

HISTORY OF  
JAMES AND MELISSA DOUGHERTY HOUSE  
2637 KINGS HIGHWAY, CALN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

The Doughertys' house is especially interesting, as it is really two houses. The original one was built on the property sometime in the early to mid-19th century, but the log portion on the west end is much older and was brought here from Sinking Spring, PA, and grafted on in the 1980s. The style of the fireplace and woodwork indicates an 18th-century date for the log part of the house. The entire house is beautifully restored and maintained.

The date of the original house, though, is a puzzle. Research done by the Thayers, who added the log house, seemed to indicate an early 19th-century date of construction, based on deed information and tax records. My research led to a different conclusion. As the history of this house is extremely complicated and confusing, I've tried to clarify it by writing up the Deed Descent as three chains of title. Chain of title #1 is the principal one, into which the others merge.

In 1837 Mary Gibson bought a 6-acre lot with messuage (dwelling), but when she sold it in 1844 as two lots (one of 5 acres 138 perches and the other of 22 perches), there is no mention of a messuage on either lot, which doesn't necessarily mean there was none. Usually, deeds mentioned any existing dwelling, but sometimes there was a slip-up. However, because of this omission it is impossible to tell which of the two sales by Mary Gibson included a house. Often tax records can help, but not in this case. The Thayers' research led them to believe their house was on one of these lots, but I think this was a mistake.

Further research yielded this information: William Cousins owned 16+ acres to the west of the present Dougherty property and also 161 perches (1 acre 1 perch), on part of which the Dougherty house stands today. In 1844 Cousins combined a 24-perch slice from the 16-acre lot with the 161-perch lot and sold the resulting tract of 1 acre 25 perches to Miller Woodward. In the same year, Woodward bought a 22-perch lot from Mary Gibson (part of her 6 acres, most of which lay to the south of the road), and this was joined to the lot of 1 acre 25 perches, to form Woodward's tract of 1 acre 45 perches. (Surveyors' measurements were not always accurate, but the metes and bounds and the neighboring property owners confirm this conclusion.)

This tract was on a bend in the road and the 22-perch section was to the west of the bend, dipping down a little toward the southwest. According to the metes and bounds, which give the compass-based outline of the property, and according to maps from 1873, 1883, 1934, and the present, and also according to the Chester County tax map, the Doughertys' house is on the portion of that tract running almost directly east and west--not on the portion dipping down to the southwest. I have sketched this for greater clarity in the Maps section.

Now, to try to date the building of the house: William Cousins bought the 161-perch section in 1837, at which time it was described in the deed as a woodlot, which means there was no dwelling on it. A check of tax records for 1844, the year Miller Woodward bought the woodlot plus the 22- and 24-perch lots, shows an assessment of \$250 for buildings, so it looks as if Woodward built himself a place to live pretty quickly, maybe the Dougherty house. Or there could have been a building on one of the small lots, but if so, it was not the Dougherty house, because these lots are too far west, beyond the bend in the road.

Both the 1873 and 1883 maps show a dwelling on the property, and the 1883 map shows a second building. Jumping ahead to 1934, the Franklin Atlas for that year shows a "stable or garage" on the west end of the present Dougherty property and a "stone or concrete" dwelling on the east end. This was confusing, as the house is frame, but the fact that it is stuccoed (and always has been) could have misled the mapmaker. Or maybe to him

stucco was in the same category as concrete.

A visit to the house gave some clues to its age, though I am more an amateur than an expert at "reading" houses, and I recommend the owners have a restoration architect examine the house, if they wish to determine the period of its construction. However, the bullseye woodwork would indicate construction between 1820 and 1860. Of course, the woodwork could have been added in that period to spruce up an older house, but this sort of thing was usually done along with other changes to the house, such as an addition. Also, I think the ceilings of the first floor and the basement are higher than is usual in very early 19th-century houses. For these reasons, I would guess that the house was built by Miller Woodward during his ownership, 1844 to 1856.

It should be noted, though, that the Chester County Architectural Inventory, done around 1980, gives 1780-1820 as an estimated date of construction. So perhaps the Doughertys should not take down their plaque with its 1809 date just yet. I do feel strongly, however, that Robert Plumley never lived there. He had owned the six-acre lot, of which Miller Woodward eventually bought the small 22-perch piece, the portion on which Woodward most likely did not build his house and which is on the southwest-angled part of Kings Highway. Plumley may have had a house there, or he may have lived on the part of the 6-acre lot that lay south of Kings Highway.

Twelve years after Miller Woodward bought the two lots and built his house, he sold the house (which is mentioned in the deed) and lot to Ruth Anna Baker, who kept it less than a year, selling to William Mason in 1857. Mason lived there twelve years and sold to Lewis Myers, one of the longest residents, who stayed from 1869 to his death in 1906.

A year later Myers' son James sold to Brandywine Building & Loan Association, which in 1914 sold to widow Annie E. Mann. Her husband Caleb, a railroad engineer, had been killed in a wreck at Thorndale in 1893. (See Clippings section.) When she died in 1915, Annie Mann left the place to her son Clyde, who sold to Harry McComsey five years later. The McComseys kept the house until Harry's death in the mid-1940s, when the heirs sold to Howard and Lillian Kieffer, who lived there 38 years, even longer than Lewis Myers. In 1983 Howard Kieffer sold to Sydney and Edith Thayer, who added the log house. The Thayers sold the enlarged house to Thomas and Sherry Fitzkee in 1989, and the Fitzkees made more improvements. In 1997 they sold the place to the present owners, James and Melissa Dougherty.

Mary Larkin Dugan

July 2005



DEED DESCENT  
 JAMES AND MELISSA DOUGHERTY HOUSE  
 2637 KINGS HIGHWAY, CALN TOWNSHIP  
 CHESTER COUNTY, PENNSYLVANIA

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<b><u>Chain of title #1</u></b>		
F2, 68 6/25/1762	Richard Pike of the City of Cork, merchant, by Charles Norris of Philadelphia, merchant and attorney, to Thomas Stalker, tract of land	232 acres 49 perches £412 4 shillings 2 pence
Estate file #4369 d. 4/8/1794	Will of Thomas Stalker Sr., leaving all real property except 100+ acres (see Chain of Title #2) to son Thomas	
Estate file #6790 d. 6/6/1820	Will of Thomas Stalker Jr., leaving "western division" of his property to daughter Grace Stalker Downing, after the decease of her mother Jane.	225 acres
Misc. Deed Bk. 1, p. 39 12/7/1821	Jane Stalker devised to Joseph & Grace Downing her claim to the property.	225 acres
Y3, 493 8/22/1823	Joseph M. & Grace Downing to Hunt Downing, tract of land	225 acres \$13,500.00
Y3, 495 8/23/1823	Hunt & Deborah Downing to Joseph M. Downing, tract of land	225 acres \$13,500.00
O4, 253 4/3/1837	Joseph M. & Grace Downing to William Cousins, Lot of woodland	161 perches (1 A 1 P) \$25.00
F5, 344 4/9/1844	William & Hannah Cousins to Miller Woodward, tract of land (from Chain of Title #3)	1 acre 25 perches \$50.00
F5, 343 4/9/1844	Mary Gibson to Miller Woodward, lot (from Chain of Title #2).	22 perches \$5.00
C6, 416 4/5/1856	Miller & Ann Woodward to Ruth Anna Baker, messuage & lot	1 acre 45 perches \$825.00
E6, 487 1/16/1857	Ruth Anna Baker to William P. Mason, messuage & lot	1 acre 45 perches \$833.00
T7, 265 3/27/1869	William P. Mason to Lewis Myers, messuage & lot	1 acre 45 perches \$875.00
H13, 8 4/2/1906	Hannah Myers et al to James Myers, undivided 9/10 part of messuage & lot, Lewis Myers having died	1 acre 45 perches \$400.00
K13, 84 3/29/1907	James Myers to Brandywine Building & Loan Assn. of Downingtown, messuage & lot	1 acre 45 perches \$800.00
R14, 186 11/21/1914	Brandywine Building & Loan Assn. of Downingtown to Annie E. Mann, messuage & lot	1 acre 45 perches \$525.00
Est. file #35793 6/1/1915	Will of Annie E. Mann, leaving her estate to Clyde Mann	

N15, 355 2/1/1919	Clyde Mann to Harry McComsey, message & lot	1 acre 45 perches \$1,750.00
12/29/1924	Harry McComsey died intestate. His widow Hanna and five children inherited.	
Y21, 240 10/16/1945	Hanna McComsey et al, heirs of Harry McComsey, to Howard I. & Lillian M. Keiffer, message & lot	1 acre 45 perches \$1.00
J61, 58 5/9/1983	Howard I. Kieffer to Sydney Thayer III & Edith B. Thayer, tract of land and buildings thereon. Lillian Kieffer died 7/23/1932.	.702 acre \$1.00
1611, 39 7/6/1989	Sydney Thayer III & Edith B. Thayer to Thomas K. & Sherry A. Fitzkee, tract of land and buildings thereon	.702 acre \$138,000.00
4207, 2171 7/5/1997	Thomas K. & Sherry A. Fitzkee to James M. & Melissa S. Dougherty, tract of land and buildings thereon	.702 acre \$187,500.00

**Chain of title #2**

Back reference in O, 163:

8/30/1703	Land granted to Joseph Pike, recorded in Philadelphia, Patent Book A, vol. 2, p. 576	
3/9/1714	Joseph Pike to Ebenezer Pike, same tract of land, recorded in Book F, vol. 6, p. 105	
1724	Ebenezer Pike died, leaving the tract to Richard Pike of the city of Cork	
O, 163 5/28/1765	Richard Pike by his attorney Charles Norris to Warwick Miller, tract of land	180 acres 49 perches £319 8 shillings
Estate Papers #3439 1784	Wil of Warwick Miller, leaving "to my son Isaac Miller all the remainder of the Pike land tracts"	
T2, 227 4/5/1790	Isaac Miller, "now of the state of Virginia," to Thomas Stalker, tract of land "in trust for and on the behalf of William Pim"	110 acres 49 perches £300
Estate Papers #4369 1794	Will of Thomas Stalker, leaving the above tract in trust for William Pim, with the proviso that, as agreed, Isaac Miller's mother was to live there during her widowhood	
D3, 153 5/6/1809	Mary Pim, widow of William Pim, to William Mitchener, lot of land	15 acres \$450.00
D3, 155 4/10/1810	William & Rachel Mitchener to Thomas Vickers, lot of land	15 acres \$800.00
Q3, 430 4/1/1819	Thomas & Jemima Vickers to Robert Plumley, message & lot	6 acres \$500.00
Sheriff's Deed Dkt. #4, p. 93 11/6/1833	Peter Osborne, Sheriff of Chester County, to James Jackson, lot	6 acres \$465.00



Misc. Deed Book 3, p. 51 5/10/1835	Deed of Assignment: James & Hannah Jackson to Gravener Marsh, messuage & lot	6 acres \$1.00
M4, 179 3/1836	Gravener Marsh, assignee of James Jackson, to Eli Russell, messuage & lot	6 acres \$605.00
N4, 321 2/27/1837	Eli & Lydia Russell to Mary Gibson, messuage & lot	6 acres \$605.00
F5, 343 4/9/1844	Mary Gibson to Miller Woodward, lot (T5, 152: Mary Gibson sold the remainder of the 6-acre lot, 5 acres 138 perches. In neither deed was a messuage mentioned, though there was one in the N4, 321 deed.)	22 perches

**Chain of title #3**

**Back reference in O, 163:**

8/30/1703	Land granted to Joseph Pike, recorded in Philadelphia, Patent Book A, vol. 2, p. 576	
3/9/1714	Joseph Pike to Ebenezer Pike, same tract of land, recorded in Book F, vol. 6, p. 105	
1724	Ebenezer Pike died, leaving the tract to Richard Pike of the city of Cork	
O, 163 5/28/1765	Richard Pike by his attorney Charles Norris to Warwick Miller, tract of land	180 acres 49 perches £319 8 shillings
Estate Papers #3439 1784	Wil of Warwick Miller, leaving "to my son Isaac Miller all the remainder of the Pike land tracts"	
T2, 227 4/5/1790	Isaac Miller, "now of the state of Virginia," to Thomas Stalker, tract of land "in trust for and on the behalf of William Pim"	110 acres 49 perches £300
K3, 199 3/1/1814	Mary Pim to Thomas Vickers, tract of land, excepting 15 acres sold to William Mitchener	110 acres 49 perches \$6,000.00
S3, 292 3/13/1821	Thomas & Jemima Vickers to Benjamin Pennington, lot of land, being parts of the above tract (K3, 199) and of the tract in D3, 155.	16 acres 120 perches \$576.00
Estate file #7211 1/2/1823	Benjamin Pennington will, authorizing sale to pay debts and expenses.	
T3, 441 2/18/1824	Gravener Marsh, executor of Benjamin Pennington will, to John Marshall, messuage & lot. The entire property had to be sold to cover debts and expenses.	16 acres 120 perches \$435.50
Z3, 422 3/1/1827	John Marshall & Jane Marshall to William Cousins, messuage & lot	16 acres 120 perches \$537.50
D4, 354 3/22/1830	William & Hannah Cousins to Ishmael Wollerton, messuage & tract	16 acres 120 perches \$750.00
H4, 329 3/5/1833	Ishmael Wollerton to Ziba Wollerton, messuage & tract	16 acres 120 perches \$750.00

I4, 53  
4/5/1834

Ziba Wollerton to Eli Russell, tract

16 acres 120 perches  
\$750.00

O4, 252  
2/27/1837

Eli & Lydia Russell to William Cousins, tract

16 acres 120 perches  
\$825.00

F5, 344  
4/9/1844

William & Hannah Cousins to Miller Woodward,  
tract

1 acre 25 perches  
\$50.00



L 5.26.1893

The remains of the dead engineer, Caleb Mann, who was killed at Thorndale, were taken to Coatesville from Harrisburg yesterday on the Columbia accommodation and conveyed at once to Hephzibah Baptist Church, where services were conducted by the present pastor and also by a former pastor, who is now a resident of Downingtown. The pall-bearers were the conductor, baggagemaster, a former brakeman of deceased's train and other members of his crew. The brakeman who was injured in the Thorndale wreck is reported to have died Wednesday. The floral offerings were very extensive and costly, almost filling the room. After the funeral the railroad gentlemen who attended were given a lunch at the residence of Robert Keech, the father-in-law of the dead engineer. 5-26

L 3.27.1917

MRS. ANNIE E. MANN. 3, 27

At the age of 66 years, Mrs. Annie E. Mann died this morning at her home, near Caln Meeting House. She is survived by two sons in Harrisburg, Robert and Clyde, at home, two daughters, Mrs. Walter Young and Mrs. Joseph Young, Coatesville. She was associated with the First Baptist Church.

MANN.—In Caln township, March 27th, 1917, Annie E., widow of the late Caleb Mann, in her 66th year. 3, 27

Relatives and friends are invited to attend the funeral from her late residence on Saturday, March 31, 1917. Meet at the house at 11 o'clock a. m. Services and interment at Hephzibah at 1 p. m. Carriages will meet trains at 9.33 a. m. at Coatesville.

A 1.19.1950

Mr. and Mrs. Clyde M. Mann, of Thorndale, celebrated their twenty-fourth wedding anniversary on January 7 at their home at Lyndhurst Manor. Entertained at dinner were Mr. and Mrs. Joseph Pyncheon, Joseph Russell, Mr. and Mrs. Thomas Young, Helen Woodruff, and Mr. and Mrs. Fred L. Wood. 1950

*The Evening Bulletin* 4120 1970  
ONE MORE COAT OF PAINT—Clyde Mann, 77, of Thorndale, Chester County, finishes another multi-family birdhouse for

purple martins which will arrive soon. He placed railing along edge of veranda so young birds will not fall.



**By ROSALIE PEIRSOL**

Any day now, the flocks of purple martins will arrive at the home of Clyde Mann on Bondsville road, Thorndale, west of Downingtown, to take up residence for the warm months.

Why this particular house?

For one thing, habit. The birds have been coming back to Mann's home for 44 years.

**FOR ANOTHER** thing, they will find no shortage of accommodations, for Mann, who is 77, is an expert at constructing the apartment houses that purple martins favor.

The birdhouses he has made are used from New Jersey west to Altoona, sitting atop 16-to-18-foot poles.

Styles range from eight-family cottages with a private porch for each room — edged by a rail to protect the birdlings from falling — to palatial, three-story mansions with 32 rooms, and verandas encircling each level.

**MANN SPOTTED** the scout birds sailing and whistling overhead early this month, so he knows the rest of the colo-

ny will be returning soon from its winter in South America.

What may delay the purple martins, Mann said, is the cool, wet weather. They may wait until the air is warmer and chock full of insects which they catch unawares in mid flight.

Mann produces items other than birdhouses in his basement workshop.

A native of Harrisburg who has lived in Chester County more than 70 years, he was employed by Lukens Steel Co., Coatesville, for 50 years.

**WHEN HE** retired in 1958, he had been foreman of the machine and forge department for a quarter-century.

"He's enjoyed his retirement even more than we expected," Mann's wife, Grace, said, pointing to a neat, six-drawer cabinet he made to hold his collection of 200 souvenir pencils.

It sits next to a corner cupboard containing Mrs. Mann's collection of 200 pitchers.

**WITH A KNITTING** needle, Mann creates wastebaskets from colorful magazine pages

and loops of plastic clothes-line.

On a wall hangs a white-painted radiator-screening plaque made from tin cans with gold-tinged roses.

Mann cut his name in steel letters and imbedded them in red concrete at his front entrance walk.

He has built games for Chester County's Sixty Plus Club. One he copied from the Amish is a wooden frame with a hole in center into which corn bags are pitched. "It doesn't harm the grass like pitching quoits," he explained.

**"HE IS ALWAYS** fixing a bureau drawer, doll cabinet, or antique chair for someone," said Mrs. Mann who keeps busy herself tending African violets.

But mostly Mann concentrates on providing better housing for birds — particularly purple martins, although a wren house and a feeder also sits in his basement workshop.

"I use new pine lumber for inner and outer walls, and cedar shingling for roofs. Extending perches from the porches is important because

martins don't like to live near trees and male birds need a place to stand while females are on the nests.

