

**JAMES GUIE HOUSE
1002 BONDSVILLE ROAD
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

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House Histories
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History of
James Guie House
1002 Bondsville Road, Caln Township
Chester County, Pennsylvania

This property derives from Robert Valentine Sr.'s purchase of land from James Mendenhall in 1762. In the 19th century it was developed by Caln entrepreneur James Guie.

In 1698 Thomas Musgrave and John Brock purchased 1500 acres from William Penn. A year later Musgrave died, and his widow Hannah inherited 750 acres. In 1712 Aaron Mendenhall bought 450 acres of this tract from Musgrave's son and widow. Somehow or other, Aaron's son James acquired a part of the 450-acre property; the deed was not recorded. Francis G. Brown says in *Old Caln Meeting, Its Story* that "James Mendenhall, son of Aaron and Rose, acquired the mill property from his parents in 1740." In any case, James Mendenhall owned the property by 1762, when he sold to Robert Valentine Sr. two tracts of land, of approximately 113 acres and 50 acres, the latter containing a "water, corn or grist mill." About twenty years later these two tracts plus one other were sold to Robert Valentine Jr.

Twenty years later Valentine sold all three tracts to his son Robert Valentine Jr., who, after siring seven sons and two daughters, died in 1803. After his death, his affairs being apparently in some disarray, 250 acres were sold by the sheriff to three of his sons, with the proviso that they make fair payment to the remaining heirs. Again, in 1843, a sheriff's sale was necessary, this time to Joseph Pusey, who bought a little over 175 acres. Sheriff's sales were fairly common in the 18th and 19th centuries; there were fewer social safety nets than in recent times, and enterprises failed because of illness, death, weather, and so forth.

Joseph Pusey sold 82 acres 61 perches to son James in 1848, and five years later James and his wife Sarah sold the same acreage to James Guie. This is the tract which eventually had the "mansion house" on it. But, although the tract is listed as having a messuage (dwelling) when purchased, it's unlikely that this was the mansion house. The current owners, the Darlingtons, believe the house was built by James Guie in the 1860s. Having been unable to examine the interior of the house for clues to its age, I think we'll have to accept their estimate. Certainly, the mid to late 1800s was the time the Guies' paper mill was prospering. A nearby building used as an office has this datestone: JAMES GUIE 1874. In those years they might have felt they could treat themselves to the fine house pictured in Futhey & Cope's 1881 *History of Chester County Pennsylvania*. This, with the addition of a front gable, is the Black Eagle Apartments. Gables were very popular around 100 years ago, and many older houses sprouted them.

James Guie (pronounced Guy) established his Eagle Paper Mill in 1833, in what he called Quietown. A capable entrepreneur, he developed a waterproof paper, Buckskin Water-Proof Wrappers, which "you may twist like a rope or rub as a rag, and afterwards be unable to discover any break whatever, and will resist water like a duck's back." See Jane Dorchester's "Eagle Mill soared in

its day” in Clippings for a brief history of the Guie Paper Mill.

And there’s this description from a Daily Local News article in 1906: “From the summit the view to the north is most picturesque. Almost at one’s feet rests a little colony known as Guie’s paper mill, where a picturesque old office built of stone indicates that the owner had a place for this bookkeeping and correspondence aside from the mill proper. A puffing stationary engine turning a great fly wheel causes groaning machinery to move, as the old burlap and pulp are made into coarse wrapping paper, but the whole place has rather a sleepy look with the exception of a well kept mansion with a post box before the door bearing the name of Mrs. James Guie.”

James Guie was a fervent Baptist and left several bequests to various Baptist organizations. In 1876 a newspaper reported, “there were twenty persons immersed at Guie’s paper mill dam, by Rev. Mr. Lloyd of the Brandywine Baptist Church.” His son Adolphus did not apparently share James’s Baptist leanings, as he wrote a testy letter after his parents had died, complaining that a periodical called the National Baptist kept coming, though he had cancelled the subscription. “If they still keep sending them they will have to be responsible for them as I will not have them paid for.”

James Guie’s 1893 death must have been a blow, in the sixtieth year of his paper mill enterprise. But his sons took over, and in 1903 Adolphus and Richard Guie bought the mansion house, paper mill buildings, tenement houses, and tract of land from the estate. Adolphus purchased Richard’s half interest in 1917. Five years later, Adolphus died, and soon after his widow Olivia sold the property to son Harry. In 1925 Mary Alice Rudolph bought 9.17 acres, with the old house, from Harry Guie. According to his 1941 obituary, Harry was a poultry fancier and “conducted a successful business for a number of years.”

In 1938 this tract was sold by the sheriff, like so many properties in that decade. The National Bank of Coatesville owned it for eight years, selling it to Mary A. Russell in 1946. After Mary Russell’s death in 1962, Julius and Ella Priori bought just under three acres, on which the house stands. They sold to Dean and Dorothy Kaley, who kept it just two years. In 1979 the present owners, Gregory and Joni Darlington, bought the property.

Mary Larkin Dugan

May 2008

Deed Descent
James Guie House
1002 Bondsville Road, Caln Township
Chester County, Pennsylvania

Deed book, page Date of Purchase	Grantor, grantee, other information	Acreage Price
From Reid-Gordon Title Search records, Chester County Historical Society:		
1/17/1698	William Penn to Thomas Musgrave & John Brock, tract of land	1500 acres
Date of will 8/1/1699	Thomas Musgrave died, leaving his half of above tract to widow Hannah.	
1/23/1712	Abraham Musgrave, heir of Thomas Musgrave and David Price & wife Hannah Musgrave Price, to Aaron Mendenhall, part of land in Musgrave's will	450 acres
Note from Reid-Gordon Title Search: "By unrecorded deeds, title to a part of said premises vested in James Mendenhall prior to 1762." Francis G. Brown says in <i>Old Caln Meeting, Its Story</i> that "James Mendenhall, son of Aaron and Rose, acquired the mill property from his parents in 1740."		
5/25/1762	James Mendenhall & wife to Robert Valentine Sr., two tracts of land, the second containing a "water, corn or grist mill"	1) 113 acres 117 perches 2) 50 acres 106 perches
X, 21 9/15/1781	Robert Valentine Sr. to Robert Valentine Jr., three tracts of land	1) 113 acres 117 perches 2) 50 acres 106 perches 3) 195 acres 83 perches
Estate file #4998 1803	Robert Valentine Jr. died and property had to be sold to satisfy terms of his will.	
Y4, 176 10/18/1841	Sheriff William Rogers to Joseph Pusey, tract of land	175 acres 120 perches
H5, 185 4/5/1848	Joseph Pusey to James C. Pusey, tract with messuage	82 acres 61 perches
T5, 312 4/21/1853	James & Sarah Pusey to James Guie, tract with messuage	23 acres 102 perches
T12, 14 5/11/1903	Joseph R. Downing, trustee, to Adolphus A. & Richard B. Guie, mansion house, paper mill buildings, tenement houses, and tract of land.	91 acres 43 perches \$6,000.00
H15, 13 4/19/1917	Richard B. Guie to Adolphus A. Guie, one half interest in mansion house, paper mill buildings, tenement houses, and tract of land	91 acres 43 perches \$1.00
F16, 91 4/28/1923	Olivia S. Guie et al to Harry A. Guie, mansion house etc.	91 acres 43 perches \$1.00
X16, 41 1/5/1925	Harry A. Guie to Mary Alice Rudolph, farm buildings and tract	9.17 acres \$1.00

U19, 393 3/17/1938	Fred J. Wahl, sheriff, to National Bank of Coatesville, several tracts, including this one	9.17 acres \$3.00
Z29, 353 12/4/1946	National Bank of Coatesville to Mary A. Russell, five tracts including this one	9.17 acres
T34, 35 11/5/1962	Walter H. Wright, executor of Mary A. Russell estate, to Julius Priori Jr. & Ella L. Priori, tract with improvements	2.98 acres \$22,000.00
M51, 546 8.9/1977	Julius Priori Jr. & Ella L. Priori to Dean R. Kaley Jr. & Dorothy J. Kaley, tract with improvements	2.98 acres \$60,000.00
W54, 191 5/15/1979	Dean R. Kaley Jr. & Dorothy J. Kaley to Gregory & Joni C. Darlington, tract with improvements	2.98 acres \$98,500.00

CALN TOWNSHIP.

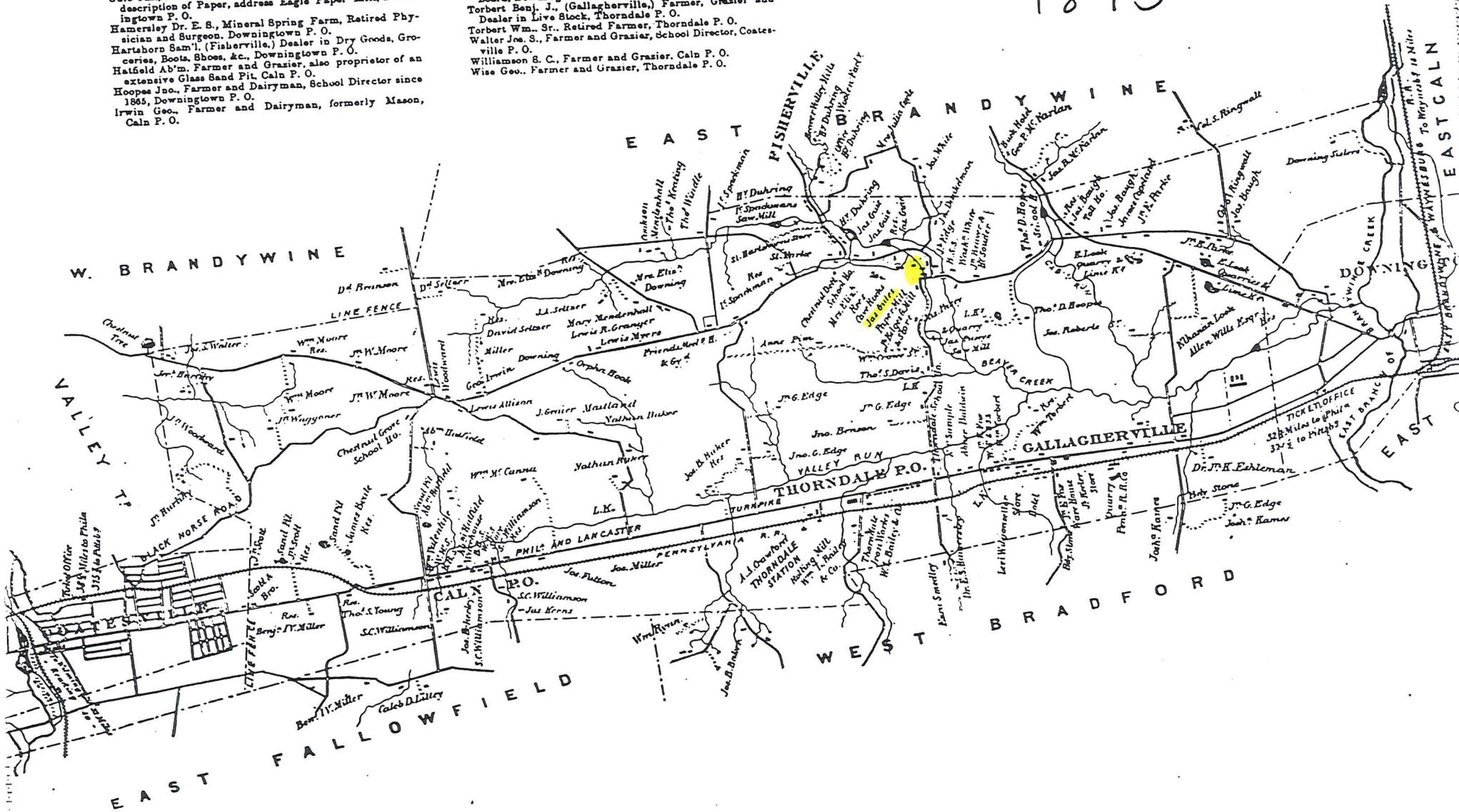
Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.
 Baker J. E., Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.
 Baugh Jos., Farmer and Grazier, Downingtown P. O.
 Crowe Wm., Sr., House Carpenter,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

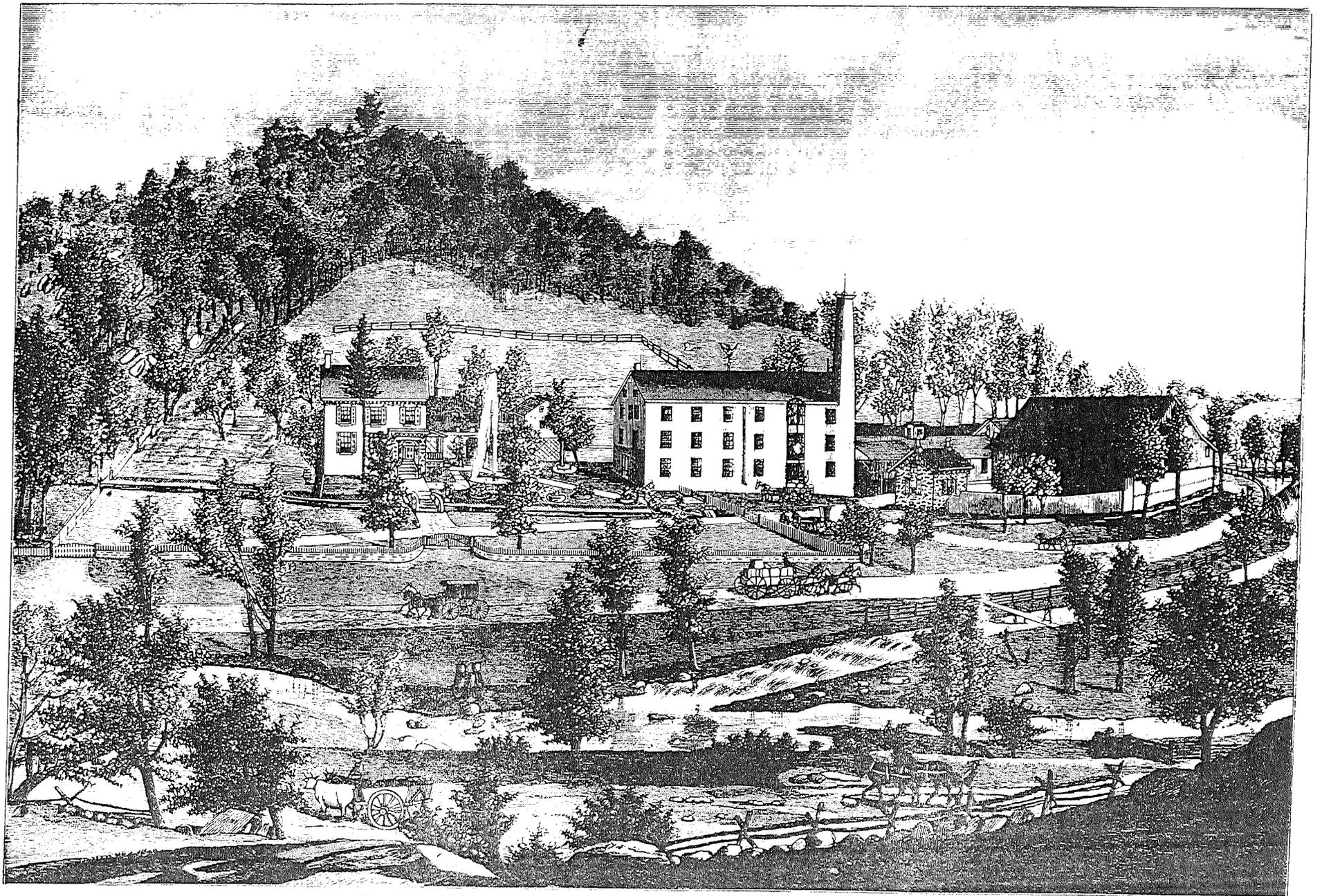
Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.
 Mason Wm. P., Farmer and Grazier, Guthrieville P. O.
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.
 Moore Jno. W., Dairyman and Grazier, Coatesville P. O.
 Moore Wm., Farmer, Dairyman & Grazier,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

CALN

Scale 2 Inches to One Mile.

1873





EAGLE PAPER MILLS AND RESIDENCE OF JAMES GUIE.
EAST BRANFORD

VILLAGES

Eagle Mill soared in its day

CLIV. 320, 1987

Eagle Paper Mill is probably one of the oldest of the mills found in the three villages along Bondsville Road. James Guie (pronounced Guy) and Sons established the mill, then known as the Laural Paper Mill, in 1833.

