1/2 degrees West 103 3/10 perches to a stone standing 7/10 perches West of an old marked chestnut tree being a corner (mutually agreed upon by the parties) of the aforesaid Joseph Artora's land, thence by the same South 2 1/2 degrees East 54 perches to place of beginning.

CONTAINING 20 Acres of land, more or less.

No. 2. BEGINNING at corner of land of James Donaldson in the line of the above described tract, thence by the said line North 84 1/2 degrees West 164 perches to a stone a corner of Joseph Artora's land thence by same and land of Hunt Downing North 5 1/2 degrees West 47 perches to the corner of Samuel Haines' land and by the same North 25 degrees East 90 perches and North 6 degrees West 31-7/10 perches to line of land late of Samuel Mayhew; thence by same and land of James Donaldson South 82 degrees East 54 1/2 perches and North 4 1/2 degrees East 50 perches to place of beginning.

CONTAINING 48 Acres 47 perches of land, more or less, excepting and reserving as in an old

Deed at North.

No. 3. BEGINNING at a stone formerly a Spanish Oak in a line of Joseph Hoopes' land, thence by the same North 7 1/2 degrees East 47 6/10 perches to a stone; thence by land of William P. Evans South 2 1/2 degrees East 155 perches to a stone in line of Robert T. Parke's land; thence South 36 degrees West 48 perches to a stone; thence by land of Joseph Hoopes, deceased, North 2 1/2 degrees West 127 2/10 perches to the place of beginning.

CONTAINING 27 A. or 148 square perches of land, more or less.

Excepting out of the above described premises, all that certain mortgage and tract of land conveyed by Amos Williams and Anna Henson, his wife, to Everett J. Hoopes and Martha L., his wife, by Deed dated September 15th, 1907 and recorded in the Office of the Recorder of Deeds for Chester County in Deed Book No. 10, Page 156.

ALSO ME THAT CERTAIN mortgage and lot of land situate in the West Ward of the Borough of Philadelphia, Chester County, Pennsylvania, bounded and described as follows:

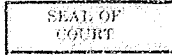
BEGINNING at a point in East line of Stuart Avenue a corner of land of Winfield and Anna P. Downey, thence along said line North 10 feet; thence at right angles Westwardly 25 feet to middle of Stuart Avenue, thence along the middle of Stuart Avenue 50 feet, thence at right angles Eastwardly 25 feet to the East line of said Avenue; thence Northwardly 50 feet to the South line of Webster Avenue; thence along the South line thereof 10 feet to the east side of a 20 foot wide alley, thence Southwardly along the West side of said alley 40 feet thence at right angles 10 feet to the middle of said alley, thence Southwardly along the middle of said alley 10 feet, thence at right angles 10 feet to West side of said alley, thence along the West side of said alley Southwardly 10 feet to a corner of land of Winfield P. and Anna B. Downey; thence at right angles to said alley and along the North side of said Winfield P. and Anna B. Downey's land 168 feet to the place of beginning.

Containing 10,000 square feet of land, more or less.

Witness my hand and seal of the County of Chester, Pennsylvania, this 15th day of August, after due advertisement according to law, under and by virtue of an order of the Court of Chester County, Pennsylvania, made on the 15th day of August, 1940, out of the Term, one thousand nine hundred and forty...

In Witness whereof, I have hereunto affixed my signature this 15th day of September, 1940. Daniel L. Evans, Sheriff.

COMMISSIONERS OF PENNSYLVANIA, SS: In compliance with the provisions of the Act of the General Assembly, I have caused the following to be published in the Public Ledger, a newspaper published in the City of Philadelphia, Pennsylvania, on the 15th day of September, 1940.



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in 120 BK  
N 35 p 266  
3-25-41

DEED

This Indenture, Made the ninth day of April

BEFORE E. BALDWIN at 11 in the year of our Lord one thousand nine hundred and forty one  
TO  
BETWEEN Esther E. Baldwin and Thomas C. Gawthrop of the Borough of West Chester, County of Chester and State of Pennsylvania, parties of the first part; and Eugene A. Pollock and Susan A. Pollock his wife of the Borough of Downingtown County and State aforesaid, parties

of the second part: Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of One Dollar lawful money of the United States of America, well and truly, paid by the said part 1st of the second part to the said parties of the first part, at and before the encoding and delivery of these presents, the receipt whereof is herby acknowledged, have granted, bargained, sold, aliened, effected, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, effect, release, convey and confirm unto the said part 1st of the second part, their Heirs and assigns, as tenants by the entireties.

and ALL THAT CERTAIN messuage and three tracts of land situate partly in Caln Township / Chester County, Pennsylvania bounded and described in old deeds as follows:-

NO. 1 BEGINNING at a stone on the line of Joseph Arters' land thence by land of John Hoopes North eighty four and one-half degrees east one hundred and eight perches to a small chestnut tree and south four degrees east one hundred and a half perches to a post, and North eighty four and one-half degrees East fifty six perches to a post; thence by Thomas R. Parke's land and land of James Donaldson North four degrees West one hundred and fifty four perches to a post; thence by Donaldson's land and the hereinafter described tract, South eighty four and one-half degrees west one hundred sixty three and three tenths perches to a stone standing seven tenths perches West of an old marked chestnut tree, being a corner (mutually agreed upon by the parties) of the aforesaid Joseph Arters' land thence by the same South two and three-quarter degrees East fifty four perches to the place of beginning.