**"MARTINS ARE** clean, quiet and very entertaining.

They never touch the ground except to grasp the few twigs they use for nesting. Like other swallows, they soar through the air, grabbing insects on the wing, and skim across ponds to drink. They even teach their young to fly by diving under them and pushing them up.

**"SOMETIMES** I place a bushel basket midway up the pole. If a youngster falls to the ground, I lift him into the basket. The parents will feed him until he can fly.

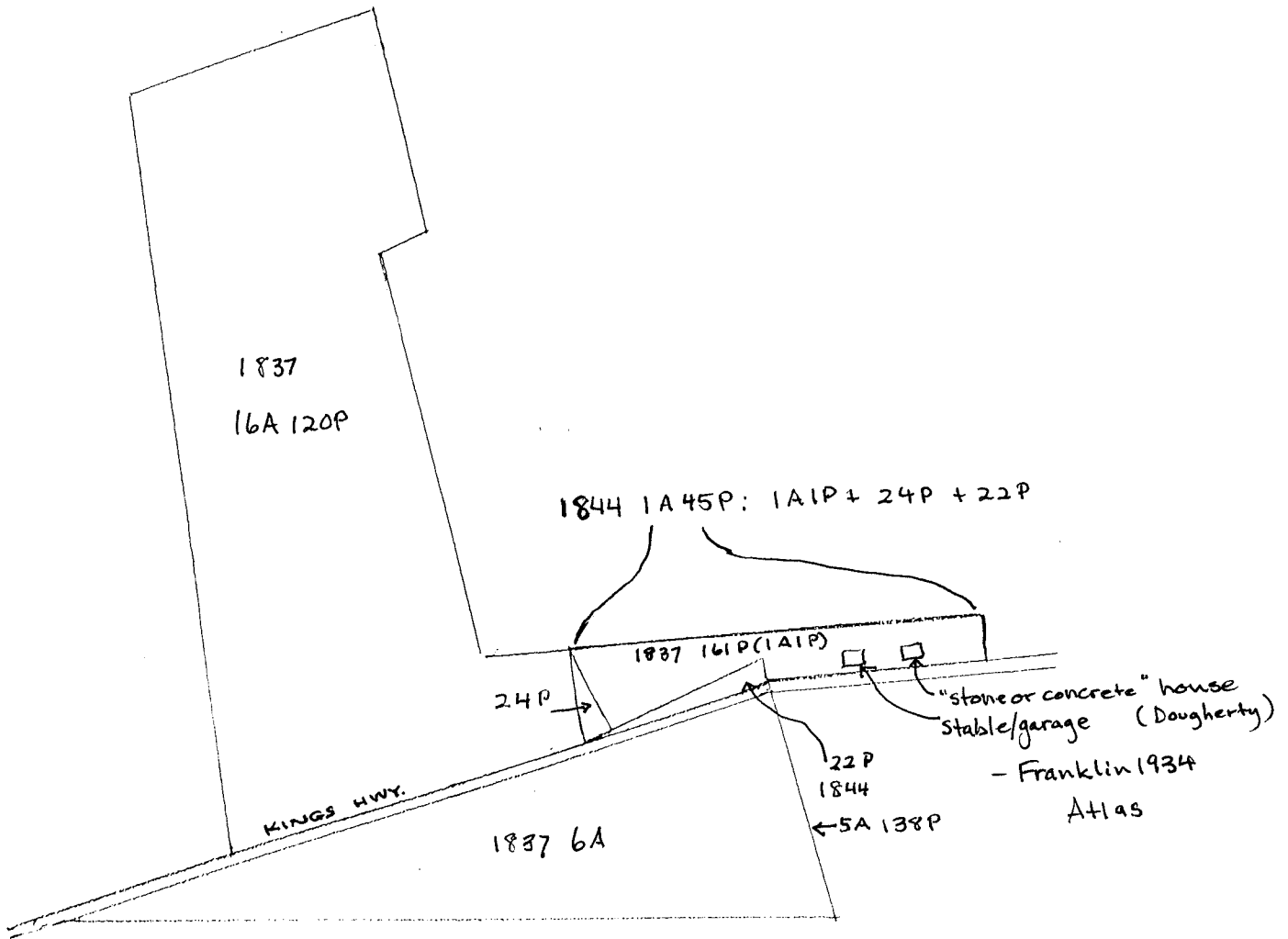
"When the group leaves in late August, I board up entrances in the large houses and take smaller ones down to keep sparrows and starlings from moving in."

Mann's motels are usually fully occupied by martins, but occasionally a sparrow slips into an extra room.

"There is fighting at first, but soon the two kinds of families live peacefully side by side," he said.







A = acres      P = perches (160/acre)









pounds six shillings & every year  
 Indenture I say received of Patrick Miller Witness present Robert  
 Miller Tho: Parke & John me William Tim one of the Justices of  
 the Justices of the peace for the County of Chester personally appear  
 ed Patrick Miller and Ann his wife and acknowledged the with  
 in written Indenture to be their act and deed and as such are  
 willing the same may be recorded In Testimony whereof I have  
 hereunto set my hand and seal the fifteenth day of the second  
 Month of April Anno Domini 1749 Wm Tim Seal Recorded the 25<sup>th</sup>  
 day of December Anno Domini 1796 121

Decd  
 Richard Pike  
 by Attorneys  
 Thomas Stalker

**This Indenture**

Made the twenty fifth  
 day of June in the year of our Lord one thousand seven  
 hundred and sixty two between Richard Pike of the City  
 of Cork Merchant by Charles Norris of the City of Philadelphia  
 and Province of Pennsylvania Merchant the lawful attorney of  
 him the said Richard Pike in this behalf duly nominated  
 and constituted of the one part and Thomas Stalker of East  
 Township in the County of Chester and Province aforesaid ten  
 ner of the other part Whereas the said Richard Pike by force &  
 Virtue of some good devise conveyance or assurance in the law  
 duly made had and executed being lawfully seized in his  
 demesne as of fee in some other lands of and in the piece or par  
 cel of land hereinafter mentioned and described and intend  
 ed to be hereby granted with the appurtenances did remain  
 by a certain instrument of writing or letter of attorney under  
 his hand and seal duly executed bearing date the twenty third  
 day of January in the year of our Lord one thousand seven hun  
 dred and fifty nine nominate appoint full and authorize the  
 above named Charles Norris his true sufficient and lawful  
 attorney for him the said Richard Pike in his name and for his  
 use to enter into all and every part of the estate and lands belong  
 ing to him the said Richard Pike in Pennsylvania and perform  
 the same and prevent any waste from being committed thereon  
 and to take all lawful ways and means for remedying the same  
 and also all and every part or parcel of his said lands without  
 their right members and appurtenances thereunto belonging  
 or in anywise appertaining for him and in his name to buy  
 and value and the said lands or any part thereof for him the  
 said constituent and in his name to bargain sell lease and

grant to such persons and persons and for such estates for life  
 or lives inheritance or other wise and for such sum or sums of  
 money as the said attorney should be thought meet and convenient  
 and the said deeds of the same grant and estates so to be made  
 by him the said constituent and in his name to seal and as his  
 deed or deeds to deliver by as in and by the said recited letter of  
 attorney among other powers and authorities therein given and  
 granted Recorded in the office for recording of deeds for the city  
 and County of Philadelphia in Book D<sup>2</sup> Vol. 5 page 484<sup>cc</sup>  
 relation being thereunto had more fully and at large appears  
**It is his Excellence witness** that for and in considera-  
 tion of the sum of four hundred and twelve pounds four shillings  
 and two pence lawful money of Pennsylvania unto the said Charles  
 Norris in hand paid for the use of the said Richard Pike by the  
 said Thomas Stalker at and before the sealing and delivery hereof  
 it being the best price that could be gotten at a public sale or vendue  
 the receipt whereof he the said Richard Pike, by his attorney Charles  
 Norris doth here by acknowledge and thereof doth acquit and for  
 ever discharge the said Thomas Stalker his heirs and assigns and  
 every of them by these presents, he the said Richard Pike by his said  
 attorney Charles Norris hath granted bargained sold aliened in-  
 fected released and confirmed and by these presents Doth grant  
 bargain sell aliened in part release and confirm unto the said Thomas  
 Stalker his heirs and assigns forever a certain piece or parcel of  
 land situated lying and being in the township of East Caln in  
 the County of Chester aforesaid marked N<sup>o</sup> 6 in a certain plan or  
 Draught of a great tract whereof this part Begining at a post  
 at a corner of another piece of land in the said plan marked N<sup>o</sup>  
 5 thence along said piece north two hundred and eighty six  
 perches to a post to a post in the <sup>line</sup> of lot N<sup>o</sup> 4 and at a corner of lot N<sup>o</sup> 3,  
 thence along said lot N<sup>o</sup> 3, East one hundred and forty <sup>+</sup> perches  
 to a white Oak in the line of lot N<sup>o</sup> 7, thence by said <sup>lot</sup> N<sup>o</sup> 7 south  
 One hundred and eighteen perches to a post, thence by the Mil-  
 inghouse lot the three next courses and distances Viz. West six-  
 teen perches south forty perches and East sixteen perches to  
 a white Oak in the line of said lot N<sup>o</sup> 7, thence by said lot  
 N<sup>o</sup> 7 south one hundred and twenty eight perches to a post in  
 the line of land late of Patrick Miller and thence partly by  
 the said Miller's land and partly by land late of Robert Miller

and two pence lanquid 1771  
 Norris in hand paid for the use of the said Richard Pike by me  
 said Thomas Stalker at and before the sealing and delivery hereof  
 it being the best price that could be gotten at a public sale or vendue  
 the receipt whereof the said Richard Pike, by his attorney Charles  
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 ever discharge the said Thomas Stalker his heirs, and assigns and  
 every of them by these presents, he the said Richard Pike by his said  
 attorney Charles Norris hath granted bargained sold aliened in  
 possession released and confirmed and by these presents doth grant  
 bargain sell alien release and confirm unto the said Thomas  
 Stalker his heirs and assigns forever A certain piece or parcel of  
 land situated lying and being in the township of East Calm in  
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 5 thence along said piece north two hundred and eighty six  
 perches to a post to a post in the <sup>line</sup> of lot N<sup>o</sup> 4 and at a corner of lot N<sup>o</sup> 3,  
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 ing house lot the three next courses and distances Viz. West six  
 ten perches south forty perches and East sixteen perches to  
 a white Oak in the line of said lot N<sup>o</sup> 7, thence by said lot  
 N<sup>o</sup> 7, south One hundred and twenty eight perches to a post in  
 the line of land late of Patrick Miller and thence partly by  
 the said Miller's land and partly by land late of Robert Miller  
 West One hundred and forty perches to the place of Beginning con-  
 taining two hundred and thirty two acres and forty nine  
 perches and the usual allowance for roads and High ways  
 Together also with all and singular the roads ways passages woods  
 waters water courses rights liberties privileges buildings improve-  
 ments hereditaments and appurtenances whatsoever there-  
 unto belonging or in anywise appertaining and the rever-  
 sion remainders rents Issues and profits thereof and also all  
 the estate right title interest use possession property claim  
 and demand whatsoever of him the said Richard Pike in  
 law or equity or otherwise howsoever of or to him of the afore-  
 said piece or parcel of land hereby granted



Witnessed. May 10 1790

Deeds

Isaac Miller  
Thomas Stathor

This Indenture Made the fifth

day of the fourth Month in the Year of our Lord one Thousand  
Seven hundred and Ninety Between Isaac Miller (son of  
Warick Miller late of East Calcuttascas) now of the State of Vir-  
ginia of the one part and Thomas Stathor, Samuel and William  
Pimm Miller both of them of the Township of East Lee County  
of Chester and State of Pennsylvania of the other part Whereas  
Richard Pike late of the City of Cork Merchant in Virginia of some  
good Device Conveyance or Assurance in the said duty Made and  
executed being lawfully Sealed in his demer as of part  
Among other Lands of Lands in the piece or parcel  
having after described Deeds in Letter of Moiner under his  
hand and Seal duly executed bearing date the twenty third  
Day of January 1759 and Recorded at Philadelphia in  
Book D2. Vol 5 page 58 in nominal and left from  
Charles Sours late of the City of Philadelphia Merchant to

926

to sell and in the Name of Sells "Richard" like to Convey the same  
 to the purchase or Purchasers thereof and the said Charles Norris  
 by the Virtue Power and Authority therein given him did by Inden-  
 ture under his hand and seal duly executed and bearing date  
 the sixteenth day of February 1763 Grant sell and Convey unto  
 Warrick Miller aforesaid Acre and One hundred and Eighty Acres  
 and 49 Robins Land in said Calm aforesaid for the Consideration  
 in said Indenture mentioned and Remaining of Record at  
 Chester the Fifteenth day of October 1765 Reference being thereto  
 had more fully and at Large Appear unto the said Warrick  
 Miller being so Much of Sells in Feud just making his Last will  
 and Testament wherein among other things he gave and devise  
 to his two Sons Robert and Mordecai Miller Seventy Acres of  
 Land to be Taken out of the abovesaid one hundred and Eighty  
 Acres he named in his said Will his first Shilance Tract  
 and the Residue thereof Said Warrick Miller did by Said Will  
 give and devise unto his Son Isaac Miller abovesaid to hold  
 to him his heirs and assigns forever said Will bearing date the  
 third day of the First month 1777 and Remaining on Record  
 at Chester the eighth day of March 1784 Reference being thereunto

and under the name of son said and above said in now  
 to him his heirs and assigns forever said Will bearing date the  
 third day of the First month 8/77 and Remaining on Record  
 at Chester the eighth day of March 8/84 Reference being thereunto  
 had may more fully and at Large appear Now This Ind  
 enture Witnesseth That in Consideration of the sum  
 of Three hundred Pounds Lawfull Money of Pennsylvania  
 unto the said Isaac Miller in Hand paid by the said Thomas  
 Stalker in trust for and on the behalf of William Pimm  
 abovesaid as and before the sealing and Delivery hereof the  
 receipt whereof to the said Isaac Miller doth hereby acknowledge  
 & thereof doth Acquiesce and forever discharge the said Thomas  
 Stalker his Heirs and Assigns and every of them by these  
 presents He the said Isaac Miller hath granted bar  
 gained Sold Aliened enfeoffed Released and Confirmed  
 and by these presents doth and will bargain Sell alien enfeoff  
 lease and Convey unto the said Thomas Stalker his heirs  
 and Assigns forever All that the Remainder of the aforesaid  
 one hundred and eighty four and 1/2 Acres it being his  
 the said Isaac Miller Parts share hereof After the dedu  
 ction of the Seventy four Acres which said Remainder



of some hundred pounds above the money of the said  
 unto the said Isaac Miller in Hand paid by the said Thomas  
 Stalker (in trust for and on the behalf of William Pimm)  
 abovesaid) as and before the Sealing and Delivery hereof the  
 receipt whereof the said Isaac Miller doth hereby acknowledge  
 & thereof doth acquit and forever discharge the said Thomas  
 Stalker his Heirs and Assigns and every of them by these  
 presents He the said Isaac Miller hath granted, bar-  
 gained, sold, Aliened, enfeoffed, Released and Confirmed  
 and by these presents doth grant bargain sell Alien enfeoff-  
 Release and Confirm unto the said Thomas Stalker his Heirs  
 and Assigns forever All that the Remainder of the aforesaid  
 one hundred and eighty seven and 1/2 Acres it being his  
 the said Isaac Miller's Part or Share Hereof After the dedu-  
 ction of the Seventy Acres abovesaid which said Remainder  
 is bounded and bounded as followeth viz Beginning  
 at Corner post or Stone in the line of Thomas Stalker  
 and Corner of Mordecai Miller's Land thence running  
 North one hundred and <sup>176 P</sup> seven and 1/2 Acres and two  
 Sixths of a perch to a Corner Stone thence west one

Hundred of Acres parcelled to a North West South East and from the  
 John Mendenhall and Captain Brandywine one hundred  
 Seventy six Perches and two tenths of a Perch to the Corner of Robert  
 Millers Land to a post in the Road leading to Roberts Vineyard  
 Mill and thence East along the line of Isaac Roberts and  
 Mordecai Millers Land one hundred and ten Perches to the Place  
 of Beginning Containing one hundred and ten Acres &  
 Forty nine Perches of Land (more or less) with the usual allow-  
 -ance for Roads Highways &c. Together also with all and  
 Singular the Stoods Ways Passages Woods Waters Watercourses  
 Rights Liberties Privileges Buildings Improvements Here  
 -afterments and Appurtenances whatsoever it hereunto before  
 or in anywise Appurtenances and the Reversions Remainders  
 Rents Issues and Profits thereof and also all the estate hereof  
 Little Interest in possession Property Claim and demands  
 whatsoever of him the said Isaac Miller either in Law  
 or Equity or otherwise now or hereafter to or out of the said  
 described piece of parcelled Land have Granted with the  
 Appurtenances And be true Copies of all Deeds and

Appointments And to have Copies of all Writs  
 and Writings touching or concerning the same to be had  
 & Taken at the proper Costs and Charges at the Said Thomas  
 Stalker his heirs and Assigns So have and to hold  
 the aforesaid described Piece or Parcel of Land Hereditaments  
 and Premises here by Granted bargained and Sold or mentio-  
 ned or intended to be with the Appointments unto the Said  
 Thomas Stalker his heirs and Assigns So the only proper  
 use Benefits and behoof of him the Said Thomas Stalker  
 his heirs and Assigns forever Under the Proportionable Part  
 of the Yearly Rents hereafter accruing for the here by Granted  
 Premises to the Chief Lord or Lords of the Fee thereat And  
 the Said Isaac Miller for himself and his heirs doth Covenant  
 that he and his heirs the aforesaid described Piece or parcel  
 of Land Hereditaments and Premises here by granted  
 bargained and Sold or mentioned or intended to be with  
 the Appointments unto the Said Thomas Stalker his heirs  
 & Assigns Against him the Said Isaac Miller and his  
 heirs Assigns and every other person and persons

presence of Ephraim Truffington Benj. Jacobs, received the day of the date of the within  
 in written Indenture of the within named John Francis the full consideration with  
 in mentioned to Jacob Hertz Esq. Witness Chester County of the fiftenth day of  
 January Anno Domini one thousand seven hundred and ninety three before me the  
 subscriber one of the Judges of the Court of Common Pleas in and for said County came  
 Jacob Hertz and Barbara his wife the above grantor and acknowledged the above  
~~written~~ Indenture to be their act and Deed and desired it may be recorded as such the  
 said Barbara being of full age examined according to Law and the contents thereof  
 first made known to her declared she did the same voluntarily in Witness whereof  
 I have here to set my hand and seal Benjamin Jacobs Seal

Recorded April 11<sup>th</sup> 1810

Deed  
 Mary Pim  
 William Mitchener

This Indenture Made the sixth day of the fifth  
 month in the year of our Lord one thousand eight hundred and nine  
 Between Mary Pim widow of William Pim late of East Calu  
 Township in the County of Chester and State of Pennsylvania decas-  
 ed of the one part and William Mitchener of East Calu Township and County of Chester  
 aforesaid Carpenter of the other part Whereas a certain Isaac Miller by his Deed duly  
 executed bearing date the fifth day of the fourth month in the year of our Lord one thou-  
 sand seven hundred and ninety after reciting therein his legal chain of Title in and  
 to a certain Tract of Land situate in East Calu Township aforesaid containing one  
 hundred and ten Acres and forty nine perches did for the consideration therein  
 mentioned grant and confirm the said one hundred and ten Acres and forty nine  
 perches of Land with the appurtenances unto a certain Thomas Walker his Heirs  
 and Assigns as by the said Deed recorded in the Office for recording of Deeds to the

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K3199 1814

Seal and as her Act and deed deliver the said Indenture without any Coercion or  
compulsion of her said Husband In Testimony whereof I have hereunto  
set my hand and seal this twenty seventh day of third month in the Year of our  
Lord one thousand eight hundred and thirteen (John Tenney)

Recorded July 20th 1814.