Originally, Guie had made paper the old, hand-processed way; but, after three years, he began to make innovations in the process which led to his making the best waterproof paper to be had in the country.

In 1865, fire destroyed the paper mill. One Friday evening in December, Guie's eldest son was drawing oil from a barrel while another worker held a lighted oil lamp about 8 feet away. Supposedly, the heat from the lamp ignited the fumes from the barrel. Guie's son immediately put his hand over the bung hole to try to stop the barrel from igniting — instead it exploded.

Flying, burning oil landed on everything, including the two men. The worker escaped down the stairs, but Guie's son found his way blocked by flames and smoke. He escaped by climbing down the gearing into the waterwheel and sliding across the shaft into the yard adjoining the house.

With the help of neighbors, the house and barn were saved. Guie's son made a full recovery, but the mill was useless. Undaunted, Guie set about rebuilding.

By 1876, Guie was so confident of his paper that he sent samples of it to be exhibited at the Centennial Exposition in Philadelphia. By the end of the year, Guie & Sons had been awarded a diploma of merit by the authority of the United States Centennial Commission. This award helped boost Guie's reputation and by 1877, the mill was so busy it couldn't keep up with the demand.



Staff photo by Larry McDevitt

This picturesque house is at Edge's Mill and Bondsville roads

By 1879, the mill was not only making the "buckskin" wrapping paper for which it was famous, but also box boards, for which there was an increasing demand.

By 1881, they had added newspaper to their repertoire and were getting orders from all over New England as well as other states.

In 1889, Guie & Sons advertised, for the first time, as the Guiesville Paper Mills.

Tragedy finally befell this prosperous mill when its founder died in 1893 after spending 70 years in the papermaking business. His sons, James, Richard and Adolphus, continued the business after their father's death.

In 1894, they advertised their mill as the Eagle Paper Mill. Business continued much as it had — the buckskin wrapper remaining as popular as ever — and the mill enjoying, in these times of high tariffs and stiff competition from mills in neighboring industrial towns, a prosperity little known in the other mills.

But in 1900, a double tragedy ended the Guie era. In April, James Guie Jr. died, and in August, his brother, William H. died.

In 1902, Frank M. Rudolph picked up the property and continued the business until 1922. Unfortunately, the times were hard for mills and Rudolph was forced to sell in 1923.

Mrs. M. A. Russell then acquired the mill and managed, with the help

of her son, William R., to put it back on its feet. It was going strong making paper, carpet lining, sheathing, indented paper and other quality paper goods on its 100th birthday. These goods were shipped all over the United States as well as to Canada, Cuba and Puerto Rico.

In 1943, L. J. Meumier purchased the mill after it had been idle for a while, and announced it would be used for making roofing and lining products. Under Meumier, the plant enjoyed such prosperity that Eagle Paper Mills Inc. decided in 1946 it had to expand to keep up with the demand.

In 1956, a fire destroyed 40 tons of finished paper stock which was being stored in a warehouse. The main mill building as well as a farmhouse/apartment unit were saved. Today, the ruins of the mill and barn envelop a new building used as an office.

— JANE DORCHESTER

LOCAL SUMMARY.

Interesting Case.—James Guile vs. Heor... This action in case was brought to recover damages for maintaining a nuisance. In 1896 the plaintiff purchased a Paper Mill on Beaver Creek, just above Downingtown; upon the same stream, the defendant is the first occupant above him, and at the time of plaintiff's purchase, the water power was used to drive a Saw Mill. Since then the defendant has erected a Woolen Factory and Dye House. The plaintiff alleged that the water of the stream is so impregnated with the dye of the dye house, as to render it unfit for his use, in the manufacture of paper, and by reason of this he has been the loser in the sale of it. The defendant contended that the dye from log-wood would not affect the water so as to render it injurious to plaintiff's business, but that the injury to the paper was owing to the carelessness of his workmen. The defendant showed that the Chloride of Lime used in the manufacture of paper had the effect of cleansing it from all impurities. Verdict for plaintiff, \$1100

VR 12.26.1865

BURNING OF GUILE'S PAPER MILL.—Correspondent writes that the paper mill of James Guile, was destroyed by fire on the night of the 15th of Dec., in East Cain, near Downingtown, and known as the "Eagle Paper Mills" and one of the best water powers in Chester county, having, at the time of the fire, four engines, and running with a double set of hands. The fire originated by drawing coal oil in the oil cans, not in the lamps—as stated in your issue of the 18th inst. Mr. Guile, the oldest son, aged 29 years, was drawing the oil, and one of the men held the lamp at a distance of eight feet from the barrel. It is supposed that the heat from the burning lamp ignited with the gas from the barrel. Mr. Guile, Jr., at the risk of his life, put his hand immediately over the bung hole, when the barrel exploded, the oil flying over the two men, and all over the room. The two men plunged into the rag engines to extinguish the flames, in which they were enveloped. The man not being so badly burned as Mr. Guile, had the presence of mind to shut down the mill while Mr. Guile was in the engine, and then made his escape down stairs. Mr. Guile, Jr., attempted to follow, but was strangled and driven back by the sheet of flame which surrounded him, and then with great presence of mind, climbed down the gearing into the water-wheel, and sliding, as best he could, across the shaft, made his escape into the yard adjoining the dwelling house. At the same time the engine-room was one mass of flames, and the oil running down into the machine room, filling the room full of smoke. For a moment, and then one sheet of flame, and in less than five minutes from the explosion, the flames were rushing out of the roof.

Through the untiring efforts of kind neighbors the house and barn and out buildings were saved. Had it been a windy night, there is no knowing what the destruction of property would have been. Jacob Edge's barn, near neighbor, was on fire, and the woods opposite—near White's and Smith's slumps. Mr. E. B. Guile was taken to Jacob Edge's, and Dr. Edge immediately sent for; his wounds were dressed and he is now fast recovering. The building was insured to the amount of \$2500, in the Chester County Mutual Insurance Company. No insurance on the machinery or stock. The loss is very heavy, and winter just coming on, it will be some time before mason work can be done.

LG-8-1972

—On Sunday, April 3d, there were twenty persons immersed at Guile's paper mill dam, by Rev. Mr. Lloyd of the Brandywine Baptist Church. There has been about sixty persons added to that church during the present revival season, which is still going on in that church.

L11.20.1880

Being Put in Repair.—The paper mill of James Guile, near Fishersville, this county, stopped on Saturday last for repairs, and is now undergoing a thorough overhauling. Among the repairs will be a new master wheel, new fore bay, and new head gates, while every portion of the building that requires it will receive the attention of the mechanics. Oliver Torbert, millwright, is doing the work, which will probably require some four weeks to complete.

L3.30.1881

Mill Improvement.—James Guile & Son, paper manufacturers, Cain township, are making arrangements to put in a new and much larger cylinder in their engine to increase its capacity. This has been rendered necessary for the reason that these gentlemen have now more orders than they can fill for heavy paper and newspaper. The paper made at these mills has an excellent reputation, and they are receiving orders for it daily from mills in Maine, Massachusetts, Connecticut and other States.

L. 1.28. 1884

The Eagle Paper Mills.—Messrs. James Guile & Son's Eagle paper mills near Downingtown have not been frozen up this winter as has been stated, but on the contrary are running on full time in filling large orders with their celebrated wrappers for parties in Philadelphia, New York and Massachusetts. These mills started in 1835 over 50 years ago and each year finds their wares more popular and hence in great demand by those who use them. As an important industry it is a credit to Chester county and Mr. Guile and his sons deserve much credit for the enterprise they have exerted in making their goods so popular all over the land.

L-3.9.1887

What Grit Will Accomplish.—It is generally conceded that Mr. James Guile & Son, of Eagle Paper Mills, near Downingtown, make the best paper wrappers in this country. These mills were established in 1833 on Beaver Creek, in Cain township, by "Grit" Guile on a capital of less than one hundred dollars. During the first three years he made paper by the old-time hand process. He spent six years in thoroughly learning the art of paper making with Frederick and Joseph Bickling in West Brandywine township. It will be fifty-four years next May since our friend Mr. Guile located on Beaver Creek, and he has now three farms and considerable stock and is said to be worth many

L 3.4.1892

Mercitorious Mention.—4 From the current issue of the Paper Mill and Wood Pulp News, of New York, Jas. Guile & Son, of Guelstown, Pa., near Downingtown are in receipt of many flattering testimonials for their buckskin water-proof wrappers, which they are manufacturing at their Eagle Paper Mills. It is stated that these wrappers are the most desirable made in this country, and all packages enclosed in them are guaranteed against damage by water.

5.23.1917

R. Jones Patrick & Son, real estate agents, of this place, have sold the Guile Paper Mill property, known as the Eagle Paper Mill, located at Thorndale, Chester county to Frank M. Rudolph, who at present is operating the Forest Mills, at Collins Mills, Delaware county. The Guile Mill has heretofore had an envied reputation. 1917

Adjudged Bankrupt. 5.1917

Rudolph & Son, paper manufacturers, near Downingtown, have been adjudged involuntary bankrupts by the U. S. District Court, at Philadelphia, and the case has been referred to Thomas R. Haviland, referee in bankruptcy for Chester county, who will set a date for meeting of creditors, and appoint a trustee, etc.

L 5.23. 1923

In the matter of Frank M. Rudolph & Son, paper makers, of near Downingtown, adjudged involuntary bankrupts by the U. S. District Court, at Philadelphia, the case has been referred to Thos. R. Haviland, referee for Chester county, and the said bankrupts have submitted a compensation proposition to said referee in one hundred per cent, to pay 60 per cent in cash, and 40 per cent within one year's time. The referee took no action in the matter, but will call a meeting of creditors to do so. This proposition in bankruptcy is rather unusual and none in this county remembered by the referee. 5.1923

L 9. 22. 1893

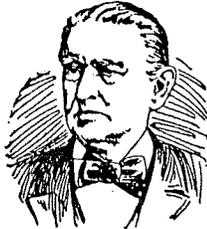
GULE.—in Caln township, on Friday, September 22d, 1893, James Gule, in the 80th year of his age.

Friends and relatives of the family are respectfully invited, without further notice, to attend the funeral, from his late residence, on Tuesday, the 20th. To leave the house at 12 o'clock m. Services at East Brandywine Baptist Church at 1 o'clock p. m.

DEATH'S WORK.

James Gule, Sr.

The death of James Gule, Sr., of Caln township, removes one of the best known and most highly respected citizens of that community, and one long and actively identified with everything that concerned its advancement and prosperity.



Mr. Gule was a paper maker and amassed a comfortable competence from the business. He was the inventor

of a water-proof wrapping paper which commanded a large and widely extended sale during the past fifteen or twenty years. This paper was exhibited by Mr. Gule at the Centennial Exposition in Philadelphia in 1876, and was thereby brought so prominently before the people as to secure for it ever after a ready market.

HIS FAMILY.

James Gule, Sr., was married many years ago to a daughter of the late Richard Bickling, of the same neighborhood. Mrs. Gule survives her husband. They have five sons still living—William, Edward, Richard, James, Jr., and Adolphus. Two daughters are deceased. One of these married a son of Isaac Spackman, of Coatesville. Her death occurred recently.

HIS BUSINESS CAREER.

In October, 1823, James Gule was apprenticed to Frederick Bickling, of West Brandywine township, to learn the business of paper making. Ten years later, in May, 1833, Mr. Gule came to Eagle Paper Mill, in Caln township. He then had less than \$100 capital. By good business management and skill he was able some years later to purchase the mill. He died in possession of two considerable farms. He owned a large amount of bank and other stocks, and was for several years past a director in the National Bank of Downingtown.

His career as a paper maker covered the remarkable period of seventy years, he having been born in 1803, and engaged in the business at the age of 15 years. He was 85 years of age at the time of his death.

For several years past Mr. Gule has been partly incapacitated for business of an active character, but he was not a man to give up and associated his sons, Richard H. Gule and A. A. Gule with him under the firm name of Gule & Sons.

For several years past the deceased has filled the office of Justice of the Peace of Caln township.

AN ELEVENTH HOUR JUDGMENT.

Recently Wellington Van Reed, receiver of the Alliance Mutual Fire Insurance Company, of Reading, brought suit against James Gule, together with a number of other Chester county policy holders before Justice of the Peace Slater B. Russell, of West Chester. Yesterday the Squire entered judgment against the defendants for the respective sums claimed by the receiver. The judgment against James Gule was \$118 75.

L 9. 30. 1893

Public Bequests.

The will of the late James Gule, of near Downingtown, was probated this morning. The executors are Joseph R. Downing and Adolphus Gule. Considerable is left to the various Baptist Missions of the country, also \$300 to the Downingtown Baptist Church, and 20 shares of bank stock to the East Brandywine Baptist Church.

Mrs. James Gule.

Harrist, widow of the late James Gule, of near Downingtown, died on Saturday at the advanced age of 83 years. She was a sister of S. Austin Bickling, and her husband was known for many years as the veteran paper maker of Chester county. Three sons, James, Richard and Adolphus, are conducting their late father's business, and a fourth son, William, is in the same industry elsewhere.

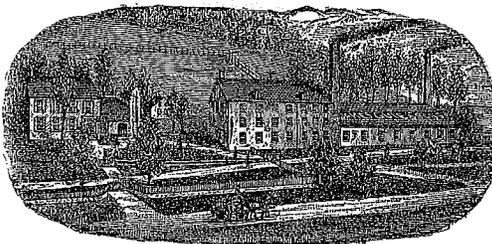
QUIETOWN,

EAGLE PAPER MILL, ESTABLISHED 1833.



Diploma of Merit, given by the authority of the United States Centennial Commission.

Gule's Buckskin Water-Proof Wrappers are better adapted to Paper Manufacturers' use than any other wrappers made in this



country. On account of great length of fibre, pliability and strength, you may twist like a rope, or rub as a rag, and afterwards be unable to discover any break whatever, and will resist water like a duck's back.

Dear Downingtown, Pa., 11-12-1894

George B. Johnson Attorney West Chester
Dear Sir:

Yours of 6th has been received, the executors of Jas Gules estate are Joseph R. Downing, and myself, in regards to the two bills of the National Baptist, one of them has been paid that of Jas Gules, but now or received any receipts in the matter of Olivia Gules, to whom should the check be made payable to, please let me hear from you and I will have the matter attended to. I ordered the papers stopped sometime ago but they are still sending them on. both papers coming to the same house, I wrote to them that Jas Gule & Mrs Gule were both dead. If they still keep sending them they will have to be responsible for them, as I will not have them paid for.

Yours Truly
A. A. Gule

L 7.23.1902

PUBLIC SALE OF REAL ESTATE
—Pursuant to an order of the Orphans' Court of Chester County, Pa., will be sold at Public Sale on the premises, in the TOWNSHIP OF CALN, in said county, on

TUESDAY, AUGUST 5 (Five), 1902, the following described Real Estate, late of James Guie, deceased: An old established and valuable PAPER MILL PROPERTY AND FARM, known as "The Eagle Paper Mills," situated just north of Downingtown, on the main line of the Pennsylvania R. R., 2½ miles from Downingtown, and 1 mile from Thorndale Station, on said railroad, containing 91 ACRES AND 43 PERCHES OF LAND, more or less. The improvements are a 3-STORY STONE PAPER MILL BUILDING, 33 by 67 feet, with 1-story stone machine room attachment 24 by 93 feet, and a 1-story frame boiler house attachment, 15 by 34 feet; a 1-story stone stock house, 20 by 87 feet; a 1-story office building, 13 by 20 feet; a 1-story stone ice house, 18 by 18 feet; a STONE AND FRAME BARN, 46 by 55 feet, with frame carriage house, 20 by 33 feet attached, with stabling for 12 head of stock. Also, a STONE MANSION HOUSE, 2½ stories high, 23 by 30 feet, with stone attachment, 27 by 30 feet, containing 10 rooms, with porches 8 feet wide on two sides. Also, 4 FRAME TENEMENT HOUSES: No. 1, 18 by 12 feet; No. 2, 18 by 10 feet; No. 3, 12 by 12 feet, and No. 4, 30 by 10 feet. The manufacture of paper has been carried on at this point continuously from 1833 to this time. The mill is run by steam, with boiler 18 feet by 99 inches and 50-horse power engine; also turbine water wheel 25 inches in diameter. The machine room contains 54-inch double cylinder paper machine and in the mill proper there are two 700-pound beating engines, two 300-pound beating engines, one rag cutter and one rotary boiler.