CONTAINING ninety acres of land more or less.

NO. 2 BEGINNING at a corner of land of James Donaldson in the line of the above described tract, thence by the said line South eighty four and one-half degrees west one hundred sixty four perches to a stone a corner of Joseph Arters' land thence by same and land of Hunt Downing North five and one-half degrees west forty seven perches to the corner of Samuel Haines' land and by the same North eighty five degrees East ninety perches and North six degrees west thirty one and seven-tenths perches to line of land late of Samuel McFarlan; thence by the same and land of James Donaldson South sixty two degrees East fifty four and one-half perches and South forty and one-half degrees East fifty perches to the place of beginning.

CONTAINING forty two acres forty seven perches of land more or less; EXCEPTING and RESERVING as in an old deed set forth.

NO. 3 BEGINNING at a stone formerly a Spanish Oak in a line of Joseph Hoopes' land, thence by the same North six and one-half degrees East forty seven and six tenths perches to a stone; thence by land of William F. Evans South two and one-half degrees East one hundred thirty five perches to a stone in line of Robert T. Parke's land; thence South eighty six degrees west forty six perches to a stone; thence by land of Joseph Hoopes deceased North two and one-quarter degrees West one hundred twenty seven and two-tenths perches to the place of beginning.

CONTAINING thirty seven acres one hundred forty seven square perches of land, more or less.

Excepting out of the above described premises all that certain messuage and tract of land conveyed by Abner Williams and Anna Bruner, his wife to Everett J. Hoopes and Martha L. his wife by deed dated September 27th 1927 and recorded in the Office of the Recorder of deeds for Chester County in Deed Book N-17, page 138.

BEING part of the same premises which Daniel L. Evens, Sheriff by deed dated September 13th 1930 and recorded in the Recorder's Office aforesaid in Sheriff's Deed Book O-19, Vol. 401, page 598 granted and conveyed unto the said Esther E. Baldwin and Thomas C. Gawthrop, parties hereto in fee.



Dec 7 10 17 AM '78

DEED-Trustees' Co. (Corp. - Ind.) No. 772A Printed for and sold by John C. Clark Co., 1128 Walnut St., Phila.

RECORDED DEEDS  
**This Indenture, Made the**

\_\_\_\_\_ Fifth \_\_\_\_\_ day of December \_\_\_\_\_ in the year of our Lord  
one thousand nine hundred and seventy-eight.

**Between** MARTHA P. HICKMAN, Executrix of the Estate of Susan A. Pollock, late of the Township of Caln, County of Chester and State of Pennsylvania, (hereinafter called the "Grantor"), of the one part  
and

ZURICH ENTERPRISES, INC., a Pennsylvania Corporation,

of the other part, **Witnesseth**, That the said \_\_\_\_\_ Grantor

for and in consideration of the sum of Ninety-six thousand seventy-two Dollars  
lawful money of the United States of America, unto her — well and truly paid by the said

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, — 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, its successors

and assigns,

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate ~~partly~~ in Caln Township, ~~partly~~ in Caln Township, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a plan of property of the Estate of Susan A. Pollock made by G. D. Houtman and Son, Civil Engineers and Land Surveyors (Media, Pa.) dated September 11, 1978, as follows:

BEGINNING at a point on the title line in the bed of Edges Mill Road, which point is measured South 9 degrees 48 minutes 20 seconds East 155.55 feet from a point on the title line in the bed of Route 322; thence along the said title line in the bed of Edges Mill Road the five following courses and distances; (1) South 85 degrees 27 minutes West 296.23 feet to a point; (2) South 75 degrees 14 minutes West 163.50 feet to a point; (3) South 66 degrees 18 minutes West 158.94 feet to a point; (4) South 57 degrees 16 minutes West 211.87 feet to a point; (5) South 56 degrees 23 minutes West 0.50 feet to a point a corner of land of Emerson N. Glauner; thence along said Glauner's land the two following courses and distances: (1) North 36 degrees 39 minutes 30 seconds West 350.25 feet to a pipe; (2) South 20 degrees 50 minutes West 70.0 feet to a point a corner of land of Emerson N. Glauner, Jr.; thence along said Glauner's land South 29 degrees 44 minutes West 80.0 feet to a pipe a corner of land of John A. Collins; thence along said Collins' land South 63 degrees 30 minutes West 70.0 feet to a pipe in line of land of H. Gordon Hickman; thence along said Hickman's land North 1 degree 51 minutes 40 seconds West 412.85 feet to a pipe a corner of parcel 4 on the above mentioned plan; thence along the same North 49 degrees 05 minutes 10 seconds East 672.32 feet to a point in the title line of Route 322; thence along the same South 37 degrees 27 minutes East