**Deed** This Indenture made the first day of  
Mary Kim the third month in the Year of our Lord one thousand eight  
hundred and fourteen BETWEEN Mary Kim of East Galv  
Thomas Wickens<sup>67</sup> Township in the County of Chester and State of Pennsylvania Widow  
of the one part and Thomas Vickers of the place aforesaid farmer  
and Joseph Ridgway of the City of Philadelphia Merchant of the other part Whereas  
a certain Isaac Miller by his Deed bearing date the fifth day of the fourth month  
in the Year of our Lord one thousand seven hundred ninety did grant and Confirm unto  
a certain Thomas Stalker a Tract of Land situated in East Galv Township and County of  
Chester aforesaid Beginning at a stone in the line of the said Thomas Stalker and a  
Corner of Mordecai Millers land thence running North One hundred and twenty six perches  
and two fourths of a perch to a Corner Stone thence West One hundred and ten perches to  
a post thence South by Land formerly of John Mendenhall One hundred and seventy six  
perches and two tenths of a perch to the Corner of Robert Millers land to a post in the Road leading  
to Robert Valentines Mill thence East along the line of the said Robert and Mordecai Millers  
land One hundred and ten perches to the place of beginning containing One hundred and ten  
Acres and forty nine perches of Land (more or less) with the usual Allowance for Roads & Highways  
AND Whereas Jonathan Mendenhall and Martha his Wife by their Deed bearing date  
the fourteenth day of the fourth month in the Year of our Lord One thousand seven hundred  
and ninety four did grant and Confirm unto the said Thomas Stalker all that Tract or  
lot of Land situate in the Township of Brandywine in the County of Chester aforesaid  
Beginning at a stone on a line of the land of said Thomas Stalker thence by the same  
and Land of Thomas Windle North five degrees and an half West fifty five perches perches  
to a stone thence by other Land of the said Jonathan and Martha Mendenhall the three

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Following courses and distances viz. South eighty four degrees and an half West thirty five  
 perches to a stone South fifty five degrees West fifty perches to a stone and South five degrees  
 and an half East twenty seven perches to a stone in a line of William Sims since thence with  
 the same South eighty four degrees and an half East seventy five perches to the place of beginning  
 containing Twenty two Aers and an half Acre Measure as in and by the said Deeds  
 Recorded in the office for Recording of Deeds in and for the said County of Chester in Book  
 F. V. Vol 45. the first in page 777. and the last in page 238 relation being thereunto  
 respectively had may more fully and at large appear And the said Thomas Stalker  
 then being seized of and in the said two tracts of Land and also sundry other Lands  
 and Tenements in the County of Chester aforesaid made and left his last Will & Testament  
 in Writing with several Codicils thereunto annexed the last of which bearing date the  
 fourteenth day of the fourth month in the Year of our Lord one Thousand Seven hundred  
 and Ninety four in which said Will is contained the following Words Viz. "Also the sum  
 of five hundred Pounds of like money (Gold or Silver) I order to remain in the hands of  
 my Executors herein after named to be Applied to and for the separate use & maintenance  
 of my Daughter Mary the Wife of William Sim as she may stand in need during her Coverdure  
 they my said Executors deducting what Money she has already received and in case she survives  
 her present husband that then if any of the said Money remains I will and order such  
 remainder to be paid to her my said Daughter Mary to be disposed of as she may think fit"  
 and in the Codicils thereof he says "Be it remembered that my mind and Will is that  
 the land which I purchased of Isaac Miller being one hundred and Ten Acres and forty  
 nine perches I give and devise unto Mary Sim the Wife of William Sim Valued at Three  
 hundred Pounds to be considered as so much paid of her portion of five hundred Pounds  
 with this proviso that it be for her only separate use and Emolument" (again) "I  
 give and bequeath to my Daughter Mary the Wife of William Sim all my right of  
 the plantation I bought of Isaac Miller or monies I paid therefor being one  
 hundred and seventy Pounds as part of the legacy left her in my Will to be at the  
 direction of my Executors as therein mentioned" (again) "Whereas I Thomas Stalker  
 the Testator mentioned in the within Codicil and the therein recited Will having  
 since signing thereof purchased twenty two and an half Acres of Land of Jonathan and  
 Martha Mendenhall in Brandywine & Wmswick County of Chester and State aforesaid  
 and claiming the plantation I purchased of Isaac Miller in which I paid the said

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the said or mentioned in the within Goddick and the therein recited Will having  
since signing thereof purchased twenty two and an half Acres of Land of Jonathan and  
Sarah Mendenhall in Brandywine Township County of Chester and State aforesaid  
and adjoining the Plantation purchased of Isaac Miller for which I paid the said  
Mendenhall the sum of One hundred Pounds. You be it known that my Will  
is that my Daughter Mary after my decease shall have the before mentioned Twenty  
two and an half Acres of Land and it to be One hundred Pounds of the Legacy left  
her in the within recited Will and under the directions of my Executors in the same  
manner as before mentioned in my Will. As in and by the said Will and Goddick there-  
unto annexed remaining in the Registers Office in and for the said County of Chester  
may at large appear NOW this Indenture witnesseth that the said

have come to and in consideration of the sum of six thousand Dollars good and lawful  
Money of the United States of America to her in hand paid at and before the making and  
delivery of these presents by the said Thomas Vickers and Joseph Ridgway the receipt where-  
of she doth hereby acknowledge and thereof doth acquit exonerate and for ever discharge  
the said Thomas Vickers and Joseph Ridgway their heirs Executors and Administrators  
by these presents Well granted bargained sold Alien released and Confirmed and by  
Thomas Vickers and Joseph Ridgway their heirs and assigns all that tract of Land first  
above described containing One hundred and Ten Acres and forty nine Perches and  
allomance be the same more or less (except fifteen Acres part thereof which the said Mary  
and her husband have sold and by her Deed dated the Sixth day of the fifth month in the  
year of our Lord One thousand eight hundred and Nine granted and Confirmed unto  
William Mitchener his heirs and assigns) and also all the said Tract of Land above described  
containing Twenty two Acres and an half Together with all the Houses Out Houses

Deed  
Thomas Vickers et al  
to  
Robert Plumley

This Indenture made the first day of the fourth month in the year of our Lord one thousand eight hundred and Nineteen between Thomas Vickers of East Caln Township in the County of Chester and State of Pennsylvania (Farmer) & Jennima his wife of the one part And Robert Plumley of the Township and State aforesaid (Schoolmaster) of the other part Witnesseth that the said Thomas Vickers and Jennima his wife for and in Consideration of the sum of Five hundred dollars good and lawful money of the United States of America to them in hand paid by the said Robert Plumley at and before the sealing and delivery of these presents have granted bargained sold aliened enfeoffed Released and Confirmed and by these presents the said Thomas Vickers and Jennima his wife do grant bargain sell alien enfeoff release convey and confirm unto him the said Robert Plumley his heirs and assigns for ever a certain messuage and lot or parcel of land situate in East Caln Township aforesaid bounded and described as follows Viz Beginning at a post a corner of Robert Millers land thence by the same North eighty five degrees and a quarter East Seventy two perches to a stone thence by the land of the aforesaid Thomas Vickers North fifteen degrees West twenty six perches and seven tenths to a stone thence by the same along the road South sixty four degrees and an half West twenty two perches to the place of beginning Containing Six acres of its a part of that same tract of fifteen acres of Land which William Dickerson and Rachel his wife by Indenture bearing date the tenth day of the fourth month 1810 did grant and Confirm unto the said Thomas Vickers in fee as in and by the said recited Indenture recorded in the Records Office for Chester County in Book D 3<sup>rd</sup> Vol 52 page 155 the relation being thereunto had appears And the said Thomas Vickers and Jennima his wife by their Indenture bearing date the 22<sup>nd</sup> of the third month 1814 did grant and confirm unto Joseph Ridgway the one undivided half of the aforesaid tract of fifteen acres as in and by the said recited Indenture Recorded in the Records Office for Chester County in Book L 3<sup>rd</sup> Vol 59 page 24 relation being thereunto had appears and the said Joseph Ridgway and Esther his wife by a Release under their hands and seals bearing date the twenty sixth day of the third month A. D. 1819 did release and Confirm back again to the aforesaid Thomas Vickers their undivided half of the aforesaid fifteen acres as in and by the said recited release Acknowledged and intended to be Recorded relation being thereto had more fully and at large appears Together with all the Houses Out houses Buildings improvements ways Woods waters water courses profits Commodities Advantages liberties privileges rights members and Appurtenances whatsoever thereunto belonging or anywise Appurtenant and the Reversions and Remainders unto Issues and profits thereof also all the Estate right title interest property possession claim and demand whatsoever both in Law and equity of them the said Thomas Vickers and Jennima his wife and their heirs of in and to the said premises above described with the Appurtenances To have and to hold the said messuage and tract of six acres of land Hereditaments & premises hereby granted or mentioned or intended to be with the appurtenances unto the said Robert Plumley his heirs and assigns to the only proper use benefit and behoof of the said Robert Plumley his heirs and assigns against him the said Thomas Vickers and his heirs and against all and every other person or persons whomsoever lawfully Claiming or to Claim the same



K3199 1814

Seal and as her Act and deed deliver the said Instrument without any Coercion or  
compulsion of her said Husband In Testimony whereof I have hereunto  
set my hand and seal this twenty seventh day of third month in the Year of our  
Lord one thousand eight hundred and thirteen (John Tenney)

Recorded July 20th 1814.

**Deed** This Instrument made the first day of  
Mary Kim the third month in the Year of our Lord one thousand eight  
hundred and fourteen Between Mary Kim of East Galv  
Thomas Vickers<sup>to</sup> Township in the County of Chester and State of Pennsylvania Widow  
of the one part and Thomas Vickers of the place aforesaid farmer  
and Joseph Ridgway of the City of Philadelphia Merchant of the other part Whereas  
a certain Isaac Miller by his Deed bearing date the fifth day of the fourth month  
in the Year of our Lord one thousand seven hundred ninety did grant and Confirm unto  
a certain Thomas Stalker a Tract of Land situated in East Galv Township and County of  
Chester aforesaid Beginning at a stone in the line of the said Thomas Stalker and a  
Corner of Mordecai Millers land thence running North One hundred and twenty six perches  
and two fourths of a perch to a Corner Stone thence West One hundred and ten perches to  
a post thence South by Land formerly of John Mendenhall One hundred and twenty six  
perches and two tenths of a perch to the Corner of Robert Millers land to a post in the Road leading  
to Robert Valentines Mill thence East along the line of the said Robert and Mordecai Millers  
land One hundred and ten perches to the place of beginning containing One hundred and ten  
Acres and forty nine perches of Land (more or less) with the usual Allowance for Roads & Highways  
AND Whereas Jonathan Mendenhall and Martha his Wife by their Deed bearing date  
the fourteenth day of the fourth month in the Year of our Lord One thousand seven hundred  
and ninety four did grant and Confirm unto the said Thomas Stalker all that Tract or  
lot of Land situate in the Township of Brandywine in the County of Chester aforesaid  
Beginning at a stone on a line of the land of said Thomas Stalker thence by the same  
and Land of Thomas Windle North five degrees and an half West fifty five perches perches  
to a stone thence by other Land of the said Jonathan and Martha Mendenhall the three

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Following courses and distances viz. South eighty four degrees and an half West thirty five  
 perches to a stone South fifty five degrees West fifty perches to a stone and South five degrees  
 and an half East twenty seven perches to a stone in a line of William Sims Line thence with  
 the said South eighty four degrees and an half East seventy five perches to the place of beginning  
 containing Twenty two Aers and an half Acre Measure as in and by the said Deeds  
 recorded in the office for Recordings of Deeds in and for the said County of Chester in Book  
 N. D. Vol 45. the first in page 777. and the last in page 230 relation being thereunto  
 respectively had may more fully and at large appear And the said Thomas Stalker  
 then being seized of and in the said two tracts of Land and also sundry other Lands  
 and Tenements in the County of Chester aforesaid made and left his last Will & Testament  
 in Writing with several Codicils thereunto annexed the last of which bearing date the  
 fourteenth day of the fourth month in the Year of our Lord one Thousand Seven hundred  
 and Ninety four in which said Will is contained the following Words Viz. "Also the sum  
 of five hundred Pounds of like money (Gold or Silver) I order to remain in the hands of  
 my Executors herein after named to be Applied to and for the separate use & maintenance  
 of my Daughter Mary the Wife of William Sim as she may stand in need during her Coveture  
 they my said Executors deducting what Money she has already received and in case she survives  
 my present husband that then if any of the said Money remains I will and order such  
 remainder to be paid to her my said Daughter Mary to be disposed of as she may think fit"  
 and in the Codicils thereof he says "Be it remembered that my mind and Will is that  
 the land which I purchased of Isaac Miller being one hundred and Ten Acres and forty  
 nine perches I give and devise unto Mary Sim the Wife of William Sim valued at Three  
 hundred Pounds to be considered as so much paid of her portion of five hundred Pounds  
 with this proviso that it be for her only separate use and Emoluments" (again) "I  
 give and bequeath to my Daughter Mary the Wife of William Sim all my right of  
 the plantation I bought of Isaac Miller or monies I paid therefor being one  
 hundred and seventy Pounds as part of the legacy left her in my Will to be at the  
 direction of my Executors as therein mentioned" (again) "Whereas I Thomas Stalker  
 the Testator mentioned in the within Codicil and the therein recited Will having  
 since signing thereof purchased twenty two and an half Acres of Land of Jonathan and  
 Martha Mendenhall in Brandywine Township County of Chester and State aforesaid  
 and likewise the plantation I purchased of Isaac Miller which I made the said

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the said as mentioned in the within Goddard and The therein recited Will having since signed thereof purchased twenty two and an half Acres of Land of Jonathan and Martha Mendenhall in Brandywine Township, County of Chester and State aforesaid and adjoining the Plantation & Purchase of Isaac Miller for which I paid the said Mendenhall the sum of One hundred Pounds. You be it known that my Will was that my Daughter Mary after my decease shall have the before mentioned Twenty two and an half Acres of Land and it to be One hundred Pounds of the Legacy left her in the within recited Will and under the directions of my Executors in the same manner as before mentioned in my Will. As in and by the said Will and Goddard thereunto annexed remaining in the Registers Office in and for the said County of Chester may at large appear NOW this Indenture witnesseth that the said

Have come to and in consideration of the sum of six thousand Dollars good and lawful Money of the United States of America to her in hand paid at and before the enacting and delivery of these presents by the said Thomas Vickers and Joseph Ridgway the receipt whereof she doth hereby acknowledge and thereof doth acquit exonerate and for ever discharge the said Thomas Vickers and Joseph Ridgway their heirs Executors and Administrators by these presents Well granted bargained sold Alien released and Confirmed and by the said Thomas Vickers and Joseph Ridgway their heirs and assigns All that Tract of Land first above described containing One hundred and Ten Acres and forty nine Perches and Six hath heretofore sold and by her Deed dated the Sixth day of the fifth month in the year of our Lord One thousand eight hundred and Nine granted and Confirmed unto William Mitchener his heirs and assigns) and also all the said Tract of Land above described containing Twenty two Acres and an half Together with all the Houses Out Houses