L. 11-24-1920

Mr. and Mrs. Adolphus Guie, of Eagle Mills, near Downingtown, were quietly surprised on Sunday, November 21st, in honor of their 50th wedding anniversary. Those present were Mr. and Mrs. Walter Guie, Mr. and Mrs. Fred Guie, of Philadelphia; Mr. and Mrs. Lawrence Amos, of Coatesville, and Harry Guie, Blue Rock Farms. Mr. and Mrs. Fitz Putney and family motored up from Philadelphia and paid their respects also.

L 9.8.1922

Adolphus Guie.

At the Chester County Hospital yesterday Adolphus A. Guie, of Guie's paper mill, north of Thorndale, died in his 76th year. He was a son of James Guie, who was widely known in the old days as a paper manufacturer, and a loyal friend of the East Brandywine Baptist Church.

He leaves a widow, who was formerly Olivia Strickland, and four children: Walter S. Guie, of New York; Fred W., of Philadelphia; Harry, on the home farm, and Mrs. Lawrence Amos, of Coatesville.

L 9.13.1922

FUNERAL OF ADOLPHUS A. GUIE

The funeral of Adolphus A. Guie, which occurred on Sunday afternoon from his late residence at Guie's Mill, was well attended. Services were conducted by Rev. Calvin A. of Downingtown. Mrs. Grace Murray sang. The floral offerings were numerous and beautiful. Interment was made at East Brandywine Baptist Church. The pall bearers were: William Copeland, George Copeland, John Nichols, James C. Roberts, Frank Bicking and Edwin Groff.

Mrs. Olivia Guie.

Mrs. Olivia S. Guie died Sunday morning, January 6th, at 2 o'clock, in her 80th year. She was born in Upper Uwchlan township, a daughter of the late Jesse and Martha Strickland, and is survived by the following children: Walter, of New York; Fred, of Philadelphia; Harry, Downingtown; (Florence), Mrs. W. Lawrence Amos, of Coatesville, with whom she made her home, and where her death occurred. She had been a member of the East Brandywine Baptist Church for fifty-three years.

MRS. OLIVIA S. GUIE.

After an illness covering a period of twelve years, Mrs. Olivia S. Guie, widow of the late Adolphus Guie, died at her home, that of her daughter, Mrs. W. Lawrence Amos, 160 Woodland avenue. She was in the 80th year of her age. Mrs. Guie was born in Uwchlan township, and was a school teacher for many years. She lived for fifty years, at Eagle paper mill near Fisherville, of which her husband was the owner. She had lived with her daughter here since April last.

L 2.17.1941

Harry A. Guie

After a period of failing health, Harry A. Guie died on Saturday at his home at Fisherville, west of Downingtown. He was in his 68th year.

Known as a poultry fancier, Guie conducted a successful business for a number of years. He was unmarried.

He is survived by a sister, Florence, wife of Lawrence Amos, Coatesville, and two brothers, Frederick Guie and Walter Guie, both of Philadelphia.

Guiesville bides time

S. L. N. 3-20-1941
By JANE E. DORCHESTER
(Local News Correspondent)

(The stories on this and the preceding page are the last of a three-part series on a trio of villages whose histories were intertwined: Bondsville in East Brandywine, Fisherville in East Brandywine/Caln, and today's installment, Guiesville in Caln.)

Guiesville was not considered a village until long after Bondsville and Fisherville were. For instance, Guie's Paper Mill was advertised not as being in Guiesville, but as being "not far from Fisherville."

By 1873, both Edge's Mill and Guie's Mill were considered in Fisherville. But by the end of the 1880s, the Guies had taken matters into their own hands and declared that their mill was in Guiesville.

By the mid-1890s, they had changed the name of the village to Guietown. How long the village was known by either name is uncertain, as the village never appeared on a map.

Originally, there were three mills in proximity: Edge's Grist Mill, Guie's Paper Mill and Pusey's Sawmill. Very little is known about the sawmill since there is no trace of it; the Rt. 30 Bypass very likely obliterated it.

The only thing that can be said about it is that it was built by 1847 and that in 1888, Margaret Crowe, the widow of the owner, sold it.

A smithy, established by 1837, flourished well into the latter half of the century. By 1883, Thomas B. Powell owned it and in 1887, he advertised it for sale.

Today, it is part of a private residence to which it is attached.

CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

Form No. 04773

Jane Davidson D.P. Lighty 1981
Recorded by _____ Date _____

County 029

Region IX

Municipality 319

Site # 046

USGS Quad DOUGLASS TOWNSHIP

Street # 1062

Street Name BRANDSVILLE RD

UTM West

East

Reference South

North

Photographic Log
Roll No. 09-43 Frames(s) 12A, 13, 14 - houses
Photographer D.P. Lighty

Owner/Contact Mary and John Darlington Phone _____

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

- | | | | |
|--|-------------------------|-------------------|----------------------------|
| <input checked="" type="checkbox"/> Present Use | A. Residence - Non-Farm | G. Industrial | M. Park/Cemetery |
| | B. Residence-Farm | H. Museum | N. Row House |
| <input checked="" type="checkbox"/> Original Use | C. Commerical | I. Military | O. End Row House |
| | D. Educational | J. Religious | P. Semi-Detached or Duplex |
| | E. Entertainment | K. Scientific | Q. Can't Determine |
| | F. Government | L. Transportation | R. Other |

III. Date of Construction

- Core _____ Major Wing _____
- | | | |
|--------------|--------------|--------------|
| A. 1680-1730 | C. 1780-1820 | E. 1860-1900 |
| B. 1730-1780 | D. 1820-1860 | F. 1900-1930 |

Source of Date

- Estimate _____ Datestone _____ Hearsay _____
 Deed, Tax list, etc. _____ Other _____

Sketch Datestone (Optional)

(Other Hist. Site survey page shows datestone on nearby bldg used as of: James Guie 1874 office)

Architect/Builder (if known) _____

IV. Historical Significance (if known)

Paper mill owned by James Guie, house still standing, mill walls only.

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

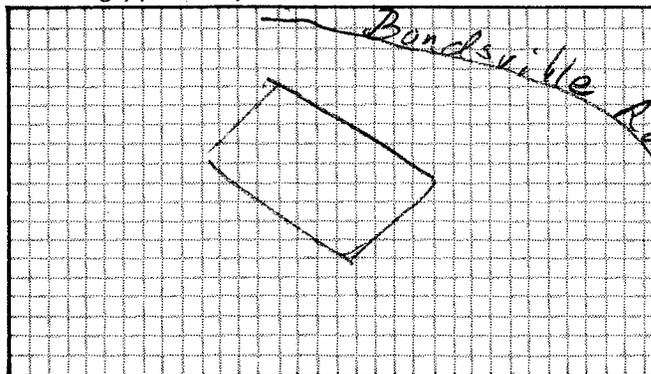
- 1873 Witmar's Farm Atlas James Guie
 1883 Breou Farm Atlas James Guie
 Sanborn Maps _____
 Franklin Maps _____

Additional Maps/Information:

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

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Barn(s) | <input type="checkbox"/> Carriage House |
| <input type="checkbox"/> Springhouse | <input type="checkbox"/> Kiln |
| <input type="checkbox"/> Smokehouse | <input type="checkbox"/> Outhouse |
| <input type="checkbox"/> Ice house | <input type="checkbox"/> Corn Crib |
| <input type="checkbox"/> Root Cellar | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Windmill |
| <input type="checkbox"/> Stable | <input type="checkbox"/> Tenant house |
| <input type="checkbox"/> Other _____ | |

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



1798 Federal "Glass" Tax

B

PARTICULAR LIST or Description of all Lands, Lots, Buildings and Wharves, owned, possessed or occupied on the First Day in the Townships of East Calm & West & Hilland Chester County being within the 1st District of the 2^d Division in the State of Pennsylvania, excepting only such Dwelling Houses appurtenant thereto and the Lots on which they are erected, not exceeding two Acres in any Case, are above the Value of 100 Dollars.

1 Name of the Occupant or Possessor	2 Name of the Owner.	3 Number of Dwellinghouses and Outhouses of a Value not exceeding 100 Dollars.	Dimensions of Dwellinghouses and Outhouses	4 Dwelling Houses and Out-houses of a value not exceeding 100 Dollars.		5 Number and Description of all other Buildings and Wharves.	6 Situation and adjoining Proprietors.	7 QUANTITIES OF				
				Value.	Number of Dwelling-houses.			Land and Lots claimed to be exempted from Valuation.	Land and Lots admitted to be subject to Valuation.			
				Dollars.	Cents.			Acres	Perches	Square Feet		
16 Robert Valentines	Robert Valentines					1. 3 story stone mill 3/4 of stone 1. round log Barn 60. 26 thatch 1. stone to day's shed	John Hoopes Thomas Pinner	"	"	263	"	"
78 John Valentines	John Pinner					1. log stable out of 16 ft 1. shoemaker's shop	William Bailey Loet Pinner	"	"	20	"	"
100 George Valentines	Gro Valentines					1. Stone Barn 60 22 stone 2 story	Abraham Parker Nathan Sharpless	"	"	98	"	"
128 Thomas Vickers	Thomas Vickers					1. round log Barn	William Bailey	"	"	60	"	"

	Spring house	12	1 1/2 stone	2				
Wm Grumble	1	10	20 stone	3	17	12	Jacob Souder & Benj ⁿ Jacobs	1
	Kitchen	18	20 stone	1	1	11		
	Spring house	12	12 stone	1 1/2			1798 Federal "Glass" Tax	
Dan Thompson	1	26	22 stone	2	6	12	Richard Thomas & Jo ^s Konnager	1/2
	Spring house	8	10 stone shed		2	8		
Panpike Comp ^t	1	24	15 stone	1 1/2	5	12	Abiah Parke & John Downing	1/16
					1	6		
John Valentine	1	11	35 stone	2	7	18	John Mendenall & Thomas Pimm	1/2
					9	15		
					3	12		
					3	6		
	Kitchen	23	23 stone	1				
	Milk house & wash house	20	12 do	1				
	Smoke house	12	16 do	1				
	Family Stable	23	30 do	1				
John Fournan	1	24	18 old round logs	3	6		William Bailey & Joel Davis	1/16
				1	11			
John Valentine	1	33	25 stone	2	11	13	Nathan Sharpley & Abiah Parke	1
					5	12		
					11	8		
					1	11		
	Kitchen	25	18 stone	1				
	Store & opening	23	12 do	1				
	Spring House	12	12 do	1				
	Shed House	16	10 Frame	1				
Thomas Vickers	1	25	20 stone	2	11	13	William Bailey and others	1
		24	18 logs old	1 1/2	5	12		
					2	6		
					3	11		
	Spring House	14	12 stone					
John Vernon	1	25	20 hewn logs & stone	2	2	9	Adley Brown & John Souder	1/2
	Spring house	10	12 stone & logs	2	11	6		
Samuel Webb	1	35	23 stone	2	2	24	Joseph Downing & James Webb	1/2
					3	20		
					2	17		
					2	15		
					4	60		
	Kitchen	10	23 stone	1				
James Webb	1	26	17 hewn logs & stone	2	6	13	Thomas Parke & James Webb	1/2
					2	6		

that his heirs and assigns shall and lawfully may from henceforth forever hereafter
 peaceably and quietly have hold receive possess and enjoy the said lands and premises
 abovementioned to be lawfully granted both that and each their appurtenances be and
 discharged and sufficiently covered and kept free from all former grants but
 gains such as the said John's appurtenances and other appurtenances which are
 from all other such grants and appurtenances as before that made or made since
 or suffered by him the said William the said John's heirs or administrators or any other
 person or persons but with the more to be made by the said John or any of
 other of them — Wm. Williams Esq. the said William the said John's heirs or
 heirs and feel the way and fear not to be contented — Will. Reed Esq.
 Sayer Sealed and delivered in presence of the said Wm. Reed Esq. and
 Wm. Williams Esq. it remembered that the said William the said John's heirs or
 for Chester County, and the said John's heirs or heirs to be his heirs and assigns
 and descent the same might be made in the said county of Chester the 27th day
 of December the ninth year of the said King's Majesty King George the Third
 Recorded the 27th day of December 1782

Indenture made
 between Robert Valentine son of Robert Valentine
 of East Cain Township in Chester County Pennsylvania and
 Robert Valentine eldest son and heir of the said Robert Valentine
 of East Cain Township in Chester County Pennsylvania
 WHEREAS the said Robert Valentine and the said Robert Valentine
 bearing in respect to the land therein mentioned in the said indenture
 for the consideration therein expressed and to the effect that the
 said Robert Valentine the said Robert Valentine the said Robert Valentine
 and being in East Cain Township in Chester County Pennsylvania
 a corner of Joseph Shickland's land and the said Robert Valentine
 and forty two perches and in half to a bushel more or less
 nine perches to a black ash tree with a diameter of six inches
 there south six perches to a Sherry eight rods south twenty seven degrees east thirty three
 perches to a post by the east side of the creek thence North hundred and seven perches to a
 post near a white oak sapling marked in a corner of the line of Joseph Shickland's land
 thence south by the same land one hundred and forty six perches to the place of Beginning
 containing One hundred and thirty three acres and One hundred and seven perches
 the other Beginning at a post in Joseph Shickland's land to the said White oak Sapling mar-
 ked as a corner thence South by Joseph Shickland's land nine perches to a corner thence
 by the said Sherry Mendenhall's land six hours and do not stop East twenty nine perches
 and a half to a Hickory South seventy nine degrees East eight perches to a white oak South
 South nineteen degrees East Eighteen perches to a black oak South forty two degrees East
 twelve perches to a white oak South twenty eight degrees East thirty six perches to a white
 oak and south three degrees West twenty six perches to a post near a white Oak at the
 East side of the Creek marked as a corner thence West by the first described tract
 One hundred and six perches to the place of Beginning containing fifty Acres and
 One hundred and six perches together with a tract of land called on the last
 indenture

assented that He sold the said two Tracts or parcels of Land and Hill with the
 appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns
 forever, and the said Valentine may have. And Whereas Richard White's Grant
 in the Colonies of Ireland by his Attorney Devis by his Indenture bearing
 Date the twenty fifth day of January 1703. for the Consideration therein mentioned
 Did grant bargain sell and confirm unto the said Robert Valentine the Father a certain
 piece or parcel of Land Situate in East Caln Township aforesaid and adjoining to the
 two Tracts of Land above described Beginning at a White oak in a line of Lands
 of William King and at a corner of James Heydenhalls Land thence by the said
 Heydenhalls Land North two hundred and forty perches crossing a Branch of Cran-
 dewine to a Chesnut Tree thence East three perches to a White oak thence North perches
 by the same Land, and partly by Hugh Salkers Land sixty eight perches to a post thence
 West by Lot 35 one hundred and ten perches to a Black oak thence South by Lot 36
 three hundred & eight perches to a post thence East by the said Land of William King
 One hundred and seven perches to the place of Beginning containing One hundred
 and twenty five Acres, and Eighty three perches and the usual Alliances for Roads
 and Highways. This Tract is marked M 8 in a General Plan of a large Tract and
 is part thereof which was granted by Patent, dated the thirtieth day of August
 1703 recited at Philadelphia in Patent book A Vol: 2 page 56 with Joseph White
 in fee Who by Indenture dated the ninth day of March 1704 recited at Philadelphia
 in Book P page 1054 granted the same with other Land unto Benjamin White
 in fee who was seized thereof and having first made his last Will and Testaments in
 writing bearing date on or about the nineteenth day of August 1704 Devised the pre-
 mises inter alia unto the above named Richard White the Son this Indenture
 Witnesseth that the said Robert Valentine the Father as well for and in consideration
 of the natural love and affection which he hath and beareth unto the said Robert
 Valentine the son as also for the better maintenance support lively hood and preferment
 of his said son and in consideration of the sum of five hundred pounds lawful money
 of Pennsylvania to the said Robert Valentine the Father in hand paid by the said Robert
 Valentine the son upon the sealing and delivery hereof the receipt whereof the said Robert
 Valentine the Father doth hereby acknowledge All this Given Granted Alien Enfeoffed and
 Confirmed and by these presents Doth give grant Alien Enfeoff and Confirm unto
 the said Robert Valentine the son (with actual quiet Possession and since now being)
 and to his Heirs and assigns All and Singular those Three Tracts of Land by metes and
 bounds herein before respectively and particularly set forth and described together
 with the Water worn or Wash Mill and also all and singular other the Buildings Ten-
 ments Houses buildings Barns Stables Gardens Orchards fields meadows Plantations
 Law Hill Downs Ditches Ways Ways Water Courses Fishings Flowings Structures
 Huntings rights liberties privileges improvements Hereditaments and appurtenances
 whatsoever to the said Three Tracts of Land above described Water worn or Wash Mill
 Law Hill and every of them respectively belonging or in any wise appertaining with
 the reversions and remainders rents Issues and profits thereof And also All the
 Estate right Title Interest use Possession propriety claim and demand whatsoever both
 in Law and Equity and otherwise howsoever of them the said Robert Valentine the Father
 of and to the said hereby granted Premises and every part & parcel thereof and all
 Deeds & Writings in his hand & Custody which concerns the same only SO HAVE AND
 IN HOLD