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Dec 6 1978

231.48 feet to a point; thence on the arc of a circle curving to the left with a radius of 1432.39 feet the arc distance of 599.23 feet to a point; thence South 9 degrees 48 minutes 20 seconds East 155.55 feet to the point and place of beginning.

CONTAINING 13.30 acres of land, more or less.

BEING Parcel 1 on the above mentioned Plan.

BEING a part of the same premises which Esther E. Baldwin and Thomas C. Gawthrop, by their deed dated April 9, 1941 and recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book S-20, page 13, granted and conveyed unto Eugene A. Pollock and Susan A. Pollock, his wife.

AND the said Eugene A. Pollock being so thereof seized died on or about February 6, 1968.

AND the said Susan A. Pollock being so thereof seized died on or about December 10, 1977 having first made her last Will which was probated and registered in Chester County in Will Book 119, page 92, wherein she appointed Martha P. Hickman, Executrix of her Will, to whom Letters Testamentary were granted on January 3, 1978.

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ 960.72

*Flournoy D. Shurt*  
COLL 2

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
OFFICE OF TRANSFER TAX  
960.72  
RECEIVED

U 541AL 311

This Deed, made this 7th day of August 1984.

Between, ZURICH ENTERPRISES, INC. (A PENNSYLVANIA CORP.)

a corporation organized and existing under and by virtue of the laws of Pennsylvania (hereinafter called "Grantor"), of the one part, and HARVEY PERRY and GAIL L. PEPHY, his wife (hereinafter called the "Grantees"), of the other part.

Witnesseth, That in consideration of EIGHTY-FIVE THOUSAND (\$85,000.00) Dollars,

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 tenants by the entireties.

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, Situate partly in Caln Township and partly in East Brandywine Township, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a plan of Property of the Estate of Susan A. Pollock, made by G.D. Houtman & Son, Civil Engineers and Land Surveyors (Media, Pa.), dated September 11, 1978, as follows, to wit:

BEGINNING at a point on the title line in the bed of Edge's Mill Road, which point is measured South 9 degrees 48 minutes 20 seconds East 155.55 feet from a point on the title line in the bed of Route #322; thence along the said title line in the bed of Edge's Mill Road the 5 following courses and distances: (1) South 85 degrees 27 minutes West 296.23 feet to a point; (2) South 75 degrees 14 minutes West 163.50 feet to a point; (3) South 66 degrees 18 minutes West 158.94 feet to a point; (4) South 57 degrees 16 minutes East 211.87 feet to a point; (5) South 56 degrees 23 minutes West 0.50 feet to a point a corner of land of Emerson N. Glauner; thence along said Glauner's land the 2 following courses and distances: (1) North 36 degrees 39 minutes 30 seconds West 350.25 feet to a pipe; (2) South 20 degrees 50 minutes West 70.0 feet to a point a corner of land of Emerson N. Glauner, Jr.; thence along said Glauner's land, South 29 degrees 44 minutes West 80.0 feet to a pipe a corner of land of John A. Collins; thence along said Collins' land, South 63 degrees 30 minutes West 70.0 feet to a pipe in line of land of H. Gordon Hickman; thence along said Hickman's land, North 1 degree 51 minutes 40 seconds West 412.85 feet to a pipe a corner of Parcel 4 on the above mentioned plan; thence along the same North 49 degrees 05 minutes 10 seconds East 672.32 feet to a point in the title line of Route 322; thence along the same South 37 degrees 27 minutes East 231.48 feet to a point; thence on the arc of a circle curving to the left with a radius of 1432.39 feet the arc distance of 599.23 feet to a point; thence South 9 degrees 48 minutes 20 seconds East 155.55 feet to the point and place of beginning.

CONTAINING 13.30 acres, more or less.

BEING Parcel 1 on the above mentioned Plan.

BEING the same premises which Martha P. Hickman, Executrix under the Will of Susan A. Pollock, deceased, by Indenture bearing date the 4th day of December, A.D., 1978 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 7th day of December, A.D., 1978 in Deed Book D-54, page 310, granted and conveyed unto Zurich Enterprises, Inc., in fee.

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RECORDED OF DEEDS  
CHESTER COUNTY PA  
84 AUG 17 P3-24