Deed  
Thomas Vickers et al  
to  
Robert Plumley

This Indenture made the first day of the fourth month in the year of our Lord one thousand eight hundred and Nineteen Between Thomas Vickers of East Caln Township in the County of Chester and State of Pennsylvania (farmer) & Jennima his wife of the one part And Robert Plumley of the Township and State aforesaid (Schoolmaster) of the other part Witnesseth that the said Thomas Vickers and Jennima his wife for and in Consideration of the sum of Five hundred dollars good and lawful money of the United States of America to them in hand paid by the said Robert Plumley at and before the executing and delivery of these presents have granted bargained sold aliened enfeoffed Released and Confirmed and by these presents the said Thomas Vickers and Jennima his wife do grant bargain sell alien enfeoff release convey and confirm unto him the said Robert Plumley his heirs and assigns for ever a certain messuage and lot or parcel of land situate in East Caln Township aforesaid bounded and described as follows Viz Beginning at a post a corner of Robert Millers Land thence by the same North eighty five degrees and a quarter East Seventy two perches to a Stone thence by the Land of the aforesaid Thomas Vickers North fifteen degrees West twenty six perches and seven tenths to a Stone thence by the same along the road south sixty four degrees and an half West twenty two perches to the place of beginning Containing Six acres of the aforesaid tract of fifteen Acres of Land which William Michener and Rachel his wife by Indenture bearing date the tenth day of the fourth month 1810 did grant and Confirm unto the said Thomas Vickers in Fee As in and by the said recited Indenture recorded in the Records Office for Chester County in Book D 3<sup>rd</sup> Vol 52 page 155 the relation being thereunto had appears And the said Thomas Vickers and Jennima his wife by their Indenture bearing date the 22<sup>nd</sup> of the third month 1814 did grant and Confirm unto Joseph Ridgway the one undivided half of the aforesaid tract of Fifteen Acres as in and by the said recited Indenture Recorded in the Records Office for Chester County in Book L 3<sup>rd</sup> Vol 59 page 24 relation being thereunto had appears and the said Joseph Ridgway and Esther his wife by a Release under their hands and seals bearing date the twenty sixth day of the third month A. D. 1819 did Release and Confirm back again to the aforesaid Thomas Vickers their undivided half of the aforesaid Fifteen Acres as in and by the said recited Release Acknowledged and intended to be Recorded relation being thereto had more fully and at large appears Together with all the Houses Out houses Buildings improvements ways Woods waters water courses profits Commodities Advantages liberties privileges rights members and Appurtenances whatsoever thereunto belonging or anywise appurtenant and the Reversions and Remainders rents Issues and profits thereof also all the Estate right title interest property possession claim and demand whatsoever both in Law and equity of them the said Thomas Vickers and Jennima his wife and their heirs of in and to the said premises above described with the appurtenances To have and to hold the said messuage and tract of six Acres of Land Hereditaments & premises hereby granted or mentioned or intended to be with the appurtenances unto the said Robert Plumley his heirs and assigns to the only proper use benefit and behoof of the said Robert Plumley his heirs and assigns against him the said Thomas Vickers and his heirs and against all and every other person or persons whomsoever lawfully Claiming or to Claim the same



Be it Remembered that I Thomas Stalker  
of the Township of East Caln in the County of Chester  
and State of Pennsylvania (Yeoman) being infirm of  
Body but of sound and disposing Mind and Memory,  
Thanks be to the All-wise disposer of Human Events  
for the inestimable Blessing, taking into View  
that Man has no continuing City here on Earth,  
and it is appointed Once for all men to die,  
Do make this my last Will and Testament, First  
I commend my Spirit to the hand who gave  
it, and my Body to be decently Buried, and  
as touching and concerning my Worldly Estate,  
with which it hath pleased Divine Providence  
to bless me, I order and direct it to be disposed  
of as follow (To Wit)

Inprimis It is my Will and I Order and Direct that  
all my just Debts and Funeral Expenses,  
be fully paid and satisfied, out of my Estate  
as soon as convenient after my decease,

Item I Give and Devise unto my best friend  
and beloved Wife, the use and Profits  
as well as the Possession of all my Real  
Estate for and during her natural  
life together <sup>with</sup> one Horse my Riding Chair  
and Harness One Cow of her choice a  
Saddle and Bridle and as much of my  
House hold Furniture (not herein after dis-  
posed of) as she may think Proper to take

Item I Give and Devise to my Daughter Grace  
Downing Wife of Joseph Downing the

Western Division of my Plantation as I have  
now caused the same to be divided by a line  
Beginning in the Bradford Line at a stone  
by land of Samuel McWilliams thence by the  
present bearing of the Needle North four  
degrees West three hundred and forty perches  
to a stone in a line formerly call Pikes line  
thence by the same South Eighty six degrees  
West fifty five Perches and a quarter to a stone  
in the Meeting House Road a corner of Robert  
millers Land thence partly by the said road  
North two degrees East one hundred & six  
perches and an half to a stone thence North  
four degrees West one hundred and seventy  
Eight Perches to a stone in Thomas Windles  
line containing by computation two hundred  
and twenty five Acres with the appurtenan-  
ces more or less saving and reserving for the  
use of the Eastern Division of my Land the  
right of so much of a Spring of Water (and to  
convey the same) along where it is now conveyed  
with Privilege of Piping and repiping at all  
times to cleanse and repair the same as may  
be necessary for the use of the House and Barn  
on the said Eastern Division of my Land  
Also saving and reserving one other Privilege  
for the use of said Eastern Division of a Lane  
of one perch in width and two perches  
wide at the Water along the north side of  
the Woodland for the Purpose of watering a field

or fields of said Eastern division which lies South of the Turnpike Road the foregoing devise of Land to be held by the said Grace Downing from the decease of her mother her heirs and assigns forever I also give and bequeath to my said daughter Grace Downing the sum of Six hundred Dollars

*Stem* I Give and Devise to my daughter Hannah B. Stalker the other Part or Eastern division of my Land on which the Buildings stands to be bounded by the Division line above described containing by computation Two hundred and seventeen Acres more or less together with the above mentioned Spring & Water and Privilege of conveying the same where it now is conveyed and of Passing and repassing to cleanse and repair the same also one other Privilege of a Lane and Watering Place for the use of the field or fields on said Eastern Division South of the Turnpike road the said Land and Privileges with the appurtenances to be held by the said Hannah B. Stalker from the decease of her (mother) her heirs and assigns forever I also give and bequeath to my said daughter Hannah my Clock

*Stem* I give and bequeath to my Grandson Thomas Stalker Downing my Desk and Rifle

*Stem* I Give and bequeath to my Grand daughter Deborah Downing the sum of Fifty Dollars the rest and Residue of my Estate I give and bequeath to my two Daughters Grace & Hannah

to be equally divided between them  
Lastly I nominate constitute and appoint my Wife  
and my Son in Law Joseph M. Downing my  
Executors to execute this my last Will and  
Testament hereby revoking all former Wills  
by me made and Statifying this alone to be  
my last Will and Testament In Witness where  
of I have hereunto set my hand and Seal this  
Twenty Seventh day of the Eighth month in  
the year of our Lord one thousand Eight hundred  
and Nineteen

Thomas Stalker 

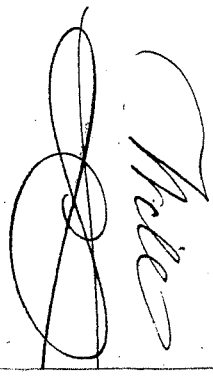
Sign & Seal Published pronounced and declared by the  
said Thomas Stalker to be his last Will and Testament  
in the Presence of us and at whose request we have  
hereunto subscribed our names as Witnesses

Witness

Richard Pinn of  
Israel Coates of  
William Pinn of

Jane Walker  
Joseph M. Downing

435

  
Thomas Stalker



495

Thomas Stalker  
Prove

Westchester June 5<sup>th</sup> 1820. Then personally appeared Richard Pim, Israel Coates and William Pim who being solemnly affirmed in due form of Law did say that they were personally present and did see and hear Thomas Stalker the Testator in the Annexed instrument of Writing named sign seal publish pronounce and declare the same as and for his Last Will and Testament and that at the doing thereof he was of a sound and well disposing mind and memory to the best of their knowledge and belief.

Affirmed before me.

Jesse Sharp Judge

Be it remembered that on the 6<sup>th</sup> day of June Anno Domini 1820, The Last Will & Testament of Thomas Stalker was proved and approved in due form of Law and Letters Testamentary thereon were duly granted to Jane Stalker and Joseph C. Downing the Executors and Executor therein named who were solemnly affirmed to render a true and perfect Inventory of the deceaseds Estate into the Registers Office at West Chester on or before the 6<sup>th</sup> day of July next and to settle the Account of their Administration in one Year from this time or when thereunto legally required Given under my hand and the seal of the said Office

Jesse Sharp Judge

to be cancelled & directed between them

Will of  
Thomas Stalker  
deceased  
Proved, June 6<sup>th</sup> 1890.

Registered in Book  
N. Vol 13. Page 229  
No 6790

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

Received this day of the State of New York  
 Robert Miller Martha Miller  
 the said Robert Miller being to take consideration money above mentioned Received for  
 the sum of five hundred and seventy six Dollars in and for the county of Chester  
 I am the subscriber one of the Justices of the Peace in and for the county of Chester  
 I am the above named John Miller and do acknowledge the above written Indenture to be his act and  
 deed in law form of law and do seal the same in such right be recorded in testimony whereof  
 I have hereunto set my hand and seal the seventeenth day of April Anno Domini one thousand  
 eight hundred and twenty one  
 Robert Miller (Seal)

Witnessed April 30th 1821

Deed  
 Thomas Bickers wife  
 to  
 Benjamin Pennington

# This Indenture

Made the thirtieth day  
 of the third month in the year of our Lord one thousand eight  
 hundred and twenty one Between <sup>Benjamin</sup> Bickers of East Caln Township  
 in the county of Chester and State Pennsylvania and Peninnia his wife of the one part and Benjamin  
 Pennington (Colored man) of the same Place of the other part He was William Michener and  
 Rachel his wife by Indenture under their hands and seals bearing date the tenth day of the  
 fourth month A.D. 1810 did for the consideration therein mentioned grant and confirm unto the  
 said Thomas Bickers a certain tract or tract of land with the appurtenances situate in  
 East Caln Township aforesaid containing fifty seven acres (or the same more or less) and recorded  
 in the Recorders Office in Chester County in Book D 3 fol 52 page 155 and by referring to the same  
 will more fully and at large appear And Also Mary Ann by Indenture under her hand  
 and seal bearing date the first day of the third month 1814 did for the consideration therein  
 mentioned Grant and confirm unto the said Thomas Bickers and Joseph Ridgway as tenants  
 in common a certain plantation or tract of land with the appurtenances situate in East  
 Caln Township aforesaid containing 110 acres and 79 perches (or the same more or less) with  
 Allowance for roads and the said Joseph Ridgway and Esther his wife by Release bearing  
 date the sixteenth of the ninth month A.D. 1819 did for the consideration therein mentioned  
 Release and confirm unto the said Thomas Bickers their half of the said plantation or tract  
 of land which is recorded in the Recorders Office in Chester County in Book D 3 fol 63 page  
 438 as by referring thereto will more fully and at large appear Now this Indenture witnesseth  
 that the said Thomas Bickers and Peninnia his wife for and in consideration of the sum of five  
 hundred and seventy six Dollars to them in hand paid by the said Benjamin Penning-  
 ton Before the sealing and delivery of these presents the receipt whereof they do hereby



acknowledge and then of acquit exonerate and forever discharge him the said Benjamin Pennington  
 to his heirs and assigns by these presents have granted bargained bargained sold in feoffed  
 blessed and confirmed and e by these presents do grant bargain sell enfeoff release and  
 confirm unto the said Benjamin Pennington and to his heirs and assigns forever All the  
 following described Lot or parcel of Land being parts of the two described parcels of Land above  
 mentioned Beginning at a Chesnut tree on the north side of the road leading from the Black  
 Horse Tavern to Dornington Mill thence by land of Thomas Bickers the six following courses and  
 distances viz North twenty three and a half degrees west six Perches to a Stone thence South eighty five  
 and a half degrees west sixteen perches to a marked Chesnut tree thence North thirteen and a  
 half degrees west thirty one and three tenths perches to a marked Chesnut tree thence North six eight  
 and a half degrees east five perche and six tenths to a Stone thence North fourteen and a half  
 West <sup>degrees</sup> twenty two and five tenths perches to a Stone thence <sup>South</sup> Seventy three and a half degrees  
 West thirty five perches to a Stone thence by Land of Wm Bailey South six degrees east Seventy  
 five perches to a stone on the South side of the above mentioned road thence along the same  
 North sixty four degrees east fifty nine and five tenths perches to the place of beginning con  
 taining sixteen Acres and one hundred and twenty perches by the same more or less Together  
 with all and singular the buildings improvements ways woods waters water courses rights  
 liberties privileges hereditaments and appurtenances what soever thereunto belonging or in any  
 wise appertaining AND the reversions and remainders rents issues and profits thereof Also all  
 the estate right title use property claim and demand whatsoever of them the said Thomas Bick  
 ers and his wife Annima or their heirs of into or out of the same To have and to hold all the  
 above described Lot or parcel of Land hereditaments and premises hereby granted or mentioned or  
 intended so to be with the appurtenances to him the said Benjamin Pennington his heirs and  
 assigns To the only proper use Benefit and behoof of him the said Benjamin Pennington his heirs  
 and assigns forever (except the liberty of a road through where it will do the least damage to the  
 said Benjamin Pennington) and the said Thomas Bickers and Annima his wife for themselves  
 and their heirs doth covenant promise grant and agree to and with the said Benjamin  
 Pennington his heirs and assigns by these presents that they the said Thomas Bickers and  
 Annima his wife and their heirs the said Lot or parcel of Land and every part thereof hereby  
 granted or mentioned or intended so to be with the appurtenances unto the said Benjamin  
 Pennington his heirs and assigns against them the said Th Bickers and Annima his wife  
 and their heirs and assigns all and every other person or persons whatsoever lawfully claim  
 ing or to claim by from or under them or any of them shall and will warrant and favor

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I Benjamin Pennington of the Township of East Caln and County of Chester in the State of Pennsylvania (yeoman) being weak in body but of sound and perfect mind and Memory for the settlement of my worldly Estate, do make this present Instrument of writing my last will and testament, in manner and form following, that is to say First, my will is, that all my just debts and funeral Expenses be paid out of my real and personal Estate as soon as the same can be conveniently done by my Executor hereafter named. Secondly, I hereby authorize my Executor to sell so much of the North and West part of my tract of land as will be sufficient to pay all such debts. Thirdly, I give and devise to my beloved Wife Eliza Pennington the tract of land where I now live (or so much of it as shall remain after my debts are paid) situated and lying in East Caln, bounded by lands of William Bailey, Gravener Marsh, and Robert Plumley, to her, her heirs or Assigns forever. Lastly, I appoint Isaac M Vickers my Executor to this my last will and testament, whom I hereby authorize and empower to collect my out standing debts, and also to the disposing of so much of my real Estate as shall pay off all just demands against me,

Signed sealed and declared by the Aforesaid Benjamin Pennington, to be his last will and testament in the presence of us who have hereunto set our hands in the presence of the Testator.  
 Thomas Vickers  
 Samuel Coates Jr.

In Witness Whereof I have hereunto set my hand and Seal the 15<sup>th</sup> of the 12<sup>th</sup> Month 1822.  
 his  
 Benjamin Pennington Seal  
 mark

Attest July 2<sup>nd</sup> 1823. Same day Evidences and Letters of Honor C. P. A. granted to Gravener Marsh

deeds in order that it might be recorded as such according to law, in testimony whereof I have  
hereunto set my hand and seal the day and year aforesaid John Ralston

Y3, 493  
1823

Recorded March 16 - 1826

Deed  
Joseph M. Downing  
vs  
Hunt Downing

This Indenture Made the Twenty second day  
August In the year of our Lord one thousand eight hundred  
and twenty three between Joseph M. Downing of the Township  
of East Caln in the County of Chester in the State of Pennsil-  
vania Moller and Grace his wife of the one part and Hunt  
Downing of the Township of West Whiteland in the said County of Chester Yeoman of the other  
part, Whereas Thomas Glather late of the said Township of East Caln deceased by virtue of an  
dry good conveyance and assurance in the law duly had and executed became in his lifetime  
and at the time of his death lawfully seized in his domestic use of and in certain lands and  
Tenements situate in the said Township of East Caln and being so thereof seized, made and  
published his last will and testament in writing bearing date the Twenty seventh day of  
the eighth month in the year of our Lord one thousand eight hundred and nineteen in which  
by among other things did give and devise unto his daughter the said Grace Downing wife of  
the said Joseph M. Downing the Western division of his plantation as he had devised the same  
to be divided by a line beginning on the top of the line at a stone by lands of James M. Hillman  
thence by the true present bearing of the needle North four degrees West three hundred and forty  
perches to a stone, in a line formerly called Pikes line thence by the same South eighty six degrees West  
fifty five perches and a quarter to a stone, in the meeting house wall corner of Robert Mitten land  
thence partly by said road North two degrees East one hundred and six perches and a half to a stone  
thence North four degrees West one hundred and seventy eight perches to a stone in the said Pikes line  
containing by computation two hundred and twenty five acres with the appurtenances more or less  
saving and reserving for the use of the Eastern division of his lands the right of so much of a Spring of wa-  
ter and to convey the same along where it was then conveyed with the privilege of passing and spilling  
at all times to cleanse and repair the same as may be necessary for the use of the said Eastern division on the  
said Eastern division of his land also saving and reserving one other privilege for the use of said Eastern  
division of a lane of one perch in width and two perches wide at the water along the north of the same  
land for the purpose of watering a field or fields of said Eastern division which lies South of the same



Seal

of the said Court, at West Chester the day & year aforesaid.

Recorded February 9. 1824.

Thomas Davis, Prob.

Deed  
Gravner Marsh  
to  
John Marshall

Gravner Marsh to all to whom these presents may come sendeth Greeting: Whereas Benjamin Pennington of the township of Eastbain of the County of Chester in the state of Pennsylvania became lawfully seized in his demesne as of fee of and in a certain lot of land and improvements, situate in Eastbain township aforesaid and being as there of seized died having first made his last Will and Testament in writing wherein is contained the following words to wit: "I hereby authorize my Executor to sell so much of the North and West part of my tract of Land as will be sufficient to pay all such debts as by the said will duly proved and remaining in the Office at West Chester may more fully appear. And Whereas Isaac M. Vickers in said Will named and appointed sole Executor having renounced his Executorship and his renunciation being accepted and recorded in the Register Office at West Chester aforesaid Whereupon Letters of Administration bearing date the second day of January in the Year of our Lord One thousand Eight hundred and twenty three were granted to the above named Gravner Marsh. Now I do witness that of the said Gravner Marsh in conformity with the powers vested in me by the said Letters of Administration and in order to execute the aforesaid Will of Benjamin Pennington did on the eighteenth day of February last offer for sale by public Vendue or outcry part of the real Estate of the said Benjamin Pennington agreeably to the direction of his will above mentioned having first by public advertisement given timely notice of the time and place of said vendue and more over finding that a part of the said Estate could not be sold for a price which would be sufficient to supply the money required to pay the Debts of the Testator, I thereupon caused the whole of the Estate to be offered for sale at public Vendue or outcry when it was struck off at twenty six Dollars per acre to John Marshall that being the highest price bid for the same, and he the said John Marshall the highest and best bidder. Now in this Indenture witnesseth that he the said Gravner Marsh for and in consideration of the sum of four hundred and thirty five Dollars 50 cents good and lawful money of the United States of America to him in hand paid at and before the sealing and delivery hereof the receipt whereof he doth hereby acknowledge and thereof acquit, exonerate and forever discharge him the said John Marshall his heirs and assigns by these presents hath granted bargained sol aliend enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and confirm unto him the said John Marshall and to his heirs and assigns forever all that Tenement Messuage or lot of ground situate lying and being in the township of Eastbain aforesaid and bounded and described as follows to wit Beginning at a Chesnut tree on the North side of the Road leading from the Blackhorse Tavern to Downings mill thence by land lots of Thomas Vickers the six following



of the said Court, at West Chester the day & year aforesaid.