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Deed of Conveyance
 In witness whereof these presents shall come I John Joseph Esquire high Sheriff
 of the County of Chester in the Commonwealth of Pennsylvania and Esquire whereas
 John Joseph Esquire of the County of Chester in the Commonwealth of Pennsylvania and Esquire
 Samuel Valentine Esquire of the County of Chester in the Commonwealth of Pennsylvania and Esquire
 Isaac Coates and Samuel Coates Guardians of George Valentine a minor
 and Reuben Valentine and Abraham Valentine and Bond Valentine all minors under the age of twenty one
 years and Rachel Valentine were summoned to be and appeared in the County Court of Common Pleas for
 the County of Chester aforesaid before the judges of the said Court at West Chester to answer Robert Valentine
 a plea therefore to press the said Robert Valentine and they the said Samuel Valentine Jacob Valentine
 John Joseph Guardian of George Valentine a minor under the age of twenty one year Isaac Coates & Samuel
 Coates Guardians of Reuben Valentine Abraham Valentine and Bond Valentine all minors under the age of
 twenty one years and Rachel Valentine together and undivided Do hold one Messuage and habit of
 Land situate in the Township of West Chester in the said County of Chester containing two hundred and
 fifty seven acres or less with the appurtenances then the said Samuel Valentine Jacob Valentine John Joseph
 Guardian of George Valentine Isaac Coates and Samuel Coates Guardians of Reuben Valentine
 Abraham Valentine and Bond Valentine and Rachel Valentine partition thereof between them accord-
 ing to the said Customs of the Commonwealth of Pennsylvania and the same to be
 divided into parcels usually and commonly to the said Isaac and Customs West Chester it was in such man-
 ner proceeded in the same Court that partition thereof should be made between them the parties aforesaid
 in the terms and manner with the appurtenances And because by a certain writ de partition facta
 and bearing date the twenty second day of February Anno Domini one thousand eight hundred six
 years from the said Court of the said Sheriff was commanded that taking with me twelve chieft
 men of my shirewick by whom the truth of the matter might be better known in my
 proper view I should go to the tenements aforesaid with the appurtenances and dividing them
 and divisions in the presence of the parties aforesaid by me to be warned if it upon being warned
 they would appear the tenement aforesaid with the appurtenances having respect to the true value
 thereof into sixteen equal parts should cause to be parted and divided and unto Robert Valentine and Samuel
 Valentine & Jacob Valentine and to their heirs severally should cause to be assigned and delivered two
 equal fifteenth parts to hold to them in severalty and John Joseph Guardian of George Valentine and
 to the heirs said George two other equal fifteenth parts to hold in severalty I should cause to be assigned
 and delivered unto Isaac Coates and Samuel Coates Guardians of Reuben Valentine Abraham Valentine
 and Bond Valentine six equal fifteenth parts thereof Reuben Valentine two other equal fifteenth parts for Abra-

and the Custom of the Commonwealth of Pennsylvania did contradict and the same to be
done did not proceed justly and contrary to the said Laws & Customs & it was as such man-
ner proceeded in the same Court that partition thereof should be made between the parties aforesaid
in the manner aforesaid with the appertinances And whereas by a certain writ de partition facta
in the County of Bucks the twenty second day of February last I was commanded eight hundred six
ty seven in the same Court I the said Sheriff was commanded that taking with me twelve chosen &
sworn men of my said shire, whom the truth of the matter might be best known in my
power I should go to the County aforesaid with the appertinances and there by their Oaths
and affirmations in the presence of the parties aforesaid by me to be warned & if upon being warned
they would be present to the inquest returned with the appertinances having respect to the true value
they into division in out parts should cause to be parted and divided and unto Robert Valentine & Samuel
Valentine & Jacob Valentine and to their heirs severally I should cause to be assigned and delivered two
equal fifteenth parts to hold to them severally with John Joseph Guardian of George Valentine one
to the same said parties two other equal fifteenth parts to hold in jointly I should cause to be assigned
and delivered unto Isaac Coles and James Coles Guardians to Hubert Valentine Abraham Valentine
and David Valentine in equal fifteenth parts but thereof I should give this time two other equal fifteenth parts for Abra-
ham & his heirs and two other parts to his heirs and one equal fifteenth part unto Rachel Valentine and her
heirs to hold each his fifteenth part in Severally I should cause to be assigned and delivered
so that neither of the said parties should have more of the lands aforesaid with the appertinances
than to each of them severally it pertained to have and that each of the parties aforesaid re-
spectively and their heirs if their several fifteenth parts (happening severally) might appertain themselves
But if the said Inquest by me to be summoned as aforesaid to make the partition aforesaid should be of
Opinion that the lands and tenements aforesaid could not be parted and divided so as aforesaid without
prejudice to or spoiling the whole then I was commanded that I should cause the said Inquest to make
a just valuation and appraisement of the said lands and tenements when their Oaths & affirmations
aforesaid due notice having first been given to the several parties or persons concerned or interested
in the same in the same shire and tenements to appear if they should think fit at the time and
place of holding such inquisition And that the partition or valuation and appraisement which
I should so make & distinctly and openly should have under my hand and seal and under the hands &
seals of them by whom the same should be made before the judges at West Chester as in County Court of
Common Pleas to be held the first Monday in April next that such further proceedings might
be had as to law and justice should appertain And that I should have them there that first

man or each of them severally or jointly, to have and hold that each of the Parties aforesaid re-
spectively and their heirs, if they several, fifthly parts Chappening, severally, might partition themselves.
But if the said Inquest by me to be summoned as aforesaid to make the partition aforesaid should be of
Opinion that the lands and tenements aforesaid could not be parted and divided so as aforesaid without
prejudice to or spoiling the whole, then I was Commanded that I should Cause the said Inquest to make
a just Valuation and appraisment of the said lands and tenements. When their Oaths & affirmations
aforesaid duly taken having first been given to the several Parties or Persons concerned & intere-
red in the same in the same lands and tenements to appear if they should think it at the time and
place of holding such Inquisition. And that the partition, Valuation and appraisment which
I should so make, distinctly and openly should have, under my hand and seal and under the hands &
seals of them by whom the same should be made, before the Judges as well here as in the County Court of
Common Pleas to be hold the first Monday in April then next, that such further proceedings might
be had as to Law and Justice should appear, and that I should have them there that writ.
Wherefore in pursuance hereof I the said Sheriff in obedience to the said writ and by virtue thereof
having first warned the parties therein according to the Command of the said writ, I took with me
certain free and lawful men of my Bailiwick and on the first day of March Anno Domini one thousand
eight hundred four went to the lands and premises in the said writ specified and there by their Oaths
and affirmations finding that the same could not be parted and divided to and among the parties
in the said writ without prejudice to or spoiling the whole thereof. I did Cause the same to be val-
ued and appraised at the sum of four thousand one hundred and seventy two pounds lawful money
of Pennsylvania as by the Inquisition annexed to the said writ and returned to the said Court accord-
ing to the Command of the said writ doth appear. — And whereas the said Court did on the ninth day of August
in the year aforesaid approve of the said valuation and appraisment, and the said Samuel Valentine, Robert
Valentine and Jacob Valentine having elected to take the said lands & premises at the appraised value
as tenants in Common, the said Court did on the seventh day of August in the year aforesaid
adjudge the same lands and premises to the said Samuel Valentine, Robert Valentine and Jacob Valen-
tine as tenants in Common. — Now know ye that I the said Sheriff for and in Consideration of the pre-
mises aforesaid, and in obedience to the Act of the General Assembly of the Commonwealth in such Case
made and provided and by virtue thereof do by these presents convey deliver and Confirm unto the
said Samuel Valentine, Robert Valentine and Jacob Valentine and their heirs as tenants in Common

the said one messuage and tract of land situate in the said Township of East Caln in Chester County the said
 said Containing two hundred and fifty one more or less with the appurtenances Together with all
 singular the Buildings improvements rights liberties & appurtenances & balance thereof but not including
 any more appurtenances and the rents issues and profits thereof And also all the Estate right title Interest
 property Claim and demand whatsoever of them the said John Hayes Guardian of George Valentine Isaac
 Coates and Samuel Coates Guardians of John Valentine Abraham Valentine Jr. and Charles Valentine and
 Jacob Valentine Subject nevertheless to a lien thereon in favour of the other of the said parties until
 payment be made to them of their respective shares of the money as aforesaid I have and do hereby
 the said one messuage and tract of land as above described with the appurtenances unto the said Samuel
 Valentine Robert Valentine and Jacob Valentine and their heirs or assigns in Common and not as
 joint tenants to their only proper use and behoof forever Subject nevertheless to a lien thereon in fa-
 vour of the other of the said parties until payment be made to them of their respective shares of the money
 and so said in full specification and under such terms and Conditions as the said parties had and held the
 same and as is conveyed to them the said Samuel Valentine Robert Valentine and Jacob Valentine
 and their heirs by the within recited premises and the laws Customs and Ordinances in that behalf made and provided
 In witness whereof the said Parties have hereunto set my hand & seal the
 fourth day of November 1807 Promised to be attested and signed by the said John Hayes
 Stated & Delivered in the Presence of justices of the Peace the within said Deed was du-
 ly Acknowledged in open Court by the within named John Hayes Esquire High Sheriff of Chester
 County at a Court of Common Pleas held at West Chester in said County the fourth day of November
 1807

Not
 C.C.

In Testimony whereof I have hereunto affixed the seal of said
 Court the day and year aforesaid
 D. Shuster Proff

Deed Poll
 Jesse John Shff. C.C.
 Lawrence Shipple

Recorded Jan 5th 1807 p. 100
 To all Whom these presents shall come I Jesse John Esquire High
 Sheriff of the County of Chester in the Commonwealth of Pennsylvania
 send greeting Whereas by a writ of fieri facias to me directed bearing date
 the ninth day of April last past I was commanded that of the Goods and
 Chattels Lands and Tenements of [Name] out of my County I should have

Deed Poll
William Rogers Sheriff
To Joseph Tracy

To All People to whom these presents shall come, I William Rogers Esquire High Sheriff of the County of Chester in the Commonwealth of Pennsylvania, send Greeting: Whereas by a certain writ or partition facienda issued out of the Court of Common Pleas for the County of Chester aforesaid bearing date the 18th day of August Anno Domini one thousand eight hundred and forty one at the suit of George Valentine, Reuben B. Valentine, Abraham S. Valentine, Bond Valentine, Jonathan Keasley and Rachel his wife late Rachel Valentine in right of said Rachel, William A. Thomas and Eliza his wife late Eliza Miller in right of said Eliza Robert W. Miller, Isaac Miller, William Miller, Mordecai Miller, James Harris and Mary Anne his wife late Mary Anne Miller in right of said Mary Anne, Joseph Harris and Jane his wife late Jane Miller in right of said Jane, Joseph Miles, and Susan Miles the last two of whom are minors and sue by their next friend Joseph Miles and James Miles against Sarah Valentine, Jacob Edge, and Anna his wife, late Anna Valentine in right of said Anna and Thomazin Valentine in order to have the following real estate to wit:

A certain messuage, plantation and tract of land situate in the township of East Caln in the County of Chester, adjoining lands of David Hoopred, Ann Pinn, Abner Baldwin and others containing two hundred and eleven acres more or less, with the appurtenances, divided and parted between the above mentioned parties in such manner that the said George Valentine, Reuben B. Valentine, Abraham S. Valentine and Bond Valentine should each have six parts thereof (the whole into seventy two equal parts to be divided) that the said Robert W. Miller, William Miller, Isaac Miller, and Mordecai Miller should each have two parts thereof that the said William A. Thomas, and Eliza his wife should have two parts thereof that the said James Harris and Mary Anne his wife should have two parts thereof that the said Joseph Harris and Jane his wife should have two parts thereof that the said Jonathan Keasley and Rachel his wife should have two parts thereof that the said Sarah Valentine and Thomazin Valentine should have eight thereof subject to the dower or thirds of Elizabeth Valentine widow of Robert Valentine dec'd in the same that the said Sarah and Thomazin should have two other parts thereof that the said Jacob Edge and Anna his wife should have eight parts thereof subject to the dower or thirds of the aforesaid Elizabeth Valentine widow of Robert Valentine dec'd in the same that the said Jacob Edge and Anna his wife should have two other parts thereof that the said James Miles who survived Rachel his wife late Rachel Miller should have two parts thereof and that the said Joseph Miles and Susan Miles should each have one part thereof at and upon the death of the said James Miles with the appurtenances And Whereas I the said Sheriff did return to the Judges of the said Court of Common Pleas that in obedience to the said writ or partition facienda I took with me twelve free honest and lawful men of my bailiwick to the premises aforesaid with the appurtenances having sworn all the parties in due form of law of the time and place of holding the inquisition which twelve free and lawful men return their solemn attestation which is to wit

his wife late Anne Miller in right of said Anne, Joseph Miles, and Susan Miles the last two of whom are minors and sue by their next friend Joseph Miles and James Miles against Sarah Valentine, Jacob Edge, and Anna his wife, late Anna Valentine, in right of said Anne and Thomazin Valentine in order to have the following real estate to wit: A certain messuages, plantation and tract of land situate in the township of East Caln in the County of Chester, adjoining lands of David Hoopes, Ann Pim, Abner Baldwin and others containing two hundred and eleven acres more or less, with the appurtenances, divided and parted between the above mentioned parties in such manner that the said George Valentine, Reuben W. Valentine, Abraham S. Valentine and Bond Valentine should each have six parts thereof (the whole into seventy two equal parts to be divided) that the said Robert V. Miller, William Miller, Isaac Miller, and Mordecai Miller should each have two parts thereof, that the said William A. Thomas, and Eliza his wife should have two parts thereof that the said James Harris and Mary Anna his wife should have two parts thereof that the said Joseph Harris and Jane his wife should have two parts thereof that the said Jonathan Kearney and Rachel his wife should have two parts thereof that the said Sarah Valentine and Thomazin Valentine should have eight thereof subject to the dower or thirds of Elizabeth Valentine widow of Robert Valentine dec'd in the same that the said Sarah and Thomazin should have two other parts thereof that the said Jacob Edge and Anna his wife should have eight parts thereof subject to the dower or thirds of the aforesaid Elizabeth Valentine widow of Robert Valentine dec'd in the same that the said Jacob Edge and Anna his wife should have two other parts thereof that the said James Miles who survived Rachel his wife late Rachel Miller should have two parts thereof and that the said Joseph Miles and Susan Miles should each have one part thereof - at and upon the death of the said James Miles with the appurtenances And Whereas I the said Sheriff did return to the Judges of the said court of common pleas that in obedience to the said writ de partitione facienda I took with me twelve free honest and lawful men of my backwick to the premises aforesaid, with the appurtenances having sworn all the parties in due form of law of the time and place of holding the inquisition which twelve free and lawful men upon their solemn affirmation, respectively did say that the premises aforesaid with the appurtenances could not be parted and divided to and among the said parties without prejudice to or spoiling the whole but that the same might be divided so as to accommodate four of the parties without prejudice to or spoiling the whole and therefore they divided and appraised the same as following viz (Viz) Beginning at a stone corner of Ann Pim's land thence along the same South three degrees East two hundred and twenty paces to a stone thence by land of Richard Pim Abner Baldwin William Forbush and the heirs of Henry Gallagher deck north eighty six degrees and six East one hundred and seventy seven paces, and thence to an ash tree of David Hoopes thence along the same North three degrees West sixty eight paces and nine tenths to a corner of Charles Poyers land thence along the same North and distance South