Recorded February 9. 1824.

Thomas Davis, Prob.

Deed  
Gravner Marsh  
to  
John Marshall

Gravner Marsh to all to whom these presents may come sendeth Greeting:—Whereas Benjamin <sup>Pennington</sup> of the township of East Caln of the County of Chester in the state of Pennsylvania became lawfully seized in his demesne as of fee of and in a certain lot of land and improvements, situate in East Caln township aforesaid and being as thereof seized died having first made his last Will and Testament in writing wherein is contained the following words to wit: "I hereby authorize my Executor to sell so much of the North and West part of my tract of Land as will be sufficient to pay all such debts as by the said will duly proved and remaining in the Office at West Chester may more fully appear And Whereas Isaac M. Vickers in said Will named and appointed sole Executor having renounced his Executorship and his renunciation being accepted and recorded in the Register Office at West Chester aforesaid Whereupon Letters of Administration bearing date the second day of January in the Year of our Lord One thousand Eight hundred and twenty three were granted to the above named Gravner Marsh. Now know ye that the said Gravner Marsh in conformity with the powers vested in me by the said Letters of Administration and in order to execute the aforesaid Will of Benjamin Pennington did on the eighteenth day of February last offer for sale by public Vendue or outcry part of the real Estate of the said Benjamin Pennington agreeably to the direction of his will above mentioned having first by public advertisement given timely notice of the time and place of said vendue and moreover finding that a part of the said Estate could not be sold for a price which would be sufficient to supply the money required to pay the Debts of the Testator, I thereupon caused the whole of the Estate to be offered for sale at public Vendue or outcry when it was struck off at twenty six Dollars per acre to John Marshall that being the highest price bid for the same, and he the said John Marshall the highest and best bidder. Now this Indenture witnesseth that he the said Gravner Marsh for and in consideration of the sum of four hundred and thirty five Dollars 50 cents good and lawful money of the United States of America to him in hand paid at and before the sealing and delivery hereof the receipt whereof he doth hereby acknowledge and thereof acquit exonerate and forever discharge him the said John Marshall his heirs and assigns by these presents hath granted bargained sol aliend enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and confirm unto him the said John Marshall and to his heirs and assigns forever All that Tenement Messuage or lot of ground situate lying and being in the township of East Caln aforesaid and bounded and described as follows to wit Beginning at a Chestnut tree on the North side of the Road leading from the Blackhorse Tavern to Downings mill thence by land late of Thomas Vickers the six following

in full and entire Indenture bearing date the 13<sup>th</sup> day of April 1816, duly executed and recorded in  
 Chester County in Book N 3 Vol 10 Page 67 granted and conveyed to the said James Kaunum  
 in fee the said part of tract of ninety seven acres and one hundred + twelve perches  
 which James Kaunum and Elizabeth his wife by their Indenture bearing date the 7<sup>th</sup> day of  
 April 1816 was duly executed and recorded in Chester County in Book 1 and Vol 42 Page 278. + granted  
 + conveyed to the said James Kaunum in fee together also with all and singular the house  
 buildings gardens, orchards meadows, woods, ways, waters, water courses, rights,  
 liberties, privileges, improvements, hereditaments and appurtenances whatsoever thereto  
 in any way in any way appertaining. And the reversions, and remainders, rents, issues  
 and profits thereof. And also all demands, right, title, interest, use, possession, property  
 claim and demand whatsoever of the said Administratrix in equity as well at law, or  
 otherwise howsoever of us to or out of the same and every part thereof. To have and to hold the  
 above described messuage, plantation and tract of 5 1/2 tyngs and a half acres of land heredit  
 aments and premises hereby granted and confirmed or intended to be in fee the appurten  
 ances (sheweth as aforesaid) unto her the said Cheyney Kaunum his heirs and assigns  
 forever as fully and freely and for such estate and under the conditions as the said  
 testator in his life time had and held the same and according to the laws and  
 customs of the Commonwealth of Pennsylvania in such case made and provided.  
 In Witness whereof the Administratrix aforesaid hath hereunto set her hand and seal  
 date the twenty second day of the Third Month in the year of our Lord one thousand  
 eight hundred and twenty seven.

M. Kaunum *(Seal)*

In testimony whereof the presence of Walker Yarnell Elizabeth Black  
 received the day and date as above written Deed Poll of the abovenamed Cheyney Kaunum  
 the full and entire and as above mentioned M. Kaunum

In presence of Walker Yarnell Elizabeth Black  
 Chester County ss. before me the subscriber one of the justices of the Peace in and for the County of Chester  
 aforesaid, personally came and appeared the abovenamed Margaret Kaunum (deceased) and  
 acknowledged the same written deed poll to be her act and deed and desired that the same might  
 be recorded as such according to law. In Testimony whereof I have hereunto set my hand and seal  
 this Twenty second day of March in the year of our Lord one thousand eight hundred and twenty seven

Recorded April 2, 1827 Walker Yarnell *(Seal)*

Deed  
 John Marshall et ux  
 To  
 William Episcopus  
 I, John Marshall, made the thirtieth first day of March in the year of our Lord one thousand eight  
 hundred and twenty seven. Between John Marshall of the Township of East Baldwin County of Chester and State of  
 Pennsylvania and his wife of the one part and William Kaunum of the Township of West Newcastle County and State of  
 Pennsylvania and his wife of the other part. March Administrator (cum testamento annexo) of the Estate of Cheyney Kaunum

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of the said Benjamin Bennington deceased by virtue of the power and authority in him vested by the last Will and Testament  
of the said Benjamin Bennington annexed to his Letter of Administration did by Indenture under his hand and  
seal bearing date the 10th day of April one thousand eight hundred and twenty three for the consideration the  
mentioned grant and confirm the above named John Marshall and to his heirs and assigns All that mess-  
uage or tenement and lot or parcel of land situate in the Township of East Calm aforesaid containing sixteen  
acres and one hundred and twenty perches of land with the appurtenances To hold the same to the  
the heirs and assigns forever as in and by said Indenture recorded at West Chester in Bo  
To Vol 67 Page 44, relation being thereunto had appears. Now this Indenture Witnesseth That the said  
John Marshall and Jane his wife for and in consideration of the sum of Two hundred and thirty  
seven dollars + 50 cents currency of the United States to them in hand well and truly paid by the  
said William Cousins at and before the executing and delivery hereof the receipt whereof they do  
hereby acknowledge and thereof acquit and forever discharge the said William Cousins his  
heirs, executors + administrators by these presents have granted, bargained sold, aliened, conveyed  
released and confirmed and by these presents do grant, bargain, sell, alien, convey, release and  
confirm unto the said William Cousins his heirs and assigns All that above in part de-  
scribed messuage or tenement and lot or parcel of land more particularly bounded and  
described as follows to wit: Beginning at a chestnut tree on the north side of the road  
leading from the Black Horse Tavern to Downing's Mill, Thence by land off Thomas Vickers  
North twenty three degrees and a half west six perches to a stone thence south eighty five deg  
rees and a half west sixteen perches to a chestnut tree thence north thirteen degrees and a  
half west thirty one perches and three tenths of a perch to a chestnut tree thence North sixty eight  
degrees and a half East five perches and six tenths thence north fourteen degrees and a half West  
twenty two perches and five tenths to a stone thence south seventy three degrees and a half  
West thirty five perches to a stone, Thence by lands of William Bailey, south six degrees East twenty  
five perches to a stone on the south side of the above mentioned road thence along the  
same North sixty four degrees East fifty nine perches and five tenths to the place of  
beginning Containing sixteen acres and one hundred and twenty perches both or more  
more or less. To go with all and singular the buildings, improvements, ways, woods  
waters, water courses rights, liberties, privileges, hereditaments and appurtenances  
whate soever thereto belonging, some appurtenances appertaining and the reversions and  
remainders, rents, issues and profits thereof and also all the estate, right, title,  
interest, property claim and demand whatsoever of them the said John Mar-  
shall and Jane his wife in law or equity or otherwise howsoever of in to or out of the  
same. To have and to hold the said Messuage and Tenement and lot or tract of sixteen  
acres and one hundred and twenty perches of land hereditaments and premises  
hereby granted or mentioned or intimated to be hold with the appurtenances unto the said

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requiring containing fifteen acres and one hundred and twenty perches betwixt  
more or less. Together with all and singular the buildings, improvements, ways, woods,  
waters, water courses rights, liberties, privileges, hereditaments and appurtenances  
whatssoever thereunto belonging or in anywise appertaining and the reversions and  
remainders, rents, issues, and profits thereof, and also all the estate, right, title,  
interest, property claim and demand whatssoever of them the said John Marshall  
hall and Jane his wife in law or equity or otherwise. Howsoever of in to or out of them  
same. To have and to hold the said Messuage ~~and~~ Tenement and lot or tract of eight or nine  
acres and one hundred and twenty perches of land hereditaments and premises  
hereby granted or mentioned or intended to be with the appurtenances unto the said  
William Cousins, his heirs and assigns, to the only proper use and behoof of the said  
William Cousins, his heirs and assigns forever. And the said John Marshall and  
Jane his wife for themselves, their heirs, executors, and administrators Do covenant  
promise grant and agree to and with the said William Cousins his heirs and assigns  
by these presents that they the said John Marshall and Jane his wife and their heirs the  
above mentioned messuage or tenement and lot or tract of land hereditaments and premises  
hereby granted or mentioned or intended to be with the appurtenances unto the said William  
Cousins, his heirs and assigns against them the said John Marshall and Jane his wife and their  
heirs and against all and every other person and persons whomsoever lawfully claiming or to  
claim by force or under them or any of them. Shall and Will Warrant and forester  
defend. By these presents. In Witness Whereof the said John Marshall and Jane his  
wife have to these presents set their hands and seals the day and year first above  
written.

Sealed and Delivered in the presence of the words said }  
in line 12 and the words the said in line 13 and said in line 16 having been first inter-  
lined Samuel Miller. Mary C. Miller.

Received on the day of the above date of the above named William Cousins Five hundred and  
thirty seven dollars + 50 cents the full consideration above mentioned.

Testes. Saml Miller. John Marshall  
Chester County fo. Before me the subscriber One of the Justices of the Peace in and for said  
County personally appeared the above named John Marshall and Jane his wife (she being of full  
age and by me examined separate from her said husband the contents of the above indenture to her  
made known whereupon she declared that she signed sealed and delivered it voluntarily and not by coercion of her said  
husband and acknowledged the above indenture together and each of them set and deed and desired the same to be recorded as such according to  
law. In Testimony Whereof I have hereunto set my hand and seal this 21st day of March A.D. 1827 Saml Miller (Seal) Recorded April 3, 1827

John Marshall of his own free will and consent made the first day of November in the year of our Lord one thousand eight hundred and twenty five Between John  
Marshall of the County of Chester in the State of Pennsylvania and Jane Marshall of the County of Chester in the State of Pennsylvania



on or after that it might be in the year of our Lord one thousand eight hundred and thirty (Recorded Feb 14 - 1831)

Deed  
William Cousins & wife  
To  
Abmael Wollerton

This Indenture made the twenty second day of March in the year of our Lord one thousand eight hundred and thirty Between William Cousins of the Township of East Caln County of Chester and State of Pennsylvania and Hannah his wife of the one part & Abmael Wollerton of the Township of Brandywine County and State aforesaid of the other part. Whereas John Marshall and Jane his wife by their Indenture under their hand & Seal bearing date the twenty first day of March Anno domini 1827 for the consideration therein mentioned did grant & confirm unto the above named William Cousins and to his heirs and assigns all that Tract or piece of land situate in the Township of East Caln aforesaid Containing sixteen acres and twenty perches of land with the appurtenances said Indenture is recorded at West Chester in Book 33. vol 72 page 422 relation being thereunto had appears. Now this Indenture Witnesseth that the said William Cousins and Hannah his wife for and in consideration of the sum of Seven hundred and fifty dollars lawful money of the United States to them in hand well and truly paid by the said Abmael Wollerton at and before the enstealing and delivering hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said Abmael Wollerton his heirs Executors and Administrators by these presents have granted bargain sold released conveyed released and confirmed and by these presents do grant bargain sell alien enfranchise release and confirm unto the said Abmael Wollerton his heirs & assigns All that above in part described Messuage Tract or piece of land more particularly bounded and described as follows viz beginning at a Chestnut tree on the north side of the road leading from the Black Horse Tavern to Downings Mill Thence by land late of Thomas Triches North Truly three degrees and a half West six perches to a Stone thence South eighty five degrees and a half West sixteen perches to a Chestnut tree thence North Thirty degrees & a half West thirty one perches and three tenths of a perch to a Chestnut tree thence North Truly eight degrees and a half East five perches and six tenths thence North fourteen degrees and a half West twenty two perches and five tenths to a stone thence South seventy three degrees and a half West thirty five perches to a stone thence by lands of William Dixie South six degrees East seventy five perches to a stone on the South side of the above mentioned road thence along the same North sixty four degrees East fifty nine perches & five tenths to the place of beginning Containing sixteen acres and one hundred and twenty perches be the same more or less Together with all and singular the buildings improvements ways woods waters watercourses rights liberties privileges hereditaments & appurtenances whatsoever thereto belonging or in any wise appertaining and the reversions and remainders wits issues & profits thereof and also all the Estate right title interest property claim and demand whatsoever of them the said William Cousins and Hannah his heirs in law or equity or otherwise whatsoever as in to or out of the same. To have and to hold the said Messuage or Tenement Lot of sixteen acres and one hundred and twenty perches of land hereditaments & premises hereby granted or mentioned or intended to be with the appurtenances unto the said Abmael Wollerton his heirs and assigns to the only proper use and behoof of the said Abmael Wollerton his heirs & assigns forever. And the said William Cousins and Hannah his wife for themselves their heirs Executors and Administrators do covenant promise grant & agree to and with the said Abmael Wollerton his heirs and assigns by these presents that they the said William Cousins and Hannah his wife and their heirs the above mentioned Messuage or





Wife and acknowledged the above written Indenture to be their act and deed and desired that the  
 same might be recorded as such according to law. The said Elizabeth being of full age and by me duly  
 examined separate and apart from her said husband and the contents thereof being first made known  
 her declared that she did voluntarily and of her own free will and accord seal and set her act and  
 deed delivers the said indenture without any coercion or compulsion of her said husband. In witness  
 hereof I have hereunto set my hand and seal the day and year above written. Thomas Bonaquand

(Recorded December 27 1833)

Deed  
 Between  
 Thosmael Wallerton  
 To  
 Gibe Wallerton

This Indenture Made the fifth day of March in the year of our Lord one thousand eight hundred  
 and thirty three Between Thosmael Wallerton of East Kenton township in Chester County  
 and State of Pennsylvania single man of the one part and Gibe Wallerton of the same  
 place also single man of the other part Witnesseth that the said Thosmael Wallerton  
 in and in consideration of the sum of Seven hundred and fifty dollars to him in hand paid by the said  
 Gibe Wallerton at and before the sealing and delivering hereof the receipt whereof he doth hereby acknowledge  
 and thereof acquit and forever discharge the said Gibe Wallerton his heirs executors and Administrators by these  
 presents have granted conveyed sold aliened wife offed released and confirmed and by these presents do grant  
 bargain sell alien impede release and confirm unto the said Gibe Wallerton all that one piece or parcel of  
 land situate in the said township of East Kenton bounded as follows to wit Beginning  
 at a stone in a public road leading from the Black Horse Tavern to Joseph Downing Mill thence along  
 said road North forty four degrees East fifty nine perches and five tenths of a perch to a cherry tree  
 corner of land late of Thomas Trekers land thence by the same North twenty three degrees and a half  
 West six perches to a stone by the same South eighty five degrees and a half West seven perches  
 and North thirteen degrees and a half West thirty one perches and three tenths to a cherry tree North  
 sixty eight degrees and a half East five perches and six tenths of a perch and North fourteen degrees  
 and a half West thirty two perches and five tenths to a stone and South seventy three degrees and  
 a half West thirty five perches to a stone thence by lands of William Bailey South six degrees East  
 seventy five perches to the place of Beginning containing sixteen acres and one hundred and twenty  
 seven perches of land the true measure be the same more or less. Being the same land and premises which  
 William Cousins and Hannah his Wife by Indenture Under their hand and seal bearing date  
 twenty second day of March Anno Domini 1830 for the consideration therein mentioned did grant and  
 convey unto the said Thosmael Wallerton and to his heirs and assigns forever us in and by the said

SHUMAN 14, 52  
1834

surviving executor of the last will and testament of John Shumer late of the Township of Pikeland aforesaid deceased) by Indenture bearing even date herewith and executed immediately before these presents to be recorded and conveyed to the said Jesse Grimes and John Shuman in fee) TOGETHER with all and singular other the houses out houses buildings barns stables ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof. And also all the estate right title interest property claim and demand whatsoever of them the said Jesse Grimes and Catherine his wife and of the said John Shuman in law of equity or otherwise howsoever of in to or out of the same TO HAVE AND TO HOLD the said message plantation and tract of one hundred and nine acres and one quarter of land and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Joseph Garber his heirs and assigns to the only proper use and behoof of the said Joseph Garber his heirs and assigns forever. And the said Jesse Grimes and John Shuman for themselves their heirs executors and administrators do covenant promise grant and agree to and with the said Joseph Garber his heirs and assigns by these presents that they the said Jesse Grimes and John Shuman and their heirs the said above mentioned and described message plantation and tract of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said Joseph Garber his heirs and assigns against them the said Jesse Grimes and John Shuman and their or either of their heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under them or either or any of them shall and will warrant and forever defend by these presents IN WITNESS WHEREOF the said parties to these presents have hereunto interchangeably set their hands and seals: Dated the day and year above written.

SEALED AND DELIVERED in the presence of us:-

Ma. J. M. Veigh  
Wm. Quay

Jesse Grimes (SEAL)  
Catherine <sup>her</sup> Grimes (SEAL)  
                  <sup>mark</sup>  
John Shuman (SEAL)

Chester County; SS:

Be it known that on the twenty seventh day of March Anno Domini 1834 before me Ma. J. M. Veigh Esquire one of the Justice of the Peace in and for said County came the above named Jesse Grimes and Catherine his wife and John Shuman and acknowledged the above written Indenture to be their act and deed and desired that the same might be recorded as such according to law. The said Catherine being of full age and by me duly examined separate and apart from her said husband and the contents thereof being first made known to her declared that she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband IN TESTIMONY WHEREOF I have here unto set my hand and seal the day and year above written.

Ma. J. M. Veigh (SEAL)

Received on the day of the date of the above written Indenture of and from the above named Joseph Garber the sum of three thousand dollars lawful money of the United States it being the consideration money above mentioned in full. (Pr.,

WITNESS at signing)

Recorded April 5 th 1834.

DEED :  
ZIBA WOLLERTON :  
TO :  
ELI RUSSELL :

THIS INDENTURE made the fifth day of April in the year of our Lord one thousand eight hundred and thirty four BETWEEN Ziba Wollerton of East Caln Township County of Chester and Commonwealth of

Pennsylvania of the one part. And Eli Russell of the same place of yeoman of the other part Witnesseth that the said Ziba Wollerton for and in consideration of the sum of seven hundred and fifty dollars in hand paid by the said Eli Russell at and before the sealing and delivery hereof (the receipt and payment whereof they do hereby acknowledge and thereof do acquit and forever discharge the said Eli Russell his heirs executors and Administrators by these presents ) Have granted bargained sold aliened released and confirmed and by these presents do grant bargain sell alien enforce release and confirm unto the said Eli Russell and to his heirs and assigns. All that tract or lot of ground situate in the Township County and Commonwealth aforesaid bounded and described follows to wit. BEGINNING at a stone in a public road leading from the black horse tavern to Joseph M. Downing's Mills thence along the said road north sixty four degrees east fifty nine and an half perches to a Chesnut Tree a corner of land late of Thomas Vickers thence by the same north twenty three degrees and an half west sixteen perches to a Chesnut tree and north thirteen degrees and a half west thirty one perches and three tenths to a Chesnut tree north sixty eight degrees and a half east five perches and six tenths and north fourteen and a half west twenty two perches and a half to a stone and south seventy three and a half degrees west thirty five perches to a stone thence by lands of William Bailey south six degrees east seventy five perches to the place of beginning CONTAINING sixteen acres and one hundred and twenty perches of land strict measure more or less (Being the same land and premises which Ishmael Wollerton by Indenture under his hand and seal, bearing date the fifth day of March A. D. 1833 for the consideration therein mentioned did grant and confirm unto the said Ziba Wollerton the first party and to his heirs and assigns forever as in and by the said recited Indenture recorded in the Records Office for the County of Chester in Deed Book H 4 Vol. 80 Page 329 reference being thereunto had appears) TOGETHER with all and singular the houses out houses edifices and buildings thereon erected and being and all ways waters water courses woods trees fences gardens orchards rights liberties privileges advantages hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions 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 Ziba Wollerton in law or equity or otherwise howsoever of in to or out of the same TO HAVE AND TO HOLD the said above mentioned and described tract of land hereditaments and premises hereby granted and released or mentioned or intended so to be with the appurtenances unto the said Eli Russell his heirs and assigns to the only proper use and benefit and behoof of the said Eli Russell his heirs and assigns forever. And the said Ziba Wollerton for himself his heirs executors and administrators doth covenant promise grant and agree to and with the said Eli Russell his heirs and assigns by these presents that he the said Ziba Wollerton and his heirs the said mentioned tract hereditaments and premises hereby granted and released ( or mentioned and intended so to be ) with the appurtenances unto the said Eli Russell his heirs and assigns against him the said Ziba Wollerton and their heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and forever defend by these presents IN WITNESS WHEREOF the said Ziba Wollerton has interchangeably set his hand and seal hereunto Dated the day and year first above written.

SEALED AND DELIVERED in the presence of:-

Jno T, Denny  
Gravner Marsh

Ziba Wollerton (SEAL)

Received on the day of the date of the above written Indenture of the above named Eli Russell the sum of seven hundred and fifty dollars in full for the consideration money above mentioned.

WITNESS present at signing

Jno. T. Denny  
Gravner Marsh

Ziba Wollerton

Chester County, SS:-



of James Jackson

our Lords One Thousand Eight Hundred

214,179  
1836

of Russell

and thirty Six Between Governor  
Marsh of the Township of East  
Cabin, County of Chester and State

of Pennsylvania Assignee of James Jackson, of the same place if  
 the one part and Eli Russell of the Township County and State  
 aforesaid of the other part Witness that the said Governor  
 Marsh for and in consideration of the sum of six hundred  
 and five dollars lawful money of the United States to him in  
 hand paid by the said Eli Russell the receipt whereof is hereby  
 acknowledged hath granted bargained sold released and confirmed  
 and by these presents doth grant bargain sell release and confirm  
 unto the said Eli Russell his heirs and assigns all that messuage  
 and lot of land situate in East Cabin Township aforesaid bounded  
 and described as follows, Beginning at a post corner of Robert  
 Miller's land thence by the same North Eighty five and a  
 quarter degrees East, seventy two perches to a stone, thence by line of  
 Thomas Tickers North fifteen degrees West twenty ~~and~~ perches  
 and thence tenches to a stone, thence by the same along the road  
 South Eighty four and a half degrees West, seventy two perches to the  
 place of beginning. Containing six acres more or less being the  
 same premises which Peter Osborne Esquire, High Sheriff of said  
 County, by Deed BOLL dated November 11th 1835 duly executed and  
 entered of record in the Common Pleas of Chester County in  
 Sheriff's Deed Docket No 4 page 45 granted and conveyed to the  
 said James Jackson in fee and which the said James Jackson  
 (and wife) by indenture of assignment dated May 15 AD 1835  
 duly executed and recorded in the Recorder's Office of said  
 County in Miscellaneous Deed Book 203 page 31 conveyed  
 to the said Governor Marsh in trust for the benefit of his  
 creditors. Together with all and singular the houses, buildings,  
 ways, waters, watercourses, rights, liberties, privileges, heredita-  
 ments and rents appertaining thereto, belonging to or in any  
 wise appertaining, and the reversions and remainders rents issues  
 and profits thereof. And also all the estate right title interest  
 claim and demand of the said James Jackson of in in or out of the  
 same In Fee and in MORTGAGE the said Messuage and Lot of  
 Land Hereditaments and premises hereby granted or mentioned to  
 intended to be with the appurtenances unto the said Eli  
 Russell his heirs and assigns to his and their only proper  
 use and behoof forever. For such estate and under such rents  
 and conditions as the said James Jackson had and held the same  
 at and immediately before the time of executing the said Deed of  
 Assignment but for no longer or greater Estate whatsoever and  
 the said Governor Marsh for himself his heirs Executors and  
 Administrators doth covenant promise grant and agree to and





made known to her, declared that she did voluntarily and of her own free will and accord  
and as her act and deed deliver the said Indenture without any coercion or compulsion  
of her said husband. In Testimony whereof I have hereunto set my hand and seal this day and  
year above written. Abner Lewis <sup>Seal</sup> Receiver, on the day of the date of the above Indenture of  
and pay to the above named John Meredith the sum of four hundred Dollars lawful money of  
the United States, it being the consideration money above mentioned in said Joseph Blackfan.

{ Recorded 29th April 1837 }

Deeds  
Eli Russell Wife  
To  
William Cousins  
This Indenture made the twenty seventh day of February A.D. one thousand  
and eight hundred and thirty seven Between Eli Russell of the town  
ship of East Calm, County of Chester and State of Pennsylvania (Manor  
and Lydia his wife of the one part and William Cousins of the same  
Township and County aforesaid of the other part. Witnesseth that the  
said Eli Russell and Lydia his wife for and in consideration of the sum of eight hundred  
and twenty five dollars lawful money of the United States to them in hand paid by the said  
William Cousins at and before the executing and delivery hereof the receipt and payment  
whereof they do hereby acknowledge and thereof acquit, and forever discharge the said William  
Cousins his heirs executors and administrators by these presents have granted bargained sold  
aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien en  
feoff release and confirm unto the said William Cousins and to his heirs and assigns all that tract  
of land situated in East Calm Township aforesaid Bounded and described as follows Viz. Begin  
ning at a Stake in a public Road leading from the black pine Tavern to Joseph M Downings Mill  
thence along said Road North sixty four degrees East fifty nine and a half perches to a corner  
tree a corner of land late of Thomas Vickers thence by the same North twenty three degrees and a  
half West sixteen perches to a chestnut tree and North twenty two degrees and a half West thirty one per  
ches and three tenths to a chestnut tree North sixty eight degrees and a half East five perches and  
six tenths and North fourteen degrees and a half West twenty two perches and a half to a stone  
and South twenty three and a half degrees West thirty five perches to a stone thence by land of  
William Bailey South six degrees East twenty five perches to the place of Beginning containing  
Sixteen Acres and one hundred and twenty perches of land more or less Being the same land  
and premises which Ziba Robinson by Indenture under his hand and Seal bearing date the  
fifth day of April 1836 for the consideration therein mentioned did grant and confirm unto the  
said Eli Russell the first party and to his heirs and assigns forever and recorded in the Records  
office of Chester County in Deed Book III. Vol. 1. page 53. reference being thereunto had appears together  
with all and singular the houses and buildings thereon erected and being; and all ways  
rights and liberties whatsoever rights liberties privileges hereditaments and appurtenances whatsoever  
thereunto belonging or in anywise appertaining; and the reversions remainders rents issues and  
profits thereof And also all the estate right title interest claim and demand whatsoever of  
them the said Eli Russell and Lydia his wife in law or equity or otherwise howsoever of in to or  
out of the same or any part thereof To Have and To Hold the said above mentioned and descri  
bed tract of land hereditaments and premises hereby granted or released or mentioned or men  
tioned to be with the appurtenances unto the said William Cousins his heirs and assigns  
to the only proper use benefit and behoof of the said William Cousins his heirs and assigns  
forever and the said Eli Russell and Lydia his wife for themselves their heirs executors and  
administrators doth covenant promise grant and agree to and with the said William Cou  
sins his heirs and assigns by these presents that they the said Eli Russell and Lydia his wife

1837

Joseph M. Downing Wife  
to  
William Cousins

This Indenture made the third day of April A.D. one thousand eight hundred and thirty seven. Between Joseph M. Downing, of West White Lane Township County of Chester and State of Pennsylvania and Grace his wife of the one part; and William Cousins of the Township of East Caln County and State aforesaid of the other part It is agreed that the said Joseph M. Downing and Grace his wife for and in consideration of the sum of money five dollars to them in hand paid by the said William Cousins at and before the executing, and delivery hereof the receipt and payment whereof they do hereby acknowledge and stand acquit and forever discharge the said William Cousins his heirs, executors and administrators by these presents have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said William Cousins and to his heirs and assigns, all that certain tract or lot of woodland situated and lying in the township of East Caln aforesaid bounded and described as follows, to wit Beginning at a stone in a public road leading to East Caln Meeting House a corner of Mary Gibb's land thence by the same North three and a half degrees West five perches and a half to a stone thence by lands of John T. Mas. or South eighty five and a half degrees West thirty seven perches to a post a corner of other lands of the said William Cousins thence by the same South twenty three and a half degrees East six perches to a chestnut tree thence by lands of Mary Gibb or North sixty four degrees East twelve perches and eight tenths to a stone thence by the same South eight and a half degrees East two perches and seven tenths to a post thence North eighty five degrees East twenty two perches and a half to the place of Beginning containing one hundred and sixty one perches be the same more or less (Being a part of the tract of land which said Downing and Deborah his wife by deed duly executed grant and convey to the above named Joseph M. Downing and to his heirs and assigns in fee simple by having reference to the record thereof in the Recorder's office for Chester County in Deed Book 13 Vol. 1 page 495 will fully appear together with all and singular the houses and buildings thereon erected and being, and all way woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever therewith belonging or in anywise appertaining, and the reversions and remainders parts issues and profits thereof. And all the estate right title interest claim and demand whatsoever of them the said Joseph M. Downing and Grace his wife in law or equity or otherwise howsoever in to or out of the same or any part thereof. To have and to hold the said tract or lot of one hundred and sixty one perches of land hereditaments and premises so by granted or released or mentioned or intended so to be with the appurtenances unto the said William Cousins his heirs and assigns to the only proper use benefit and behoof of the said William Cousins his heirs and assigns forever. And the said Joseph M. Downing for himself his heirs executors and administrators doth covenant promise grant and agree to and with the said William Cousins his heirs and assigns, by these presents that he the said Joseph M. Downing and his heirs the said above mentioned tract or lot of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said William Cousins his heirs and assigns

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against him the said Joseph M. Downing his heirs and against all and every other person or persons whatsoever lawfully claiming, or to claim by force under him or them or any of them shall and will warrant and firm defend by these presents, In Witness whereof, the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written. Joseph M. Downing <sup>read</sup> Grace Downing <sup>read</sup> sealed and delivered in the presence of Elizabeth Mullin, John M. Mullin, Chester County p. Be it remembered that on the third day of April in the year of our Lord one thousand eight hundred and thirty seven before the subscriber one of the Justices of the peace for the County aforesaid personally appeared the above named Joseph M. Downing and Grace his wife and acknowledged the foregoing indenture to be their act and deed and desired the same or such to be recorded according to law; the the said Grace being of full age, and being first by me separately and apart from her said husband examined, and the contents of the said indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the said indenture, without any coercion or compulsion of her said husband. Witness my hand and seal at the day and year aforesaid. J. M. Mullin

} Recorded May 1<sup>st</sup> 1837. }

Recd  
 Joseph M. Downing et al  
 To  
 Gervais March

This Indenture made the third day of April in the year of our Lord one thousand eight hundred and thirty seven Between Joseph M. Downing of the Township of West Whiteland, County of Chester & State of Pennsylvania and Grace his wife of the one part and Gervais March of the Township of Westbahn, County and State aforesaid of the other part; Witnesseth that the said Joseph M. Downing and Grace his wife for and in consideration of the sum of one hundred dollars do hereby in and to the said Gervais March as and before the executing and delivering hereof, the receipt and payment whereof they do hereby acknowledge and they do hereby give and discharge the said Gervais March his heirs executors and administrators by these presents have granted bargained sold aliened conveyed released and confirmed and by these presents do grant bargain sell alien confirm and confirm unto the said Gervais March and to his heirs and assigns all that tract of woodland bounded and described as follows: Beginning at a stone pile set at the south side of the said tract thence along the said road Southwesterly one acre and two tenths to a stone thence by lands of Samuel Robert Northward and a half degree West fifty three perches to a stone in a public road thence along the same Southwesterly three acres and a half East about seven perches to a stone in a line of Lewis Kopp's land the by the same Southwesterly and a half degree East fifty one perches to the place of Beginning containing five acres be the same more or less; Being the part of the same tract of land which said Downing and his wife do hereby by these Indentures duly executed first recorded in the recorder's office for Chester County in last book 43 1<sup>st</sup> page 145 did grant and convey to the said Joseph M. Downing in fee simple by having reference may fully appear) Together with all and singular the buildings improvements ways woods water water courses, rights liberties privileges hereditaments and appurtenances whatsoever thereto belonging or in anywise appertaining and the revenues and tenements unto them and heirs thereof And also all the

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W. C. & W.