... and an half west seventy five perches and ... thence north ...
... then quarter East one hundred and three perches and seven tenths thence
... four degrees and a half thence north one degree
... East twenty two perches thence north thirty three degrees and an half
... perches and seven tenths thence North Sixty eight degrees west fifteen
... four tenths thence North eighty nine and an half degrees west fourteen
... south eighty three degrees and three quarters west twenty eight
... four tenths thence north sixty six degrees and three quarters west ten
... and eight tenths thence North fifty five degrees and three quarters west ten
... and five tenths thence North twenty three degrees and an half west four
... and eight tenths to the middle of a public road thence along the same
... seven degrees and an half west fourteen perches thence by other land
... North sixteen degrees East five perches and five tenths to the place
... Beginning Containing one hundred and seventy five acres and one hun-
... and twenty perches more with the appurtenances at the sum of Eleven thous-
... and four hundred and twenty three dollars and seventy five cents. Vol. 10
... by lands of John Tom Thomas Speakman and James Gray containing twenty
... acres and one hundred and thirty three perches be the same more or less. At the sum
... Eight hundred thirty three dollars and twenty five cents (18). Bounded by
... lands of Thomas Speakman & Rachel Freeman Morgan & Thomas and Sarah Gray
... containing Seventeen Acres and one perch be the same more or less at the sum
... of nine hundred eighteen and thirty three cents (10.5) Bounded at a corner of
... Frances Gray land in the line of Morgan & Thomas thence along said Thomas land
... three following Courses and Distances North eighty one degrees East fifteen perches
... with five degrees East five perches and fifteen hundredths North eighty six degrees
... and an half East thirty four perches and forty five hundredths to a stone in the
... line of Joseph Whites land thence along the same South one half a degree East sixty five
... perches and five tenths to a corner thence by land of James Gray the two following
... Courses North thirty three degrees and an half West thirty eight perches north forty
... nine degrees West thirty seven perches and five tenths to the face of Beginning
... Containing nine acres and forty five perches more or less with the appurtenances
... at the sum of three thousand and seventy one dollars and twenty five cents (10.5)
... the aggregate valuation of the four lots amounting to the sum of Thirteen thousand
... five hundred forty six dollars and fifty eight cents of the United States
... which said valuation and appraisement was confirmed by the Court on the 27th
... day of November A.D. 1811 And Whereas the said Sarah Valentine on the
... day and year aforesaid appeared in Open Court and elected to take lot no. 2. at the
... appraised value whereupon it was adjudged to her the paying or securing to be
... paid to the other parties their proportions of the appraised value according to their respective
... rights And Whereas the said Jacob Edge in right of his wife on the day and year
... aforesaid appeared in Open Court and elected to take no. 3. at the appraised value
... whereupon it was adjudged to him the paying or securing to be paid to the other
... parties their proportions of the appraised value according to their respective rights
... the 14th day of December in the year aforesaid

perches and eight tenths to the middle of a public road thence along the same south seventy two degrees and an half West fourteen perches thence by other land of the state North sixteen degrees East five perches and five tenths to the place of Beginning Containing one hundred and seventy five acres and one hundred and twenty perches more with the appurtenances at the sum of Eleven thousand four hundred and twenty three dollars and seventy five cents (No 2) Bounded by land of John Tim Thomas Speakman and James Gray & containing twenty acres and one hundred and thirty three perches be the same more or less at the sum of Eight thousand thirty three dollars and twenty five cents (No 3) Bounded by lands of Thomas Speakman & Sachai Freeman Morgan & Thomas and Sunday containing seventeen acres and one perch be the same more or less at the sum of nine hundred eighteen and thirty three cents (No 4) Beginning at a corner of Thomas Gray's land in the line of Morgan & Thomas thence along said Thomas' land the following courses and distances North eighty one degrees East fifteen perches North five degrees East four perches and fifteen hundredths North eighty six degrees and an half East thirty four perches and forty five hundredths to a stone in the line of Joseph White's land thence along the same South one half a degree East six perches and five tenths to a corner thence by land of James Gray the two following courses North thirty three degrees and an half West thirty eight perches North forty nine degrees West thirty seven perches and five tenths to the place of Beginning Containing nine acres and forty five perches more or less with the appurtenances at the sum of three thousand and seventy one dollars and twenty five cents except the aggregate valuation of the four lots amounting to the sum of Thirteen thousand five hundred forty six dollars and fifty eight lawful money of the United States which said valuation and appraisement was confirmed by the Court on the 20th day of November A D 1811 And Whereas the said Sarah Valentine on the day and year aforesaid appeared in Open Court and Elected to take lot no 2. at the appraised value whereupon it was adjudged to her the paying or securing to be paid to the other parties their proportions of the appraised value according to their respective rights And Whereas the said Jacob Edge in right of his wife on the day and year aforesaid appeared in Open Court and Elected to take no 3. at the appraised value whereupon it was adjudged to him the paying or securing to be paid to the other parties their proportions of the appraised value according to their respective rights And Whereas afterwards to wit on the 14th day of December in the year aforesaid it was ordered by the said Court that lots Lot no 1. and 2. of the premises aforesaid with the appurtenances be sold at public auction according to the act of assembly in such case made and provided wherefore of the said Sheriff was Commanded that the said tracts No 1. and 2. of the real estate aforesaid with the appurtenances should be exposed to sale at public auction first giving due and full notice of the time and place of sale thereof according to the act of Assembly and that the said Sheriff should bring the money arising from the sale or sufficient surties to him to the satisfaction of all parties concerned into the said Court aforesaid to be distributed and parted to among the parties to the same in view of their respective rights of said lands

according to their several rights and proportions and to abide such further order
as shall be made by the said Court in the premises. In pursuance and obedience
of the above recited order the said Sheriff having given due and legal notice of the
time and place of sale did on Wednesday the 19th day of January A.D. 1842 execute
the premises aforesaid with the appurtenances to sale by public vendue or outcry
and sold Lot no. 1 first above mentioned and described to Joseph Pusey of the
County of Chester for the sum of six thousand six hundred & ninety six dollars
and seven cents lawful money of Pennsylvania he being the highest and best
bidder and that the highest and best price bid for the same. Now know ye
that the said Sheriff for and in consideration of the aforesaid sum of six thousand
six hundred & ninety six dollars and seven cents lawful money aforesaid to
me in hand paid by the said Joseph Pusey at and before the execution and delivery
hereof the receipt whereof I do hereby acknowledge have granted bargained sold
and by these presents according to the directions of said recited order and by force and
virtue thereof do grant bargain sell unto the said Joseph Pusey his heirs and assigns
all of the tract No. 1 above mentioned & described subject to the payment of the sum of one
hundred and thirty four dollars and ninety three cents annually to Mrs. Valentine widow
of Robert Valentine the elder during her natural life, and to the payment of the principal sum
of two thousand two hundred & forty eight dollars seventy eight cents and three quarters at
her decease to the persons entitled thereto the said principal sum with its interest
to be secured by bond and mortgage on said tract No. 1 to be executed to George Chastain
with the condition of the payment of said interest and said principal sum as
aforesaid, also the dower or thirds under the Statute Laws of this Commonwealth of
Elizabeth Valentine Widow of Robert Valentine the younger the said Robert having been
owner of an undivided one third part of said lot being part of the purchase
money to remain charged upon the Land during the natural life of said
Elizabeth Valentine Together with all and singular the Buildings Improvements
Rights members and appurtenances whatsoever thereto belonging or in anywise
appertaining and the reversions remainders Rents issues and profits thereof and also
also all the Estate Right title Interest Property claim and demand whatsoever of the
said foregoing mentioned parties of in to out of the same To have and to hold
The said tract no. 1. above mentioned and described with Hereditaments and premises
hereby granted or intended so to be with the appurtenances unto the said Joseph
Pusey his heirs and assigns to his and their only proper use and behoof forever for
such Estate and under rents and conditions as the said mentioned parties as
aforesaid had and held the same at and immediately before the execution of these
presents but for no larger or greater estate according to the form and effect of the
Laws and usages of this Commonwealth in such case made and provided.
In witness whereof the said Sheriff have hereunto set my hand and seal this
19th day of January in the year of our Lord one thousand eight hundred and forty two
Sealed and Delivered in the presence of
Walter Hibbard James Bayard Wood & William Rogers
Chester County ss. At a Court of Common Pleas held at West Chester fourth
county of Chester on the sixteenth day of February A.D. 1842 Came William Rogers
Esquire Clerk Sheriff of the county

half west twenty two perches thence South eighty four and half east twenty one
 perches thence South six and three fourths west seventy eight perches and seventy
 hundredths thence North eighty eight and one fourth west twenty nine perches and
 sixty hundredths thence South nine west thirty five perches and twenty four hundred
 thence South eighty one and three fourths west sixty eight perches thence north three
 west one perches thence South eighty one and three fourths west two perches and
 sixteen hundredths to the place of beginning containing eighty two acres and sixty
 one perches of land be the same more or less. It being part of the same land and
 premises that William Rogers Esq. Sheriff of Chester County by said Roll bearing
 date tenth day of July A.D. 1842 and recorded in Recorder's Office of Chester County
 in Case Book No. 11 Vol. 96 page 176 Oct. 25 A.D. 1843 granted and conveyed to Joseph
 Pusey in fee. Subject nevertheless to the heads rivers of the said mill for its water
 wheels with the privilege to pass and repass to clean and scour the said river and
 for any other purpose to make the water pass freely down the race together with
 all other singular the houses buildings ways woods waters water courses rights heri-
 tages privileges hereditaments and appurtenances whatsoever thereto belonging
 or in any wise appertaining and the reverendous remainents rents issues and
 profits thereof. Also all the estate right title interest claim and demand
 whatsoever of the said Joseph Pusey in law or equity or otherwise heretofore or
 to or out of the same. He have and to hold the said messuage and tract
 of land hereditaments and premises hereby granted or received or mentioned
 or intended so to be with the appurtenances unto the said James Pusey his
 heirs and assigns to the only proper use benefit and behoof of the said
 James Pusey his heirs and assigns forever. And the said Joseph Pusey
 for himself his heirs executors and administrators doth covenant promise
 grant and agree to and with the said James Pusey his heirs and assigns
 by these presents that he the said Joseph Pusey and his heirs the said
 messuage and tract of land hereditaments and premises hereby granted
 or mentioned or intended so to be with the appurtenances unto the said
 James Pusey his heirs and assigns against him the said Joseph Pusey
 and his heirs and assigns all and every other person or persons whom-
 soever lawfully claiming or to claim by force or virtue from their or
 any of them shall and will warrant and 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 Pusey Esq. Sealed and delivered in the
 presence of Jacob Edge, Gebulon Thomas. Chester County Esq.

Be it remembered that on the fifth day of April in the Year of our
 Lord One thousand eight hundred and forty eight before the subscri-
 ber one of the Justices of the Peace for the County aforesaid personally
 appeared the above named Joseph Pusey and acknowledged the for-
 going Indenture to be his 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. Gebulon Thomas Esq.

Recorded October 26th A.D. 1848

Partial James Guie will:
9.30.1893 #24180

I, James Guie, of the Township of Calw, in the County of Chester & State of Pennsylvania, being aware of the certainty of death, but uncertain of the time thereof; - And now for the purpose of disposing of such worldly estate as it has pleased the Great Giver of all good & perfect gifts to bless me with, do make & publish this instrument of writing & ordain it my last Will & Testament, hereby revoking all former wills by me at any time here-to-fore made.

First; - I order & direct that all my just debts & funeral expenses be paid as soon after my decease as practicable, & that my executors here-in-after named erect or cause to be erected a blue granite monument in my cemetery lot at a cost not to exceed one thousand dollars, according to instructions to them personally given.

Item; - I give, devise & bequeath to my beloved wife Harriet A. Guie, should she survive me, in lieu of her dower, my best horse, carriage & harness, all my household goods, furniture, plate, pictures & ornaments absolutely, & the use and occupancy of the mansion house, garden, and such portions of the surroundings as may be necessary for the full occupancy & enjoyment of the same, & the right of access, ingress and egress to and from the same, and every part thereof at any & all times, during her lifetime, or as long as she may desire to reside thereon. I also bequeath to her the rents, income, & profits of the following real estate, viz: - My cottage, situate on the North side of Pennsylvania Avenue

in the West Ward of the Boro' of Downingtown, also the double stone house ^{by} appurtenances situate in Calm Township the one end of which is now in the occupancy of my son Richard and the other end occupied by a widow named Johnson. Out of the income of the said property she is first to pay the Insurance ^{by} Taxes, and keep up the repairs.

She, my said wife, is also to have the income divid- ends ^{by} profits of one hundred shares of the Bank stock of the National Bank of Chester Valley, all of which shall inure to her during her life time.

It is my devise that my wife's sister Emma Bicking shall have a home with my wife as long as she shall desire to live with her ^{by} that my wife see that she is comfortably provided for.

Item; - I give, devise ^{by} bequeath to my son Adolphus A. Lucie sixteen shares of the stock of the Pennsylvania Railroad Company, ten shares of the stock of the First National Bank of West Chester, twelve shares of the stock of the National Bank of Chester County, ^{and} at the death of my wife ten shares of the stock of the National Bank of Chester Valley ^{and} an undivided half interest in my paper mill property, known as the Eagle Paper Mills, with the appurtenances, situate in Calm ^{by} East Brandywine Townships ^{by} here in after more particularly described. The said Paper mill property shall consist of the mansion house, aforesaid, the paper mill buildings, the tenant house above the mill,

the tenant house near the mill race, on the public road, ^{and} two tenant houses near the dam, with their appurtenances and all other property or properties, rights water rights ^{by} privileges necessary for the proper use ^{by} occupancy of the said paper mill property, the said properties being described in deeds of conveyances to the said

in Deed Book E. 8, Vol. 177, Page 69, together with all other real estate contiguous to the above severally described properties ^{of} not herein otherwise disposed of ^{of} with full access, ingress and egress to ^{of} from any or all of my adjoining real estate for the purpose of making repairs to or maintaining the water power connected with the said mill.

Item; - I give devise ^{of} bequeath to my son Edwin B. Guie, Eighteen shares of the stock of the Pennsylvania Railroad Company, Twenty shares of stock of the First National Bank of West Chester, twelve shares of the stock of the National Bank of Chester County, one eighth interest in the paper mill ^{of} appurtenances, as above described, also, at the death of my wife, twenty shares of the stock of the National Bank of Chester Valley, ^{of} the double stone house aforesaid that my wife has the income of, during her life time.

Item; - I give devise ^{of} bequeath to my son Richard B. Guie, eighteen shares of stock in the Pennsylvania Railroad Company, twelve shares of the stock of the National Bank of Chester County, ten shares of the stock of the First National Bank of West Chester, ^{of} at the death of my wife ten shares of the stock of the National Bank of Chester Valley, one eighth interest in the paper mill ^{of} appurtenances, as above described, ^{of} all that certain message ^{of} tract of about eighty four acres of land, more or less, situated partly in East Brandywine ^{of} partly in Calm town-

ships, described in Deed from Eber Anderson, assignee, dated March 31st A.D. 1879, ^{of} recorded in the Recorder's Office of Chester County in Deed Book C. 9, Vol. 200, page ⁵⁰⁴ 79, Reserving, however, to the owners of the aforesaid mill property, their heirs or assigns, forever, the right ^{of} privilege to enter upon the said

one eighth interest in the paper mill ^{and} appurtenances, as above described, ^{and} all that certain meadow ^{and} tract of about eighty four acres of land, more or less, situated partly in East Brandywine ^{and} partly in Calver town-

ships, described in Deed from Eber Anderson, assignee, dated March 31st A.D. 1879, ^{and} recorded in the Recorder's Office of Chester County in Deed Book C. 9, Vol. 200, page ⁵⁰⁴ 79, Reserving, however, to the owners of the aforesaid mill property, their heirs or assigns, forever, the right ^{and} privilege to enter upon the said premises last above mentioned, at any ^{and} all times to repair or renew a certain line of water pipe running through the same, being careful, however, to do no unnecessary damage to the said property or any crops that may be growing thereon ^{and} in the event of unavoidable damage being done they shall be required to repair the same or recompense the owner therefor.

Item; - I give devise ^{and} bequeath to my son James L. Guie twenty shares of stock of the First National Bank of West Chester, eighteen shares of stock in the Pennsylvania Railroad Company, twelve shares of stock of the National Bank of Chester County ^{and} at the death of my wife, twenty shares of the stock of the National Bank of Chester Valley ^{and} one eighth interest in the paper mill ^{and} appurtenances, as above described, ^{and} all that certain new stone dwelling ^{and} lot of about two acres of land, more or less, the same being bounded on the south by a public road leading from Downingtown to Fildesville, on the east by a new rail fence running from the said road to Beaver Creek, on the north by the said creek ^{and} on the west by a ^{from the said} line, Creek to the said public road, parallel with the

Eastern boundary ^{my} ten feet eastwardly from the east wall of a spring house, the said property being part of the same premises which the said Joseph M. Downing ^{my} wife, by their Indenture, dated the first day of January A. D. 1837, ^{my} on record in the said office in Deed Book N. 4, Vol. 85, page 212. granted to me.