William Cousins & wife  
vs  
Miller Woodward

2  
2  
2  
3

This Indenture, made the ninth day of April in the year of our Lord one thousand eight hundred and forty-four Between William Cousins of the township of East Caln in the County of Chester and State of Pennsylvania and Hannah his wife of the one part and Miller Woodward of the same township and county aforesaid, of the other part. Witnesseth that the said William Cousins and Hannah his wife for

and in consideration of the sum of Fifty Dollars of good and lawful money of the United States advanced to them in hand paid by the said Miller Woodward at and before the issuing and delivery hereof (the receipt and payment whereof they do hereby acknowledge) their debt account and former discharge the said Miller Woodward his heirs, executors, and administrators by these presents) have granted, bargained, sold, aliened, conveyed, released and confirmed, and by these presents do grant, bargain, sell, alien, convey, release and confirm unto the said Miller Woodward and to his heirs and assigns, all that tract or lot of land situated in East Caln township aforesaid bounded and described as follows viz: Beginning at a stone a corner of land of the heirs of Lewis Hoopes (see & thence by the same south eight to five degrees West twenty two perches and five tenths to a stone thence by land of Mary Gibson North eight degrees and an half West two perches and seven tenths to a stone thence by the same North eight degrees West sixteen perches and seven tenths to a stone thence through land belonging to the said William Cousins North twelve degrees and one quarter West seven perches and five tenths to a line of John J. Mearns land thence by the same North eighty-two degrees and three quarters East thirty-nine perches and eight tenths to a stone thence by the same South three degrees East five perches and five tenths to the beginning, containing one acre and and twenty five perches of land (more or less) with the appurtenances. Being the same lot of land which Joseph M. Downing and Grace his wife by indenture bearing date the third day of April A.D. 1837 did grant and confirm unto the said William Cousins his heirs and assigns forever said deed is recorded in the name of Chester County in Court Book Vol. 10 page 253 reference thereto had appeared. And



office of Chester County in Deeds Book C 4 on page 223 reference herein and appears  
 it is also a part of a lot of land which Eli Russell and Lydia his wife by their indenture bearing  
 date the twenty-seventh day of February A.D. 1837 for the consideration therein mentioned did  
 grant and confirm unto the said William Cousins his heirs and assigns forever, said Deed  
 is recorded in the Recorder's Office of Chester County in Deeds Book C 4 Vol 86 page 252 refer-  
 ence thereto had appeared together with all and singular the houses, out houses, edifices  
 and buildings thereon erected, and being - and all ways, waters, water-courses, woods, trees, fences,  
 gardens, orchards, rights, liberties, privileges, advantages, hereditaments and appurtenances what-  
 soever therunto belonging, or in any wise appertaining; and the revenues, remainders, rents,  
 issues, and profits thereof. And also all the estate, right, title, interest, use, trust, property,  
 possession, claim, and demand whatsoever, of them the said William Cousins and Hannah  
 his wife in law or equity, or otherwise howsoever of, in, to, or out of the same. He have and to have  
 the said lot piece or parcel of land above mentioned and described containing one acre and  
 twenty six perches hereditaments and premises, hereby granted and released (or mentioned  
 or intended to be) with the appurtenances unto the said Miller Woodward his heirs and assigns  
 to the only proper use, benefit and behoof of the said Miller Woodward his heirs and assigns forever.  
 And the said William Cousins and Hannah his wife for themselves their heirs, executors and  
 administrators, do covenant, promise, grant, and give to and with the said Miller Woodward  
 his heirs and assigns, by these presents, that they the said William Cousins and Hannah  
 his wife and their heirs, the said lot piece or parcel of land above mentioned hereditaments  
 and premises, hereby granted, and released (or mentioned or intended to be,) with the  
 appurtenances, unto the said Miller Woodward his heirs and assigns, against them the  
 said William Cousins and Hannah his wife and their heirs, and against all and every  
 other person or persons whomsoever lawfully claiming or to claim by form or in due claim or  
 there, or any of them shall and will warrant and forever defend, by these presents. In witness  
 whereof, the said parties to these presents, have interchangeably set their hands and seals  
 hereunto. - Dated the day and year first above written. William Cousins <sup>per</sup> Hannah <sup>per</sup> Cousins  
 Sealed and delivered in the presence of Thomas Windle, Robert P. Miller. Received on the day  
 of the Date of the above indenture, of the above named Miller Woodward the sum of Fifty  
 Dollars in full for the consideration money above mentioned. William Cousins. Witness present

# Deed

Miller Woodward wife  
 To  
 Ruth Anna Baker

This Indenture made the fifth day  
 of the fourth month A.D. one thousand eight  
 hundred and fifty six Between Miller Wood-  
 ward and Ann his wife of Valley township in  
 the County of Chester and State of Pennsylvania  
 of the one part and Ruth Anna Baker of East  
 Hillenfield in the County and State aforesaid of

the other part Witnesseth That the said Miller Woodward and Ann his wife for  
 and in consideration of the sum of Eight Hundred and twenty five dollars to them  
 in hand paid by the said Ruth Anna Baker at and before the making and delivery  
 hereof the receipt and payment whereof they do hereby acknowledge and thereof  
 acquit and free discharge the said Ruth Anna Baker her heirs executors and  
 administrators by these presents have granted bargained sold aliened enfeoffed  
 released and confirmed and by these presents do grant bargain sell alien enfeoff  
 release and confirm unto the said Ruth Anna Baker and to her heirs and assigns  
 all that certain Messuage and lot of Land situate in the township of Valley aforesaid  
 bounded and described as follows to wit Beginning at a stone a corner of the land  
 of the heirs of James Cooper deceased thence by the stone South eighty five degrees west  
 twenty five perches and four tenths to a stone thence by land of Mary Gibson South  
 thirty six and by Thirty degrees West sixteen perches and four tenths to a stone thence  
 by land of Mary Gibson North twelve and a quarter degrees West seven perches and  
 four tenths to a stone thence by land of John St. Basson North eighty four and three  
 quarter degrees East thirty nine perches and eight tenth perches to a stone and South  
 three degrees East five perches and nine tenths to the place of Beginning containing one  
 acre and four perches of land be the same more or less. It being two adjoining  
 lots of land one of which was conveyed to Miller Woodward party heretofore by William  
 Conrad and Hannah his wife by their Indenture bearing date the ninth day of  
 April A.D. 1844 and recorded in the Recorder's office for Chester County in Deed Book  
 256 p. 103 page 344 the other was also conveyed to Miller Woodward in fee simple by  
 Mary Gibson by her Indenture bearing the same date and Recorded in the same  
 office in Deed Book 256 p. 103 page 343 Together with all and singular the houses  
 buildings and appurtenances and all claims rights liberties franchises hereditaments and  
 whatsoever whatsoever heretofore belonging or in anywise appertaining and the  
 right claim and demand whatsoever of the said Miller Woodward and Ann his wife  
 in and to the said Messuage and lot of land hereditaments and premises hereby gra-  
 nted or received or mentioned or intended to be with the assent and consent unto  
 the said Ruth Anna Baker her heirs and assigns to the only proper use benefit and  
 behoof of the said Ruth Anna Baker her heirs and assigns forever And the said  
 Miller Woodward for himself his heirs executors and administrators do covenant pro-

That the said Mary Gibson for and in consideration of the sum of seven hundred and twenty five dollars lawful money of the United States to her in hand paid by the said George W Rambo at and before the executing and delivery hereof the receipt and payment whereof she doth hereby acknowledge and thereof acquit and free discharge the said George W Rambo his heirs Executors and administrators by these presents has granted bargain sold alien assign release and confirmed and by these presents doth grant bargain sell alien assign release and confirm unto the said George W Rambo and to his heirs and assigns all that lot or tract of land lying and being in East Calm township County and State aforesaid and which is bounded and described as follows to wit Beginning at a post or corner of Robert Miller's land thence by the same North eighty five and a great degrees East seventy two perches to a stone thence by land of Samuel Dickes North fifteen degrees West twenty four perches to a stone thence by land of Miller Woodcock and South seventy six and a half degrees West sixteen perches and four tenths to a stone a corner of the said Woodcock's land thence along the road South sixty four and a half degrees West fifty five perches and six tenths to the place of beginning containing Five Acres and one hundred and thirty eight perches be the same more or less Being part of the same premises which Col. Russell and wife by Deed dated February twenty seventh A.D. 1837 granted and conveyed (for the consideration therein mentioned) unto the said Mary Gibson and to her heirs and assigns forever said Deed is recorded in Records Office of Chester County in Deed book No. 4. Vol. 85 page 321. 1<sup>st</sup> May A.D. 1837.

Together with all and singular the houses buildings ways woods waters water courses rights liberties privileges hereditaments and appurtenances which shall then or hereafter belong or in any wise appertain and the reversion remainder rents issues and profits thereof. Also all the estate right title interest claim and demand wholly or in part due or owing to her the said Mary Gibson in law or equity or otherwise however of into or out of the same To have and to hold the said above mentioned and described parcel of land hereditaments and premises hereby granted or released or mentioned or intended so to be with the appurtenances unto the said George W Rambo to his heirs and assigns to the only proper use benefit and behoof of the said George W Rambo his heirs and assigns forever. And the said Mary Gibson for herself her heirs Executors and administrators doth covenant promise grant and agree to and with the said George W Rambo his heirs and assigns by these presents that she the said Mary Gibson and her heirs the said above mentioned lot hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said George W Rambo his heirs and assigns against her the said Mary Gibson her heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and save defend by these presents.

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

Sealed and delivered in the presence of James Batten Isabella Batten  
 Chester County ss. Be it remembered that on the eighteenth day of March in the year of our Lord one thousand eight hundred and fifty three before the subscriber one of the Justices of the Peace for the County aforesaid personally appeared the above named Mary Gibson and acknowledged the foregoing Indenture to be her act and deed and desired the same as such to be recorded according to law. Witness my hand and seal the day and year aforesaid James Batten J.P.

... an and any person, upon whom any  
claiming or to claim by him or either him than or any of them shall and will  
waiver and forever defend by these presents. In witness whereof the said parties to  
these presents have hereunto interchangeably set their hands and seals the day and  
year first written.

Sealed and delivered in the presence of  
Am. Ghandley Isaac Smith

John Walton  
Eleanor Walton

Chester County ss. Be it remembered that on the twenty ninth day of March in the  
year of our Lord one thousand eight hundred and fifty before the subscriber one of  
the Justices of the Peace for the said County of Chester personally appeared the above  
named John Walton and Eleanor his wife and acknowledged foregoing instrument  
to be their act and deed and assented the same as such to be recorded according to law  
she the said Eleanor being of full age and being first by me separately and apart from  
her said husband examined and the contents of said instrument made known to her  
and on such separate examination that she voluntarily and of her own free will and  
and record did sign seal and assent her act and deed deliver the said instrument without  
any coercion or compulsion of her said husband. Witness my hand and seal  
the day and year aforesaid Isaac Smith

Recorded April 1<sup>st</sup> A.D. 1853

G. W. Gibson  
Mary Gibson  
George M. Rambo

This Indenture, Made the eighteenth day of  
of March A.D. one thousand eight hundred and fifty three  
Between Mary Gibson of the Township of East Berlin  
County of Chester and State of Pennsylvania (and one  
of the one part and George M. Rambo of the Township of  
West Brandywine County and State of Pennsylvania of the other part



mentioned in full \$2500

Witness Present

Elisha Phipps

Elias <sup>his</sup> Stanley

E 6,487

Chester County SS Be it remembered that on the thirteenth day of January in the year of our Lord one thousand eight hundred and fifty seven before the undersigned one of the Justices of the Peace for the County aforesaid personally appeared the above named Elias Stanley and Ruth his wife and acknowledged the foregoing Indenture to be their act and deed and desired the same as such to be recorded according to law the said Ruth being of full age and being first by one separately and apart from her said husband examined and the contents of said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the Indenture without any coercion or compulsion of her said husband.

Witness my hand and seal the day and year aforesaid

Elisha Phipps

Recorded May 30th AD 1857

Deed

Ruth Anna Baker  
to  
William F Mason

This Indenture Made the sixteenth day of the first month in the year of our Lord one thousand eight hundred and fifty seven Between Ruth Anna Baker of East Fallowfield Township in the County of Chester and State of Pennsylvania of the one part and William F Mason of Valley Township in the County and State aforesaid of the other part. Witnesseth that the said Ruth


Anna Baker for and in consideration of the sum of eight hundred and thirty three Dollars to her in hand paid by the said William F Mason at and before the inscaling and delivery hereof the receipt and payment whereof she does hereby acknowledge and thereof does acquit and forever discharge the said William F Mason his heirs Executors and Administrators by these presents 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 William F Mason and to his heirs and assigns all that certain messuage and lot of land situate in the township of Valley in the County and State aforesaid bounded and described as follows to wit Beginning at a stone a corner of the land late of the heirs of Lewis Hoopes deceased thence by the same south eighty five degrees west twenty two perches and five tenths to a stone thence by land of Mary Gibson south seventy six and a half degrees west sixteen perches and four tenths to a stone thence by land of Barton Townsley north twelve and a quarter Degree west seven perches and five tenths to a stone thence



by land of John P. Mason, north eighty four and three quarters degrees east thirty nine perches and eight tenths to a stone and south three Degrees east five perches and five tenths to the place of beginning containing one acre and forty five perches of land be the same more or less It being the same premises which Miller Woodward and Ann his wife by their Indenture duly executed, bearing date the fifth day of the fourth month AD 1856 and recorded in the Records Office of Chester County in Deed Book B 6 Vol 125 page 416 did for the consideration therein mentioned, grant and convey to Ruth Anna Baker party herets in fee simple, Together with all and singular the houses, out houses edifices and buildings thereon erected, and being, and all ways waters water courses woods trees fences gardens orchards rights liberties privileges advantages hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversion and remainders rents issues and profits thereof: And also all the estate right title interest use trust property possession claim and demand whatsoever of her the said Ruth Anna Baker in law or equity or otherwise howsoever of in to or out of the same So Have and So Hold the said messuage and lot of land hereditaments and premises hereby granted and released or mentioned or intended to be with the appurtenances unto the said William P. Mason his heirs and assigns to the only proper use benefit and behoof of the said William P. Mason his heirs and assigns forever. And the said Ruth Anna Baker for herself her heirs executors and administrators does covenant promise grant and agree to and with the said William P. Mason his heirs and assigns by these presents that she the said Ruth Anna Baker and her heirs the said messuage and lot of land hereditaments and premises hereby granted and released or mentioned or intended to be with the appurtenances unto the said William P. Mason his heirs and assigns against her the said Ruth Anna Baker and her heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same by force or under her shall and will Warrant and give Defend by these presents. In Witness Whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Sealed and Delivered in the Presence of

James W. Mode Sarah J. Mode

Ruth Anna Baker 

Received the day of the date of the above Indenture of and from the above named William P. Mason the sum of eight hundred and thirty three Dollars in full for the consideration money above mentioned

Witness present at Signing James W. Mode

Ruth Anna Baker

Chester County ss. Be it remembered that on the sixteenth day of the first month in the year of our Lord one thousand eight hundred and fifty seven before me the subscriber one of the justices of the peace in and for said County personally came the above named Ruth Anna Baker and acknowledged the above Indenture to be her act and deed and desired that the same might be recorded as such according to law. In testimony whereof I have hereunto set my hand and seal the day and year above written.

William P. Mason

TO  
Lewis Myers

This Indenture, made the Twenty seventh day of March  
in the year of our Lord, One Thousand Eight Hundred and Sixty seven  
between William P. Mason of Valley Township in the county of Chester  
and state of Pennsylvania of the one part and Lewis Myers of  
East Calw Township in the county and State aforesaid.

of the other part. Witnesseth, that the said William P. Mason,  
for and in consideration of the sum of Eight Hundred and seventy five dollars  
lawful money of the United States of America, unto him well and truly paid by the said Lewis Myers  
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged  
has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien,  
enfeoff, release and confirm unto the said Lewis Myers and to his heirs and assigns,

All that certain messuage and lot of land situate in the aforesaid Township of  
Valley bounded and described as follows To Wit: Beginning at a stone thence by  
land of J. B. Baker south eighty five degrees west twenty two perches and five tenths  
to a stone thence by Opha Hooks land south seventy six and a half degrees West  
sixteen perches and four tenths to a stone thence by land of William P. Mason  
north twelve degrees and a quarter west seven perches and five tenths to a stone thence by  
said J. Masons land north eighty four and three quarter degrees east thirty nine  
perches and eight tenths to a stone and south three degrees east five perches and  
five tenths to the place of Beginning. Containing one acre and forty five perches  
of land be the same more or less It being the same premises which Ruth Anna  
Baker by her Indenture duly executed bearing date the 16<sup>th</sup> day of the First  
month of April 1857 and Recorded in the Records Office of Chester County in Book  
E. C. vol. 127 Page 487 did for the consideration therein mentioned grant  
and convey to William P. Mason party hereto and to his heirs and assigns for  
ever.

DEED

This Indenture,

Made the ... day of ...

in the year of our Lord one thousand nine hundred and ...

Kenneth E. Myers et al. TO

Between Kenneth E. Myers, (unmarried), Elijah Wendenhall, and ... James H. Wendenhall, husband of William S. Myers, and Sarah S. his wife, George W. Myers, (unmarried), Sarah A. Myers, (unmarried), ...

of the second part: Witnesseth, That the said part of ... of the first part, for and in consideration of the sum of ... lawful money of the United States of America, well and truly paid by the said part of ... of the second part to the said party ... of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, ... grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part of ... of the second part, ... Heirs and Assigns.

All our undivided part or interest in and to all that certain Messuage and Lot of ... situated in the town of ... Chester County, Pa., bounded and described as follows to-wit: Beginning at a stone, thence by land of or late of Joseph B. Baker, South eighty five degrees West, twenty two perches and five tenths to a stone, thence by land now or late of Alpha Hooker, South seventy six and a half degrees West, sixteen perches and four tenths to a stone, thence by land now or late of William P. Mason, North twelve degrees and quarter West, seven perches and five tenths to a stone, thence by land now or late of John P. Mason, north eighty four and three quarter degrees East thirty one perches and eight tenths to a stone, and thence three degrees East five perches and five tenths to place of beginning, containing One Acre and forty five perches of land more or less. It Bore the same premises which William P. Mason by his will dated March 27th, 1867, and records of in the Recorder's Office for the County of Chester, at West Chester, Pa. in Deed Book I, Vol. 106, Page 206, granted and conveyed unto Servus Myers, his heirs and assigns forever, and of and by the said Servus Myers, deceased, intestate, was survived by a Widow now deceased, and two children, viz: Kenneth E. (unmarried), Mary S. (intermarried with S. O. Evans, now deceased), Lydia A. (intermarried with George H. (intermarried) Elijah P. (intermarried with Jesse C. Wendenhall), William S., Sarah C. (unmarried), Oliver E. (intermarried with George W. Waller, both now deceased), leaving to surviving them one child, viz: Sigea H. (intermarried with Servus Eppelheimer, thence by name, and James Myers, thence by name, to whom the premises, by the laws of Pennsylvania relating to intestate's estate descend and come.







DEED

This Indenture, Made the Twentieth day of

James Myers & Wife  
to

March in the year of our Lord one thousand nine hundred and nineteen

Between James Myers, of Wallace Township, County of Chester, State of Pennsylvania, and Ella, his wife, of the first part, and The Board of Trustees of the Association of Lumbermen of Pennsylvania, of the second part.

Witnesseth, That the said James Myers of the first part, for and in consideration of the sum of Eight hundred dollars lawful money of the United States of America, well and truly paid by the said Association of Lumbermen of the second part to the said James Myers of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Association of Lumbermen of the second part, its successors, heirs and assigns, All that certain messuage and Lot or Tract of land situate in the Township of Walton County and State of Pennsylvania bounded and described as follows: - Beginning at a stone, thence by land belonging to the estate of Charles S. Bailey, south eighty five degrees west, twenty two and five tenths perches to a stone, thence by land of the estate of Wm. J. Traylor, south seventy six and one half degrees west, sixteen and four tenths perches to a stone, thence by land of Thomas Orr, North two and one quarter degrees west, seven and five tenths perches to a stone, thence by land of James Carpenter, the west two courses and distances, North eighty four and three quarters degrees East, thirty nine and eight tenths perches to a stone, South three degrees East, five and five tenths perches to a stone, South three degrees East, five and five tenths perches to the place of beginning - Containing one acre and forty five perches of land or the same more or less. Being the same premises, in which Hannah E. Myers et al. by their Indenture bearing date the Second day of April A. D. one thousand nine hundred and six, and on record in the Recorder's Office of Chester County, in Deed Book No. 13, Vol. 315 Pages, granted and conveyed to James Myers, partly hereto in fee.