Item; — [I give, devise ^{my} bequeath to Joseph R. Downing trustee, in trust never-the-less, for my son William H. Suic,] Eighteen shares of stock of the Pennsylvania Railroad Company, Twenty shares of the stock in the First National Bank of West Chester Twelve shares of the stock of the National Bank of Chester County ^{my}, at the death of my wife Twenty shares of the stock of the National Bank of Chester Valley, one eighth interest in the paper mill ^{my} appurtenances as above described, ^{my} all that certain small farm in East Brandywine Township consisting of some six acres of land more or less recently purchased by me from the estate of William Whiteley, deceased [Also all that certain messuage ^{my} tract of about thirty five acres of land situate partly in the township of East Brandywine ^{my} partly in the township of Caln ^{my} described in deed from John Dankleman and wife, dated March 30th A. D. 1874, ^{my} on record in the Recorder's Office, as aforesaid, in Deed Book L. 8, Vol. 183, page 274, reserving, however, to the owners of the aforesaid paper mill property, their heirs or assigns, forever, the right

^{my} privilege to enter upon the said premises last above mentioned, at any and all times to repair or renew a certain line of water pipe running through the same, being careful, however, to do no unnecessary damage to the said property or any of the crops growing thereon ^{my} in the event of unavoidable damage ^{my} being done. No. 11

James Fine

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

described and granted or mentioned or intended so to be with the apprehensions unto the
 said bidney Dartington his heirs and assigns against him the said William W Taylor
 and his heirs and against all and every other person or persons whatsoever lawfully de-
 cerning or to claim the same or any part thereof by from or under him them or any of
 them shall and will warrant and forever defend. In witness whereof the said
 parties to these presents have hereunto interchangeably set their hands and seals Dated the
 day and year first above written. William W Taylor Hannah Taylor

T5,
312
1853

Sealed and delivered in the presence of
 the words "one hundred" in the eleventh line
 being just written and the words "twelve five" just
 written upon the present

Henry J Henry Maria Buffington
 wife and no other form of law acknowledge the above indenture to be their act and deed and
 desired the same might be recorded as such and the said Hannah being of full age and single
 and exempt from her said husband by me them privately examined and the full contents
 of the above deed being by me first made known unto her did thereupon declare and say
 that she did voluntarily and of her own free will and accord sign seal and as her act and
 deed deliver the above written indenture deed or conveyance without any coercion or compul-
 sion of her said husband. Witness my hand and seal the day and year aforesaid

On the twenty first day of April Anno Domini 1853
 Before me the subscriber a Justice of the Peace of
 said County personally appeared the above
 named William W Taylor and Hannah his
 wife and no other form of law acknowledge the above indenture to be their act and deed and
 desired the same might be recorded as such and the said Hannah being of full age and single
 and exempt from her said husband by me them privately examined and the full contents
 of the above deed being by me first made known unto her did thereupon declare and say
 that she did voluntarily and of her own free will and accord sign seal and as her act and
 deed deliver the above written indenture deed or conveyance without any coercion or compul-
 sion of her said husband. Witness my hand and seal the day and year aforesaid
 Henry J Henry

Recorded April 29th 1853

James C Pusy & wt
 Jr
 James Guie

James C Pusy & wt Jr and James Guie Made this twenty first day of
 April A.D. one thousand eight hundred and fifty three
 Between James C Pusy of East Caln Township County of Chester
 and State of Pennsylvania and Sarah Ann his wife of the
 one part and James Guie of the same Township County and State of the other part
 To wit to wit that the said James C Pusy and Sarah Ann his wife former in considera-
 tion of the sum of eight hundred and twenty five Dollars and fifty cents lawful money
 of the United States in hand paid by the said James Guie at and before the making
 and delivery hereof the receipt and payment whereof is hereby acknowledged and they
 acquit and forever discharge the said James Guie his heirs executors and administrators
 and 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
 James Guie and to his heirs and assigns (all that Messuage or tract of land lying in
 said Township of East Caln bounded and described as follows Beginning at a stake
 in the middle of a public road thence by lands of Joseph Pusy Jr South thirty one
 and a half degrees East eight perches and forty five hundredths to an oak tree and by the
 same South sixty and a half East twenty one perches to a Chestnut tree thirty five
 and three fourths East twenty two perches and South five and three fourths East thirty
 six perches and three fourths to the middle of a meeting house road thence down the
 middle of the same North eighty one East twenty eight perches and seven fourths and
 North sixty one and three fourths East thirty one perches and seven fourths and
 East one fourth East fourteen perches and seven fourths to the same place

On Jacob Gage's lot, N 89 W 10, N. 1. 25 E. 17. 7, N 45 E 4. 5

... lot ... north eighty seven west ten perches to another corner of said lot ... south seventy three and a half west fifteen ... north sixty eight west fifteen perches and four tenths north eighty ... south sixty five west eight perches and eight tenths ... north sixty six and three tenths west four ... north twenty three and a half west four perches and eight tenths ... north twenty three and one hundred and two perches of land ... the 5th day of April A.D. one thousand eight hundred and forty eight and recorded in Recorder's office at West Chester in deed book No. 5. Vol. 103. page 185 ... granted and conveyed to his son the said James C. Pusey in fee simple.

with all and singular the houses buildings ways woods water courses rights liberties privileges hereditaments and appurtenances whatsoever thence belonging or in any wise appertaining and the reversion remainder rents issues and profits thereof Also all the estate right title interest claim and demand whatsoever of the said James C. Pusey in law or equity or otherwise howsoever of in to or out of the same.

to hold and to hold the said Messuage and tract of land hereditaments and premises hereby granted or released or mentioned or intended so to be with the appurtenances unto the said James Gue his heirs and assigns to the only proper use benefit and behoof of the said James Gue his heirs and assigns forever. And the said James C. Pusey for himself his heirs executors and administrators doth covenant promise grant and agree unto with the said James Gue his heirs and assigns by these presents that he the said James C. Pusey and his heirs the said Messuage and tract of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said James Gue his heirs and assigns against him the said James C. Pusey his heirs and assigns all and every other person or persons who in law or equity claiming or claiming 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 parties to these presents have hereunto interchangedly set their hands and seals the day and year first above written

Sealed and delivered in the presence of us
the ones one hundred & two being previously interlined
James C. Pusey
Sarah Ann Pusey

Westerly Verdict is. Be it remembered that on the twenty first day of April in the year of our Lord one thousand eight hundred and forty three before the subscribers one of the Justices of the Peace for the County of Sussex personally appeared the above named James C. Pusey and Sarah Ann his wife and acknowledged the foregoing Instrument to be their act and deed and avowed the same as such to be enacted according to law the said Sarah Ann 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 declared on oath separate examination that she voluntarily and of her own free will and accord did sign seal and assent to her act and deed deliver the said Instrument without any coercion or compulsion of her

cribed real estate and being as thereof seemed died on September 23, 1793 having first made his last will and testament three his executor duly probated and on record in the Register office of Chester County aforesaid in Will Book No 24 Page 492 And whereas on March 30th 1906 all of the parties in whom the said real estate was then vested under the terms of the said will presented to the Orphan's Court aforesaid their petitions expressing their desire that the said real estate should be sold by order of said Court and the proceeds thereof after payment of the expenses of said sale distributed among those entitled thereto according to law and further representing that an offer had been made by the said parties of the second part herein for the purchase of said real estate at and for the sum of \$6000 provided a decree of said Court could be obtained authorizing the sale of the same at private sale, that said sum was a better price than could be obtained for said real estate at public sale and it was for the interests of the petitioners etc. that the same should be carried into effect whereupon the said Court ordered that Joseph R. Downing, party of the first part herein should as quickly as at private sale and convey the said real estate to the said parties of the second part herein in equal shares in fee simple for the price or sum above mentioned as by the records and proceedings of said Court more fully and at large appears.

Now this Indenture witnesseth, That the said Joseph R. Downing, trustee as aforesaid

for and in consideration of the sum of six thousand dollars lawful money of the United States, to him well and truly paid by the said parties of the second part at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released and confirmed, and by these presents by virtue of the order and decree of the Orphan's Court aforesaid doth

grant, bargain, sell, alien, release and confirm unto the said Adolphus B. Guie and Richard B. Guie, unequal shares and to their heirs and assigns, all that certain mansion house, papermill building, tenement houses and tract of land situate in the townships of Calw and east Grandprins, County of Chester, aforesaid known as the papermill property and bounded and described as follows: Beginning at a stone placed in the old lanes - the road now vacated thence along the middle of the old road aforesaid and land of Jacob V. Edge south eight, eight degrees and twenty minutes east seventy seven and two tenths perches, thence still along said road and land of the same north twenty three and a quarter degrees east thirty one and six eighth then north and a half perches, north thirty degrees and three quarters west eight and thirty two hundredths perches north fifty two degrees and a half east thirteen and ninety two one hundredth perches north seventy two degrees and a quarter east eight and sixeighths perches to a corner of land belonging to the estate of Mrs. Guie thence along said Guie land the next four courses and distances, north thirty two degrees and a half west seven and six tenths perches to a point in the middle of a public road thence along the middle of the said road the next three courses and distances, north twenty six degrees ten minutes east twenty two and six tenths perches north four degrees and thirty two minutes west twenty seven and eighty eight hundredths perches to a corner of Richard B. Guie land thence along the same the next three courses and distances, south eighty nine degrees west eighty four and two tenths perches north two and a half degrees east thirty eight and six tenths perches to a corner of Mary Ellis' land thence along the said Mary Ellis' land the next four courses and distances, south six degrees and three quarters west four and six tenths hundredths perches to a stone on the south side of a public road thence along the south side thereof south eighty three degrees and three quarters west fifteen perches to a stone thence still along the said road north, ninety seven degrees and two tenths east and a half east five perches south forty one and a half degrees east nine and a half perches to a stone thence still along said road and land of Mary Ellis' south forty three degrees thence still south

along Mary Ellis' land & land of B. Guie & still along said road south thir

line and a half degrees east twenty and fifty-six one hundredth the perches to a point where the said road intersects by another public road thence along the other said public road partly along land of the said B. Guise and partly along land of Mary Ellis south seventy-four degrees and three quarters west ten and four tenths perches of fence along land of Chestnut Hill school south thirteen degrees west sixteen and four tenths perches thence along land of Morgan Merck south five degrees east sixty and six tenths hundredth the perches to the place beginning containing ninety three acres and eight, seven perches of land more or less excepting and reserving how- ever thence from a certain messuage and lot of land devised by the said James Guise to his son James S. Guise bounded and described as follows Beginning at a point in the middle of a public road leading from Bushville to Downing- town thence along the middle of the said public road south seven and two degrees and a quarter east twelve perches north eighty degrees and fifty minutes east four perches north eighty seven degrees east ten perches north eighty three degrees and a half east thirteen and two tenths perches thence bearing said road north seven degrees and a quarter west seven and four tenths perches to a maple tree standing on the south bank of Beaver Creek thence along the south bank of Beaver Creek north eighty-four degrees west thirty-four perches to a poplar tree thence south twenty-one degrees and thirty-eight minutes west nine and thirty-two hundredth the perches to the place of beginning containing two acres and forty-four perches of land, more or less, which tract detached from the aforesaid tract leaves the contents thereof; thirty one acres and forty-three perches of land more or less

Together with all and singular the houses building improvements ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, of the said James Guise in his lifetime and at and immediately before the time of his decease

in law, equity, or otherwise howsoever, of, in, to, or out of the same:

To have and to hold the said above described real estate hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Adolphus A. Guise and Richard B. Guise in equal shares and to their heirs and assigns, to and for the only proper use and behoof of the said Adolphus A. Guise and Richard B. Guise their heirs and assigns forever

And the said Joseph R. Downing trustee as aforesaid for himself his heirs executors and administrators doth covenant, promise and agree, to and with the said Adolphus A. Guise and Richard B. Guise their heirs that he the said Joseph R. Downing doth

not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or incumbered, in title, charge, estate, of otherwise howsoever.

In Witness Whereof, the said Joseph R. Downing trustee hereunto set his hand and seal the day and year first above written.

Sealed and Delivered }
IN THE PRESENCE OF
B. W. Haines
A. M. Downing
Jos. R. Downing
Trustee etc.

B. B. Lyons.
Thos. Craven.

on Lives and Granting Annuities,
Executive.
Jno. R. Carpenter, Jr., Asst. Treasurer.

H1613 1919

State of Pennsylvania, County of Philadelphia, ss:

On the sixteenth day of May Anno Domini 1917, before me, the subscriber, a Notary Public in and for said State and County, residing in the City of Philadelphia, personally appeared E. O. Troth, 2nd Asst. Secretary, of the said The Pennsylvania Company for Insurances on Lives and Granting Annuities, who being duly affirmed according to law, says that he was personally present at the execution of the above Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed thereto is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by C. S. W. Packard, President of the said Corporation, as and for the act and deed of the said Corporation, for the uses and purposes therein mentioned, and that the names of this deponent as 2nd Asst Secretary, and of the said C. S. W. Packard as President of the said Corporation, subscribed to the above Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings.

E. O. Troth:

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

I am not a Stockholder, Director or
Officer of within mentioned Corporation. : NOTARIAL :
B. B. Lyons, Notary Public. : SEAL :
My commission expires February 21, 1919.

Recorded May 18, 1917.

DEED
RICHARD B. GUIE.
TO
ADOLPHUS A. GUIE.

31/5-20-9 Bm

THIS DEED, Made the nineteenth day of April, in the year nineteen hundred and seventeen. BETWEEN Richard B. Guie of the Township of East Brandywine, County of Chester and State of Pennsylvania, (widower) grantor and Adolphus A. Guie of the Township of Cain, County and State aforesaid, grantee. WITNESSETH, That in consideration of one (\$1.00) dollar in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee, ALL THAT CERTAIN mansion house, paper mill buildings, tenement houses and tract of land, situate in the Townships of Cain and East Brandywine, County of Chester aforesaid known as "The Eagle Paper Mill" property, and bounded and described as follows:- BEGINNING at a stone planted in the old Lancaster road, now vacated; thence along the middle of the old road aforesaid and land of Jacob V. Edge south eighty eight degrees and twenty minutes east seventy seven and two tenths perches; thence still along said road and land of the same north seventy three and a quarter degrees east thirty one and sixty eight hundredths perches to a stone; thence still along land of the said Edge the next seven courses and distances, north twenty five minutes west fourteen and six tenths perches, north eighty four degrees and ten minutes east ten perches north three degrees east seventeen and seven tenths perches, north six degrees and a quarter east four and a half perches north thirty degrees and three quarters west, eight and thirty two hundredths perches north fifty two degrees and a half east thirteen and ninety two one hundredths perches north seventy two degrees and a quarter east eight and sixteen hundredths perches to a corner of land belonging to the estate of Wm. Guie; thence along said Guie's land the next four courses and distances, north twenty two degrees and a half west seven and six tenths perches to a point in the middle of a public road; thence along the middle of the said road the next three courses and distances, north twenty six degrees ten minutes east twenty two and six tenths perches north four degrees and thirty five minutes west nineteen and eighty eight hundredths perches to a corner of Richard B. Guie's land; thence along the same the next two courses and distances south eighty nine degrees west eighty four and two tenths perches, north two and a half degrees east thirty eight and six tenths perches to a corner of Mary Ellis' land; thence along the said Mary Ellis' land due west thirty four and six tenths perches to a corner of Wm. Souls' land; thence along said land the next five courses and distances, south six degrees and three quarters west four and sixteen hundredths perches to a stone on the south side of a public road; thence along the south side thereof south eighty three degrees and three quarters west fifteen perches to a stone; thence still along the said road south twenty seven degrees and three quarters west twenty perches to a stone and still along the said road south thirty two degrees and half east five perches, south forty one and a half degrees east nine and half perches to a stone; thence still along said road and land of Mary Ellis south forty three degrees east twenty two perches south twenty seven degrees and thirty five minutes east eight perches; thence still partly along Mary Ellis' land and land of E. B. Guie and still along said road south thirteen and a half degrees east twenty and fifty six one hundredths perches to a point where the said road is intersected by another public road; thence along the other said public road; partly along land of the said E. B. Guie and partly along land of Mary Ellis south seventy four degrees and three quarters west ten and four tenths perches; thence along land of Chestnut Dell School south thirteen degrees west sixteen and four tenths perches; thence along land of Morgan Mercer south five degrees east sixty and sixteen one hundredths perches to the place of beginning. CONTAINING ninety three acres and eighty seven perches of land more or less; EXCEPTING and EXCLUDING, however, therefrom a certain messuage and lot of land devised by the said James Guie to his son James L. Guie, bounded and described as follows: BEGINNING at a point in the middle of a public Road leading from Fisherville to Downingtown; thence along the middle of the said public road south seventy two degrees and a quarter east twelve perches south eighty degrees and fifty minutes east four perches north eighty seven degrees east ten perches, north eighty three degrees and a half east thirteen and two tenths perches; thence leaving said road north seven degrees and a quarter west seven and four tenths perches to a maple tree standing on the south bank of Beaver Creek, thence along the south bank of Beaver Creek north eighty four degrees west thirty four perches to a poplar tree; thence south twenty two degrees and thirty eight minutes west nine and thirty two hundredths perches to the place of beginning. CONTAINING two acres and forty-four perches



said public road, south seventy two degrees and fifteen minutes east, twelve perches, south eighty degrees and fifty minutes east, four perches, north eight seven degrees east, ten perches, north eighty three degrees and thirty minutes east, thirteen and two tenth perches; thence leaving said road, north seven degrees and fifteen minutes west, seven and four tenth perches to a maple tree standing on the south bank of Beaver Creek; thence along the south side thereof, north eighty four degrees west, thirty four perches to a poplar tree; thence south twenty two degrees and thirty eight minutes west, nine and thirty two hundredths perches to the place of beginning. CONTAINING two acres and forty four perches of land be the same more or less. ALSO, EXCEPTING AND RESERVING a three story stone mill, boiler room, office, race, water rights, right of way etc. described in two tracts the first containing three and seventy two hundredths acres and the second three hundred and forty five square feet of land as conveyed by Adolphus A. Guie and wife to Frank M. Rudolph on the Ninth day of June A. D. 1917 as of record in the Recorder's Office of Chester County in Deed Book H-15, Volume 355, Page 14, the above mentioned two tracts being entirely surrounded by the land herein conveyed. ALSO FURTHER RESERVING a tract containing fifty one hundred and forty four square feet of land with a right of way from the public road thereto as conveyed by Adolphus A. Guie and wife to Edward M. Hall and Milton Nutting by Indenture bearing date the 29th day of Sept. A. D. 1920 as of record in the Recorder's Office aforesaid in Deed Book T-15, Volume 366, Page 487, Granting, however, to the said Harry A. Guie the right to maintain certain water pipes with those in the mill for the purpose of supplying water to the dwelling and barn herein conveyed as reserved by the said Adolphus A. Guie in Deed to Frank M. Rudolph, dated June Ninth A. D. 1917 as of record in the Recorder's Office aforesaid, in Deed Book H-15, Volume 355, Page 14. BEING a part of the same premises which Joseph R. Downing, Trustee by his Indenture bearing date the Eleventh day of May A. D. 1903 and on record in the Recorder's Office of Chester County in Deed Book T-12, Volume 221, Page 14, granted and conveyed unto Adolphus A. Guie and Richard B. Guie, and which the said Richard B. Guie, widower by his Indenture bearing date the Nineteenth day of April A. D. 1917 and on record in the Recorder's Office Aforesaid in Deed Book H-15, Volume 355, Page 13, granted and conveyed his interest therein unto the said Adolphus A. Guie who died intestate on or about the Seventh day of Sept. A. D. 1922, leaving to survive him as his heirs at law his wife Olivia S. Guie, Walter S. Guie, son, Frederick W. Guie, Son, Florence G. Amos, Daughter and Harry A. Guie, son, parties hereto to whom by the Intestate Laws of the State of Pennsylvania, his Estate did descend and come 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 parties 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 parties of the first part, for themselves, their heirs, executors, and administrators do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns forever, that they the said parties of the first part and their 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 them the said parties of the first part, their heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them shall and will by these presents warrant and forever defend. IN WITNESS WHEREOF, the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written;

Signed, sealed and delivered in the presence of;

W. C. Johnson	: \$5.00 :	Olivia S. Guie	(SEAL)
Rachel W. Johnson	: I. R. :	Walter S. Guie	(SEAL)
	: STAMP :	Lydia Guie	(SEAL)
	:	Frederick W. Guie	(SEAL)
		Kathryn C. Guie	(SEAL)
		Florence G. Amos	(SEAL)
		W. Lawrence Amos	(SEAL)

State of Pennsylvania, County of Chester, SS:-
 On the Twenty Eighth day of April, Anno Domini, 1923, before me, the subscriber, a Justice of the Peace in and for the State and County aforesaid, personally appeared the above named Olivia S. Guie, widow, Walter S. Guie, and Lydia Guie, his wife, Frederick W. Guie, and Kathryn C. Guie, his wife and Florence G. Amos and W. Lawrence Amos, her husband and in due form of law acknowledged the above Indenture to be their and each of their act and deed and desired the same might be recorded as such. WITNESS my hand and Official seal the day and year aforesaid.

W. C. Johnson, Justice of the Peace : OFFICIAL :
 My commission expires First Monday : SEAL :
 in January, 1924 :

Recorded April 30, 1923.

DEED : THIS INDENTURE, Made the Ninth day of October in the year of our Lord one thousand and eight hundred and eighty two. BETWEEN Samuel K. Painter and William M. Painter of Warwick Township, County of Chester and State of Pennsylvania, of the first part; AND John H. Roberts of the Township, County and State aforesaid of the second part. WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ten dollars lawful money of the United States of America, unto them well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened,

13040-M

DEED

HARRY A. GUIE

TO

MARY ALICE RUDOLPH.

This Indenture, Made the Fifth day of

January in the year of our Lord one thousand nine hundred and twenty five, BETWEEN Harry A. Guie, unmarried, of Cain Township, Chester County, Pennsylvania, party of the first part,

AND

Mary Alice Rudolph of the same place, party

B-943-128-11

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of the second part: Witnesseth, That the said part y of the first part, for and in consideration of the sum of One dollar and other valuable considerations

lawful money of the United States of America, well and truly paid by the said part y of the second part to the said part y of the first part at and before the encoding and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part y of the second part her heirs and assigns,

ALL THOSE CERTAIN farm buildings and tract of land, situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:-

BEGINNING at a point in the middle of Beaver Creek in a line of land belonging to F. M. Rudolph, about now or formerly in the middle of the original location of the old dam breast and being ninety feet south of a maple tree standing on the north bank of the dam, a corner of Rudolph's land and other land of Harry Guie; thence by land of Rudolph and land recently conveyed by Harry A. Guie to George F. Garnett, south sixty five degrees and thirty minutes west, two hundred eleven and nine tenths feet to an iron pin in the Bondsville Road; thence along said Road the next four courses and distances; south forty degrees and thirty minutes east, eighty three and one tenth feet; south twenty seven degrees and thirty five minutes east, nine perches; south thirteen degrees and thirty minutes east, twenty and fifty six hundredths perches to an iron pin; south seventy four degrees east, thirteen and forty eight hundredths perches to an iron pin; thence leaving the road and by land of Rudolph, north twenty two degrees and thirty eight minutes east, nine and thirty two hundredths perches to a poplar tree; thence by the same, along the south side of Beaver Creek, south eighty four degrees east, thirty four perches to a maple tree; thence by the same south seven degrees and fifteen minutes east, seven and four tenths perches to an iron pin in the middle of the aforesaid Bondsville Road; thence along the same south eighty seven degrees and forty nine minutes east, three hundred thirty four and seven tenths feet to an iron pin; thence leaving the Road and by land recently conveyed to E. A. Wirth, south seventeen degrees and twenty six minutes west, three hundred sixty eight and two tenths feet to an iron pin in an old cart road; thence by the same south seventy five degrees and nine minutes east, one hundred sixteen and two tenths feet to an iron pin; thence still by Wirth's land and along the cart road, south fifty six degrees and twenty two minutes east, one hundred and fifty two feet to an iron pin, a corner of land recently conveyed to Leta Watts Gibbs; thence by the same north seventy six degrees and fifty six minutes east, one hundred twenty three and five tenths feet to an iron pin, a corner of land belonging to Jacob Edge; thence by the same north two degrees and eight minutes west, eighty five and three tenths feet; thence by the same north fifty three degrees and thirty nine minutes east, two hundred twenty nine and sixty eight hundredths feet to an iron pin, passing over an iron pin set twenty and eight hundredths feet north of the last mentioned corner; thence still by the Edge land and crossing the Bondsville Road, north seventy four degrees and forty one minutes east, seventy two feet to the middle of Beaver Creek; thence up the middle of Beaver Creek its various courses and distances, by the remaining land of the said Harry A. Guie, to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING a three story stone mill, boiler room, machine room, office, race, water rights, right of way etc. described in two tracts, the first containing three and seventy two hundredths acres, and the second three hundred and forty five square feet of land, as conveyed by Adolphus A. Guie and wife to Frank M. Rudolph, on the ninth day of June A. D. 1917 and of record in the Recorder's Office of Chester County in Deed Book H-15, Vol. 355, Page 14.

ALSO RESERVING a tract containing fifty one hundred and forty four square feet of land with a right of way from the public road thereto, as conveyed by Adolphus A. Guie and wife to Edward M. Hall and Milton Nutting by indenture bearing date the 29th day of September A. D. 1920 and of record in the Recorder's Office aforesaid in Deed Book T-15, Vol. 366, Page 487.

X 1 6 3 5 5

BEING a part of the same premises which Olivia S. Guie, widow et al by indenture bearing date the twenty eighth day of April A. D. 1923, and on record in the Recorder's Office of Chester County in Deed Book F-16, Vol. 378, Page 91, granted and conveyed unto Harry A. Guie, party hereto in fee.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part y 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 part y of the second part, her heirs and assigns, to the only proper use, benefit and behoof of the said part y of the second part her heirs and assigns forever

AND the said Harry A. Guie, for himself, his heirs, executors and administrators, doth by these presents, covenant, grant and agree, to and with the said part y of the second part her heirs and assigns forever, that he the said Harry A. Guie and 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 part y of the second part her heirs and assigns, against him the said Harry A. Guie, 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, them or any of them SHALL AND WILL by these presents WARRANT and forever DEFEND

IN WITNESS WHEREOF, the said part y of the first part to these presents hath hereunto set his hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of
W. C. Johnson. : \$1.00 :
H. O. Todd. : I. R. :
: STAMP :
: : :

Harry A. Guie.



Received the day of the date of the above Indenture of the above named _____

State of Pennsylvania, County of Chester ss:
ON THE fifth day of January Anno Domini 19 25 before me the subscriber, a Justice of the Peace in and for the County and State aforesaid, personally appeared the above named Harry A. Guie, unmarried

and in due form of law acknowledged the above INDENTURE to be his and each of these and deed, and desired the same might be recorded as such. Witness my hand and Official seal the day and year aforesaid.

RECORDED July 15, 1925.

W. C. Johnson, Justice of the Peace.
My commission expires First Monday
in January 1930.



019, 378
1938

County Trust Company, assignee of Luther A. Harr, Secretary of Banking of the Commonwealth of Pennsylvania, Receiver of the Chester County Trust Company, mortgagee, against Joshua M. Francis and Edith E. Francis, ux, mortgagors, terre tenants and real owners, IN WITNESS WHEREOF, I have hereunto affixed my signature this 17th day of March, Anno Domini one thousand nine hundred and thirty eight.

Witness present:
Charles M. Malin : \$0.50 : Fred J. Wahl, Sheriff (SEAL)
F. W. H. Emery : I. R. :
: STAMP :
:

Commonwealth of Pennsylvania: SS:
Before the undersigned, Prothonotary of the Court of Common Pleas of Chester County, personally appeared Fred J. Wahl, Sheriff of Chester County, aforesaid, and in due form of law declared that the facts set forth in the foregoing deed are true, and that he acknowledged the same in order that said Deed might be recorded. Witness my hand and seal of said Court this 17th day of March Anno Domini one thousand nine hundred and thirty eight.

Edward W. Young, Prothonotary :

I hereby certify that the precise residence of the within named grantee is Boro of West Chester, Chester County, Penna.
N. S. Donovan, Agent

Transcribed by: Carville
Compared by: ~~Carville~~
Recorded March 18th, 1938

18-3-38

DEED POLL : KNOW ALL MEN BY THESE PRESENTS: That I, Fred J. Wahl, Sheriff of the County
FRED J. WAHL SHERIFF : of Chester, in the State of Pennsylvania, for and in consideration of the
TO : sum of three dollars, to me in hand paid, do hereby grant and convey to
THE NAT'L BK OF COATESVILLE : The National Bank of Coatesville, of Coatesville, Pennsylvania, its successors and assigns Tract #1, ALL THAT CERTAIN lot of land situated in the
: Village of Thorndale in the Township of Cain, County of Chester and State of
: Pennsylvania, bounded and described as follows: - BEGINNING in the middle of
: Lincoln Highway, formerly the Philadelphia and Lancaster Turnpike Road for
: a new corner of land of the grantors and distant one hundred thirty eight
feet eastwardly from a corner of land now or late of John Deller; thence by the middle of the said Lincoln Highway north eighty two degrees fifty one minutes east sixty feet, thence by other land of the grantors and passing through an iron pin in the southern side of said Highway south seven degrees nine minutes east two hundred ninety three and two tenths feet to an iron pin in line of land of the Pennsylvania Railroad Company, thence by land of said Railroad Company south eighty four degrees forty seven minutes west sixty feet to an iron pin, thence by other land of the grantors north seven degrees nine minutes west passing through an iron pin in the south side of said Highway two hundred ninety one and two tenths feet to the place of beginning. CONTAINING seventeen thousand five hundred thirty two square feet more or less. BEING the same premises which Fred Butterworth and wife by their deed dated January 4, 1923, and on record in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book D-16, Vol. 376, page 446, granted and conveyed unto Mary Alice Rudolph in fee. TRACT #2. ALL THAT CERTAIN lot or tract of land situate on the east side of Bondsville Road in Cain Township aforesaid, designated as lot No. 22 on plan of lots of George J. Hoopes, made



By Thomas G. Collesworthy, bearing date September 1824, and bounded and described as follows:- BEGINNING at a point in the middle of the said Bondsville Road, five hundred sixty three and five tenths (563.5) feet north of the corner of the lot of Thornside School; thence eastwardly at right angles to the said Bondsville Road, two hundred and five (205) feet to a corner of lot No. 47 on said plan; thence northwardly at right angles and along lot No. 47, fifty (50) feet; thence westwardly at right angles and along lot No. 21, two hundred and five (205) feet to the middle of said Bondsville Road; thence at right angles and along the middle of the said Bondsville Road, southwardly, fifty (50) feet to the firstmentioned point and place of beginning. CONTAINING ten thousand two hundred and fifty (10,250) square feet of land, BEING the same premises which George J. Hoopes and wife by their deed dated March 9, 1929, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book Z-17, Vol. 422, page 23, granted and conveyed unto Clarence W. Rudolph and Mary A. Rudolph, his wife, in fee. TRACT # 3. A LOT OR PIECE OF GROUND, with the building thereon erected, situate in the Township of Cain aforesaid, bounded and described as follows:- BEGINNING in the middle of the Philadelphia and Lancaster Turnpike Road, thence along the middle thereof, north eighty two degrees east six perches and three tenths, thence by land of John W. Holden, north two degrees and a half west, eighteen perches and eight tenths to a line of land of George J. Hoopes, thence along the said line south eighty nine degrees west, six perches and three tenths to the middle of a public road, thence along the said road, south two degrees and a half east nineteen perches and six tenths to the place of beginning. CONTAINING one hundred and twenty perches be the same more or less. BEING the same premises which School District of the Township of Cain by their deed dated March 30, 1928, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Deed Book T-17, Vol. 416, page 283, granted and conveyed unto Clarence W. Rudolph and Mary A. Rudolph, his wife, in fee. TRACT # 4a. ALL THAT CERTAIN stone mill, boiler room, machine room, all machinery affixed and made a part of the mill, race and dam, situate in Cain and East Brandywine Townships, Chester County, Pennsylvania. TRACT NO. 1. BEING composed of all those several buildings, head race and dam, bounded and described as follows:- BEGINNING at a point on the south side of the said head race two feet west of the extension of the west line of the machine room; thence along said race south forty two degrees and sixteen minutes east, one hundred twenty nine and seventy five one hundredths feet; thence north fifty eight degrees and twenty two minutes east, ninety six feet, passing along the east side of a three story stone building and two feet east thereof; thence north thirty two degrees and thirty five minutes west, passing two feet north of said stone building, fourteen feet; thence north fifty eight degrees and twenty two minutes east, four feet; thence parallel with said building and six feet distant therefrom north thirty two degrees and thirty five minutes west, fifty eight and five tenths feet to a point seven and a half inches north of the northeast corner of a frame boiler house; thence parallel therewith and seven and a half inches north therefrom, north fifty five degrees and twenty minutes west, thirty four and fifty five hundredths feet to a point opposite the northwest corner thereof, thence along the Coal bin north sixty nine degrees and fifty minutes west, fourteen and fifty five hundredths feet to the center of a lime stone; thence still along the said Coal Bin south thirty four degrees and twenty five minutes west, ten feet to a point two feet distant from the north wall of a stone machine room; thence parallel with the north wall thereof and two feet north of the same north fifty four degrees and fifty six minutes west, fifty and six tenths feet; thence parallel with the west wall thereof and two feet distant therefrom south thirty five degrees and four minutes west, fifty six feet to a point on the north bank of said race; thence along said race the next thirteen courses and distances; north sixty one degrees and forty one minutes west, one hundred and fifteen feet, north eighty one degrees and forty one minutes west, two hundred and sixty six feet, south seventy six degrees west, two and five tenths feet, north eighty six degrees and forty eight minutes west, seventy eight feet, south eighty three degrees and fifty five minutes west, one hundred and fifty feet, north eighty three degrees and forty one minutes west, one hundred and eight feet, north forty eight degrees and forty nine minutes west, sixty feet, north sixty five degrees and twenty one minutes west, one hundred and twenty three and twenty five hundredths feet, north fifteen degrees and thirty minutes west, crossing a public road, two hundred and forty eight feet, north twenty seven degrees west, one hundred and thirty one feet, north sixteen degrees and fifty two minutes west, fifty three feet, north twenty six degrees and thirty minutes west, one hundred and eighty one feet; thence north sixty five degrees and thirty minutes east, along the breast of the said dam, two hundred seventy and four tenths feet to a large Maple Tree; thence north nineteen degrees and forty five minutes west, one hundred twenty seven and five tenths feet to a White Oak Tree; thence north forty four degrees, fifty minutes west, one hundred and seven feet to a group of Maple trees; thence north seventy three degrees and twenty three minutes west, four hundred sixty three feet to a point in a public road in the middle of a bridge crossing the Beaver Creek; thence south twenty three degrees and twelve minutes west, seventy seven and fifteen hundredths