Together with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said James Myers of the first part, of in and to the said premises with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said Association of Lumbermen of the second part, its successors, heirs and assigns, forever

AND the said James Myers of the first part, for themselves, their heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said Association of Lumbermen of the second part, its successors, heirs and assigns forever, that they the said above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Association of Lumbermen of the second part, its successors, heirs and assigns, against them the said James Myers of the first part, their heirs, Executors and Administrators, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, he, from or under him, them or any of them.

SHALL AND WILL by these presents, In Witness Whereof The said James Myers of the first part to these presents, hereunto set their hand and seals. Dated the twentieth day and year first above written.

Sealed and Delivered in the presence of  
Joe H. Johnson  
Wm. E. Johnson  
Received the twentieth day of the date of the above Indenture, of the above named

WARRANT AND FOREVER DEFEND.  
James Myers  
Ella Myers



180

DEED

This Indenture, Made the Twenty-first day of

The Brandywine B. & L. Assn.  
TO Brandywine B.

November in the year of our Lord one thousand nine hundred and fourteen

Annie E. Mann's between The Brandywine Building and Loan Association of Downingtown, Pennsylvania, of the first part, and Annie E. Mann of the Township of Caliv, in the County of Chester and State of Pennsylvania, second  
part (the other part). WITNESSETH That the said Brandywine Building and Loan Association of Downingtown for and in consideration of the sum of Five Hundred and Twenty-five dollars, lawful money of the

United States of America, unto it well and truly paid by the said Annie E. Mann

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged; have granted, bargained, sold,

aliened, enticed, released, and confirmed, and by these presents do grant, bargain, sell, alien, entice, release and confirm unto

the said Annie E. Mann her Heirs and Assigns.

all that certain messuage and lot or tract of land, situate in

the Township of Caliv aforesaid bounded and described as follows,

Beginning at a stone, thence thence by land belonging to the

estate formerly of Charles L. Bailey, south eighty-five degrees west

twenty-two and five tenths perches to a stone, thence by land

formerly of the estate of Milton Dimbler south seventy-six and

one half degrees west six less and four tenths perches to a stone;

thence by land formerly of Thomas Orr now deceased north twelve

and one quarter degrees west seven and five tenths perches to a stone;

thence by lands formerly of James Carpenter the next two courses and distances:

north eighty-four and three quarter degrees east, thirty-nine and eight tenths

perches to a stone; south three degrees east, five and five tenths perches to

the place of beginning, containing one acre and forty-five perches of land

in the same more or less, being the same premises which James Myers and

wife by their Indenture bearing date twenty-ninth day of March A. D.

1917, and on record in the Recorder's of Chester County in Deed Book

No. 13, vol. 307, Page 84, granted and conveyed to the Brandywine

Building and Loan Association of Downingtown, Penna.

3/2-10-18

C 478439

M.H. 177-301

Together  
Courses, Right  
Reminders, 1  
Rec'd

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State of  
Penn

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of Brandywine  
personally  
of Brandywine  
of the a  
of Brandywine  
10th 1917  
Secretary  
of Brandywine  
of Brandywine  
of Brandywine

Received

The last will and testament of  
 Annie E. Mann Calu Township,  
 Chester County Penna. as follows, to wit:—  
 I give, devise and bequeath to Clyde Mann  
 House, stable and lot, in Calu Twp. now  
 occupied by us both, together with all personal  
 property contained therein and there-on.  
 The said Clyde Mann in consideration  
 of the above bequest is to pay all my funeral  
 expenses.

I give devise and bequeath to my Grand-daughter  
 Ruth Orr the sum of ~~Two Hundred~~ <sup>200.00</sup>  
 Three Hundred dollars <sup>300.00</sup> ~~200.00~~  
 dollars in trust. I hereby designate and  
 appoint the Coatesville Trust Co. as Trustee of  
 said fund until Ruth Orr shall arrive at the  
 age of twenty years. Should Ruth Orr die before  
 she is twenty years of age, the Trust Co. shall  
 pay her funeral expenses and doctor bills  
 out of the fund and transfer the balance to  
 the account of the trust fund, here-in after ~~mentioned~~  
 of Walter Orr.

The balance of my estate, of whatever kind or  
 nature, shall be divided into five equal parts.

I give, devise and bequeath one of the above  
 mentioned five equal parts to each of the following  
 persons:— One part to Florence Young,  
 One part to Daisy Young, One part to  
 Robert Mann, One part to Edward Mann  
 and one part to the three minor children

of Bessie Orr, (Mary Orr, Walter Orr and  
Glenn Orr) in equal shares in trust.

I hereby designate and appoint the Coatesville  
Trust Co. as Trustee of the above funds of  
Mary Orr, Walter Orr and Glenn Orr until they shall  
become twenty years old.

I hereby nominate and appoint Clyde Mann  
and Florence Young as Executor and Executrix  
of this my last will and testament and  
authorize and empower them to sell or other-  
wise dispose of any part of my estate as may  
be necessary without further authority.

I also direct that they shall not be required  
to give bond.

In testimony whereof I have hereunto set my  
hand and seal to this my last will and  
testament this first day of June 1915  
witness present.

Annie E Mann 

L. E. Robison

Thomas W Ford



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

DEED

CLYDE MANN.  
TO  
HARRY MCCOMSEY.

This Indenture, Made the First

February, in the year of our Lord one thousand nine hundred and nineteen.

BETWEEN Clyde Mann of the City of Coatesville, County of Chester, and State of Pennsylvania, a single man, party of the first part; AND Harry McComsey, of the Township of Caln, County and State aforesaid, party

of the second part. Witnesseth That the said party of the first part, for and in consideration of the sum of One thousand seven hundred and fifty dollars, lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged. has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his Heirs and Assigns,

ALL THAT CERTAIN message and lot of land situate in the Township of Caln aforesaid, bounded and described as follows: BEGINNING at a stone; thence by land belonging to the Estate formerly of Charles L. Bailey, south eighty five degrees west, twenty two and five tenth perches to a stone; thence by land formerly of the Estate of Milton Timbler, south seventy six and one half degrees west sixteen and four tenth perches to a stone; thence by land formerly of Thomas Orr now deceased, north twelve and one quarter degrees west seven and five tenth perches to a stone; thence by lands formerly of James Carpenter, the next two courses and distances; north eighty four and three quarter degrees east, thirty nine and eight tenth perches to a stone; south three degrees east five and five tenths perches to the place of beginning. CONTAINING one acre and forty five perches of land, be the same more or less. BEING the same premises which the Brandywine Building and Loan Association by Deed bearing date the Twenty-first day of November A. D. 1914 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Penna., in Deed Book R 14, Vol. 339, Page 186 &c., granted and conveyed unto Annie E. Mann, and the said Annie E. Mann being so thereof seized died leaving her last Will and Testament dated the First day of June A. D. 1915, wherein she did devise and bequeath as follows

"I give, devise, and bequeath to Clyde Mann, house, stable and lot, in Caln Twp. now occupied by us both, together with all personal property contained therein and thereon."

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said party of the first part, of, in and to the said premises, with the appurtenances;

TO HAVE AND TO HOLD the said premises with all and singular the appurtenances, unto the said party of the second part, his Heirs and Assigns, to the only proper use, benefit, and behoof of the said party of the second part his Heirs and Assigns forever

And the said Clyde Mann, for himself, his Heirs, Executors and Administrators, does by these presents covenant, grant and agree, to and with the said party of the second part his Heirs and Assigns forever, that he the said Clyde Mann, for himself, his Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part his Heirs and Assigns, against him the said Clyde Mann, his Heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof. by, from or under him, her, them or any of them

SHALL AND WILL IN WITNESS WHEREOF, The said party of the first part to these presents have hereunto set his hand and seal Dated the day and year first above written. WARRANT AND FOREVER DEFEND

Signed, Sealed and Delivered in the presence of  
Helen Hutchison. : \$ 2 :  
Etta M. Lapp. : I. R. : Clyde Mann. (SEAL)  
: STAMP :

Received the day of the date of the above Indenture of the above named Harry McComsey, the consideration money within named. Witnesses:

Helen Hutchison, Etta M. Lapp. Clyde Mann.  
State of Pennsylvania, County of Chester, SS:  
ON THE First day of February Anno Domini 1919 before me a Justice of the Peace, in and for the County of Chester, in the State of Pennsylvania, residing in the Borough of Malvern, Penna., personally appeared the above named Clyde Mann,

and in due form of law acknowledged the above INDENTURE to be the act and deed, and desired the same might be recorded as such. Witness my hand and Official seal the day and year aforesaid  
Recorded April 15, 1919.

Maxwell Clower, J. P. OFFICIAL SEAL  
My commission expires Monday, Jan. 2, 1922.

C-478 474  
RECORDED  
APR 15 1919

DEED

This Indenture.

Made the sixteenth day of

HANNA MCCOMSEY, ET AL  
TO  
HOWARD L. KLOTTER & WIFE

October in the year of our Lord, one thousand nine hundred and forty-five.  
BETWEEN Hanna McComsey, a widow, Violet E. Orr and Glenn E. Orr, her husband, James R. McComsey and Joy L. McComsey, his wife, Mary W. Guborn and Edwin W. Guborn, her husband, Hazel L. Keeney and Charles J. Keeney her husband, and Lloyd T. McComsey and Allen C. McComsey, his wife, of the City of Conowingo, County of Chester and State of Pennsylvania, parties of the first part, AND Howard L. Klotter and William L. Klotter, his wife, of the Borough of Downingtown, County and State of Pennsylvania, 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 2nd of the second part to the said part 1st of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm unto the said part 1st of the second part, their Heirs and assigns.

ALL THAT CERTAIN messuage and lot of land situate in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described as follows:-

BEGINNING at a stone; thence by land belonging to the estate formerly of Charles M. Bailey, south eighty five degrees east, twenty two and five tenth perches to a stone; thence by land formerly of the estate of Gilton Timbler, south seventy six and one half degrees west sixteen and four tenth perches to a stone; thence by land formerly of Thomas Orr, now deceased, north twelve and one quarter degrees west, seven and five tenth perches to a stone; thence by land formerly of James Carpenter the next two courses and distances; north eighty four and three quarter degrees east, thirty nine and eight tenth perches to a stone; south three degrees east, five and five tenth perches to the place of beginning.

CONTAINING one acre and forty five perches of land, be the same more or less.

BEING the same premises which Clyde Mann, a single man, by his deed dated February 1, 1918, and recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book N-15, Vol. 360, Page 354, granted and conveyed unto Harry McComsey, in fee. And the said Harry McComsey being so thereof seized died intestate on or about December 29, 1924, leaving to survive him, as his only heirs-at-law, a widow, Hanna McComsey, and the following children: Violet E., James R., Mary E., Hazel L., and Lloyd T., to whom the above described premises descended under the intestate laws of this Commonwealth.

2 132

7 132

MCCO 15236

Fee Simple Deed No. 85-400

RETURN TO

DA 9316  
THAYER CONTRACT CO.  
177 N. Chester Ave.  
P.O. Box 10300  
Richmond, VA 23210

# This Indenture Made the

*July*  
**Between**

in the year of our Lord one thousand nine hundred and eighty-nine

day of  
(1989)

SYDNEY THAYER III AND EDITH B. THAYER, HUSBAND AND WIFE

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

THOMAS K. FITZKEE AND SHERRY A. FITZKEE

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

**Witnesseth** That the said Grantor s

for and in consideration of the sum of  
ONE HUNDRED THIRTY-EIGHT THOUSAND (\$138,000.00) Dollars ----- lawful  
money of the United States of America, unto them well and truly paid by the said Grantee ,  
at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and

sell, release and confirm unto the said Grantees , their heirs and assigns,  
as tenants by the entirety.

ALL THAT CERTAIN tract of parcel of land and the buildings thereon situated in Caln Township, Chester County, Pennsylvania, described according to a survey made by George E. Register, Jr. and Sons, Incorporated, dated May 5, 1983, to wit:

BEGINNING at a point set on the title line in the bed of Kings Highway; the said point of beginning also being set on the extension of the easterly side of Woodview Drive (50 feet wide); thence leaving the said point of beginning and leaving the said Kings Highway and along the said easterly side of Woodview Drive North 08 degrees, 19 minutes, 30 seconds West, 85.61 feet to an iron pin marking a corner of lands of Lawrence Rubin; thence leaving the said Woodview Drive and along the lands of Lawrence Rubin and also along the lands of Earl W. Musgrave North 88 degrees, 40 minutes, 30 seconds East, 356.70 feet to an iron pin set in line of lands of Arthur E. Rinier; thence along the lands of Arthur E. Rinier South 01 degrees, 33 minutes, 30 seconds West, 90.35 feet to a point set on the aforementioned title line in the bed of Kings Highway; thence along the said title line in the bed of Kings Highway South 89 degrees, 33 minutes, 30 seconds West, 341.76 feet to the point and place of beginning.

CONTIANING 0.702 acres of land be the same more or less.

BEING Parcel No. 39-4-13.

BK 161 PG 039



This Deed, made this 9th day of May 1983.

Between, HOWARD I. KIEFFER, Singleman,

(hereinafter called the "Grantor").

of the one part, and SYDNEY THAYER, III and EDITH B. THAYER, his wife,

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

Witnesseth, That in consideration of ONE (\$1.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee's, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN tract of parcel of land and the buildings thereon situated in Caln Township, Chester County, Pennsylvania, described according to a survey made by George E. Register, Jr. & Sons, Inc., dated May 5, 1983, to wit:

BEGINNING at a point set on the title line in the bed of Kings Highway; the said point of beginning also being set on the extension of the easterly side of Woodview Drive (50 feet wide); thence leaving the said point of beginning and leaving the said Kings Highway and along the said easterly side of Woodview Drive North 08 degrees 19 minutes 30 seconds West, 85.61 feet to an iron pin marking a corner of lands of Lawrence Rubin; thence leaving the said Woodview Drive and along the lands of Lawrence Rubin and also along the lands of Earl W. Musgrave North 88 degrees 40 minutes 30 seconds East, 356.70 feet to an iron pin set in line of lands of Arthur E. Rinier; thence along the lands of Arthur E. Rinier South 01 degrees 33 minutes 30 seconds West, 90.35 feet to a point set on the aforementioned title line in the bed of Kings Highway; thence along the said title line in the bed of Kings Highway South 89 degrees 33 minutes 30 seconds West, 341.76 feet to the point and place of beginning.

CONTAINING: 0.702 acres of land be the same more or less.

BEING part of the same premises which Hanna McComsey, Widow; Violet E. Orr and Glenn R. Orr, her husband; James R. McComsey and Joy I. McComsey, his wife; Mary E. Osborn and Edwin W. Osborn, her husband; Hazel L. Keeseey and Charles J. Keeseey, her husband; and Lloyd T. McComsey and Alma C. McComsey, his wife, by Deed dated October 16, 1945, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Deed Book Y-21, page 240, granted and conveyed unto Howard I. Kieffer and Lillian M. Kieffer, his wife,

AND the said Lillian M. Kieffer being so thereof seized died July 23, 1982, whereupon the said Howard I. Kieffer became vested with the entire fee by virtue of the laws of the Commonwealth of Pennsylvania relating to tenancy by the entireties.

BEING Parcel No. 39-4-13.

20  
4/11

DEED

REICHKIN 10

ADMIRAL SEARCH & ABSTRACT CORP.  
203 EXTON COMMONS  
EXTON, PA 19341-2449  
(610) 524-1917

THIS INDENTURE made this 15th day of July, 1997

**BETWEEN**

Thomas K. Fitzkee and Sherry A. Fitzkee, husband and wife  
hereinafter called the Grantor(s)

**AND**

James M. Dougherty and Melissa S. Dougherty, husband and wife  
hereinafter call the Grantee(s),

**WITNESSETH** that the said Grantor(s) in consideration of the sum of \$187,500.00

One Hundred Eighty Seven Thousand Five Hundred Dollars & No/100

lawfully money of the United State of America unto them well and truly paid by the said Grantee(s), at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns,

ALL THAT CERTAIN tract of parcel of land and the buildings thereon situated in Caln Township, Chester County, Commonwealth of Pennsylvania, described according to a survey made by George E. Register, Jr. and Sons, Inc. dated 5/5/1983, to wit:

BEGINNING at a point set on the title line in the bed of Kings Highway; the said point of beginning also being set on the extension of the easterly side of Woodview Drive (50 feet wide); thence leaving the said point of beginning and leaving the said Kings Highway and along the said easterly side of Woodview Drive North 08 degrees, 19 minutes, 30 seconds West, 85.61 feet to an iron pin marking a corner of lands of Lawrence Rubin; thence leaving the said Woodview Drive and along the lands of Lawrence Rubin and also along the lands of Earl W. Musgrave North 88 degrees 40 minutes 30 seconds East, 356.70 feet to an iron pin set in line of lands of Arthur E. Rinier; thence along the lands of Arthur E. Rinier South 01 degrees 33 minutes 30 seconds West, 90.35 feet to a point set on the aforementioned title line in the bed of Kings Highway; thence along the said title line in the bed of Kings Highway South 89 degrees 33 minutes 30 seconds West, 341.76 feet to the point and place of beginning.

BEING Parcel No. 39-4-13.

BEING the same premises which Sydney Thayer III and Edith B. Thayer, husband and wife by Indenture bearing date of July 6, 1989 and recorded July 11, 1989 in the Chester County Recorder of Deeds Office in Book 1611 page 39, granted and conveyed unto Thomas K. Fitzkee and Sherry A. Fitzkee, husband and wife, in fee.

BK 4207PG2171

BEING the same premises which Howard I. Kieffer, singleman, by Deed dated 5/09/1983 and recorded in Chester County in Deed Book J-61 Page 58 conveyed unto Sydney Thayer, III and Edith B. Thayer, his wife, in fee.

EX 161 19040