feet to the northwest corner of the coping on the north side of a bridge crossing Spackman Run; thence south sixty four degrees, fifty five minutes East, two hundred and twenty and one tenth feet to a group of Maple Trees; thence south thirty three degrees and ten minutes east, two hundred and eighty four feet; thence south twenty nine degrees and forty minutes east, twenty nine and forty five hundredths feet to a point on the south side of said race in line of the land hereinbefore mentioned as running along the said dam breast; thence by the same crossing and a further distance along said race of one hundred and eighty two and two tenths feet; thence along the bank of said race the next thirteen courses and distances; south eleven degrees and twenty eight minutes east, sixty eight and twenty five hundredths feet; south two degrees and fifty four minutes east one hundred ten and thirty five hundredths feet, south eleven degrees and fifty eight minutes east, crossing the hereinbefore mentioned road, two hundred forty six and seventy five hundredths feet to a point on a large black stone, south sixty five degrees and eighteen minutes east, one hundred fifty four feet, south forty two degrees and forty minutes east, fifty one feet, south eighty eight degrees, thirty six minutes east, one hundred and sixteen feet, south seventy two degrees and fifty six minutes east, one hundred feet, south eighty four degrees and fifty one minutes east, nineteen feet, north eighty three degrees and fourteen minutes east, one hundred and forty feet, south eighty seven degrees and ten minutes east, two hundred and two feet, south eighty one degrees and fifty six minutes east, two hundred and forty six feet, south sixty two degrees and forty eight minutes east, one hundred eighteen and eighty hundredths feet to the place of beginning. CONTAINING three and seventy two hundredths acres of land, be the same more or less. TRACT NO. 2. ALL THAT CERTAIN stone office building lying north of the buildings on the above described tract, and beginning at a point eighteen inches south from the line of the south side of the office building; thence north twenty one degrees East, parallel with the west side thereof and eighteen inches distant therefrom, fifteen feet; thence parallel with the north side and eighteen inches distant therefrom, south sixty nine degrees east, twenty three minutes thence parallel with the east side thereof and eighteen inches distant therefrom south twenty one degrees west, fifteen feet; thence parallel with the south side thereof and eighteen inches distant therefrom north sixty nine degrees west, twenty three feet, to the place of beginning. CONTAINING three hundred and forty five square feet of land, be the same more or less. The above two tracts of land being entirely surrounded by land of Adolphus A. Guie. TOGETHER also with water rights and other easements as more fully set forth in deed of Frank M. Rudolph and wife to Mary Alice Rudolph, dated October 1, 1923 and on record in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book F-18, Vol. 378, page 524. BEING the same premises which Frank M. Rudolph and wife by their deed dated October 1, 1923 above mentioned, granted and conveyed unto Mary Alice Rudolph in fee. ALL THOSE CERTAIN farm buildings and tract of land, situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:- BEGINNING at a point in the middle of Beaver Creek in a line of land belonging now or formerly to F. M. Rudolph, about in the middle of the original location of the old dam-breast and being ninety feet south of a maple tree standing on the north bank of the dam, a corner of Rudolph's land and other land of Harry Guie; thence by land of Rudolph and land recently conveyed by Harry A. Guie to George F. Garnett, south sixty five degrees and thirty minutes west, two hundred eleven and nine tenths feet to an iron pin in the Bondsville Road; thence along said road the next four courses and distances; south forty degrees and thirty minutes east, eighty three and one tenth feet; south twenty seven degrees and thirty five minutes east, nine perches; south thirteen degrees and thirty minutes east, twenty and fifty six hundredths perches to an iron pin; south seventy four degrees east, thirteen and forty eight hundredths perches to an iron pin; thence leaving the road and by land of Rudolph north twenty two degrees and thirty eight minutes east, nine and thirty two hundredths perches to a poplar tree; thence by the same, along the south side of Beaver Creek; south eighty four degrees east, thirty four perches to a Maple tree; thence by the same south seven degrees and fifteen minutes east seven and four tenths perches to an iron pin in the middle of the aforesaid Bondsville Road; thence along the same south eighty seven degrees and forty nine minutes east, three hundred thirty four and seven tenths feet to an iron pin; thence leaving the road and by land recently conveyed to E. A. Wirth south seventeen degrees and twenty six minutes west, three hundred sixty eight and two tenths feet to an iron pin in an old cart road; thence by the same south seventy five degrees and nine minutes east, one hundred sixteen and two tenths feet to an iron pin; thence still by Wirth's land and along the cart road south fifty six degrees and twenty two minutes east, one hundred and fifty two feet to an iron pin a corner of land recently conveyed to Leta Watts Gibbs; thence by the same north seventy six degrees and fifty six minutes east, one hundred twenty three and five tenths feet to an iron pin a corner of land belonging to Jacob Edge; thence by the same north two degrees ^{and} eight minutes west, eighty five and three tenths feet; thence by the

- Vol 18, p 524



same north fifty three degrees and thirty nine minutes east, two hundred twenty nine and sixty eight hundredths feet to an iron pin, passing over an iron pin set twenty and eight hundredths feet north of the last mentioned corner; thence still by the Edge Land and crossing the Bondaville Road north seventy four degrees and forty one minutes east, seventy two feet to the middle of Beaver Creek; thence up the middle of Beaver Creek, its various courses and distances, by the remaining land of the said Harry A. Guis, to the first mentioned point and place of beginning. EXCEPTING AND RESERVING a three story stone mill, boiler room, machine room, office, race, water rights, right of way, etc., described in two tracts, the first containing three and seventy two hundredths acres and the second three hundred and forty five square feet of land as conveyed by Adolphus A. Guis and wife to Frank M. Rudolph, on the ninth day of June, A. D. 1917, as of record in the Recorder's Office of Chester County in Deed Book H-15, Vol. 365, page 14. ALSO RESERVING a tract containing fifty one hundred and forty four square feet of land with a right of way from the Public Road thereto as conveyed by Adolphus A. Guis and wife to Edward M. Hall and Milton Nutting by Indenture bearing date the 29th day of September, A. D. 1920, as of record in the Recorder's Office aforesaid in Deed Book T-15, Vol. 366, page 487. BEING the same premises in which Harry A. Guis by his deed dated January 5, 1925 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book X-16, Vol. 395, page 41, granted and conveyed unto Mary Alice Rudolph, in fee. the same having been sold by me to said grantee on the third day of March, Anno Domini one thousand nine hundred and thirty eight after due advertisement according to law, under and by virtue of a writ of Fieri Facias issued on the 7th day of February Anno Domini 1938, out of the Court of Common Pleas of Chester County, as of February Term, one thousand nine hundred and thirty eight number 2 at the suit of The National Bank of Coatesville against Clarence W. Rudolph and Mary A. Rudolph, now Mary A. Russell. IN WITNESS WHEREOF, I have hereunto affixed my signature this 17th day of March, Anno Domini one thousand nine hundred and thirty eight.

Witness present : \$0.50 :
 Charles M. Malin : I. R. : Fred J. Wahl, Sheriff (SEAL)
 F. W. H. Emrey : STAMP :

Commonwealth of Pennsylvania: SS:
 Before the undersigned, Prothonotary of the Court of Common Pleas of Chester County, Personally appeared Fred J. Wahl, Sheriff of Chester County, aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that said deed might be recorded. Witness my hand and the seal of said Court this 17th day of March Anno Domini one thousand nine hundred and thirty eight.

Edward W. Young, Prothonotary : SEAL OF :
 : COURT :
 :

I hereby certify that the precise residence of the within named grantee is City of Coatesville, Penna.
 N. S. Donovan, Agent

Transcribed by: Carville
 Compared by:
 Recorded March 18th, 1938

DEED : THIS DEED, made the 28th day of February, in the year of our Lord one
 GIUSEPPE TUSCANO : thousand nine hundred and thirty eight, Between Guiseppe Tuscano, of the
 TO : Borough of Phoenixville, County of Chester and State of Pennsylvania,
 VINCENT J. TUSCANO : grantor and Vincent J. Tuscano, of the same place, grantee WITNESSETH that
 : for the consideration hereinafter mentioned the said grantor does hereby
 : grant and convey to the said grantee his heirs and assigns, all that cer-
 : tain stone dwelling and lot or piece of land situate on the west side of
 : Dayton Street in the Fourth Ward of the Borough of Phoenixville aforesaid
 : bound and described as follows, to wit:- BEGINNING at the curbstone on the

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THIS INDENTURE Made the
fourth day of December in the year of our Lord one
thousand nine hundred and forty-six.

BETWEEN THE NATIONAL BANK OF COATESVILLE, a National Banking Corporation
having its principal office in Coatesville, Pennsylvania, party of the
first part and MARY A. RUSSELL, of the Township of Cain, County of Chester
and State of Pennsylvania, party of the Second Part.

party of the second part: WITNESSETH, That the said party of the first
part, for and in consideration of the sum of ONE DOLLAR (\$1.00)
lawful money of the United States of America, well and truly paid by the
said part of the second part to the said party of the first part, at
and before the ensembling 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, her Heirs and assigns.

ALL THOSE five certain lots or pieces of ground with the
improvements thereon erected and described as follows:-

PART I, TRACT NO. I. being composed of all those several
buildings head race and dam, bounded and described as follows:-

BEGINNING at a point on the South side of said head race two
feet West of the extension of the West line of the machine room; thence
along said race South forty-two degrees and sixteen minutes East, (S42° 16')
one hundred twenty-nine and seventy-five one hundredths feet; (129.75)
thence North fifty-eight degrees and twenty-two minutes East, (N58° 22'E)
ninety-six feet, (96) passing along the East side of a three story stone
building and two feet East thereof; thence North thirty-two degrees and
thirty-five minutes West, (N32° 35'W) passing two feet North of said stone
building, fourteen feet; thence North fifty-eight degrees and twenty-two
minutes East, (N58° 22'E) four feet; thence parallel with said building and
six feet distant therefrom North thirty-two degrees and thirty-five minutes
West, (N32° 35'W) fifty-eight and five tenths feet to a point seven and a

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feet (60), thence by other land of the grantors and passing through an iron pin in the southern side of said highway South seven degrees nine minutes East ($97^{\circ} 9' E$) two hundred ninety-three and two tenths feet (293.2) to an iron pin in line of land of the Pennsylvania Railroad Company, thence by land of said Railroad Company South eighty-four degrees forty-seven minutes West, ($84^{\circ} 47' W$) sixty feet to an iron pin, thence by other land of the grantors North seven degrees nine minutes West ($N7^{\circ} 9' W$) passing through an iron pin in the south side of said Highway two hundred ninety and one and two tenths feet (290.2) to the place of beginning.

CONTAINING seventeen thousand five hundred thirty-two square feet (17,532) of land, be the same more or less.

BEING Tract No. 2 in deed of Fred J. Wahl, Sheriff of Chester County, Pennsylvania hereinbefore referred to.

TRACT NO. 3, ALL THOSE CERTAIN farm buildings and tract of land, situate in Caln Township, Chester County, Pennsylvania, bounded and described as follows:-

BEGINNING at a point in the middle of Beaver Creek in a line of land belonging now or formerly to F. M. Rudolph, about in the middle of the original location of the old dam-breast and being ninety feet South of a maple tree standing on the North bank of the dam, a corner of Rudolph's land and other land of Harry Guie; thence by land of Rudolph and land recently conveyed by Harry A. Guie to George F. Garnett, South sixty-five degrees and thirty minutes West, ($S65^{\circ} 30' W$) two hundred eleven and nine tenths feet (211.9) to an iron pin in the Bondsville Road; thence along said Road the next four courses and distances; South forty degrees and thirty minutes East, ($S40^{\circ} 30' E$) eighty-three and one tenth feet, (83.1) South twenty-seven degrees and thirty-five minutes East, ($S27^{\circ} 35' E$) nine perches; South thirteen degrees and thirty minutes East, ($S13^{\circ} 30' E$) twenty and fifty-six hundredths perches to an iron pin; (20.56) South seventy-four degrees East, thirteen and forty-eight hundredths perches (13.48) to an iron pin; thence leaving the road and by land of Rudolph North twenty-two degrees and thirty-eight minutes East, ($N22^{\circ} 38' E$) nine and thirty-two hundredths perches (9.32) to a Poplar tree; thence by the same, along the South side of Beaver Creek, South eighty-four degrees East, thirty-four perches to a Maple tree; thence by the same South seven degrees and fifteen

minutes East seven and four tenths perches to an iron pin in the middle of the aforesaid Bondsville Road; thence along the same South eighty-seven degrees and forty-nine minutes East, (S87° 49' 0) three hundred thirty-four and seven tenths feet (334.7) to an iron pin; thence leaving the Road and by land recently conveyed to E. A. Wirth South seventeen degrees and twenty-six minutes West, (S17° 26' W) three hundred sixty-eight and two tenths feet (368.2) to an iron pin in an old cart road; thence by the same South seven degrees and nine minutes East, (S75° 9' E) one hundred sixteen and two tenths feet (116.2) to an iron pin; thence still by Wirth's land and along the cart road South fifty-six degrees and twenty-two minutes East, (S56° 22' E) one hundred and fifty-two feet (152) to an iron pin a corner of land recently conveyed to Leta Watts Gibbs; thence by the same North seventy-six degrees and fifty-six minutes East, (N76° 56' E) one hundred twenty-three and five tenths feet to an iron pin a corner of land belonging to Jacob Edge; thence by the same North two degrees and eight minutes West, (N2° 8' W) eight-five and three tenths feet; (85.3) thence by the same North fifty-three degrees and thirty-nine minutes East, (N53 39' E) two hundred twenty-nine and sixty-eight hundredths feet (229.68) to an iron pin, passing over an iron pin set twenty and eight hundredths feet North of the last mentioned corner; thence still by the Edge land and crossing the Bondsville Road North seventy-four degrees and forty-one minutes East, (N74° 41' E) seventy-two feet (72) to the middle of Beaver Creek; thence up the middle of Beaver Creek, its various courses and distances, by the remaining land of the said Harry A. Guie, to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING a three story stone mill, boiler room, machine room, office, race, water rights, right of way, etc. described in two tracts, the first containing three and seventy-two hundredths acres, and the second three hundred and forty-five square feet of land as conveyed by Adolphus A. Guie and wife to Frank M. Rudolph, on the 9th day of June, A.D. 1917, as of record in the Recorder's Office of Chester County in Deed Book H-16, Vol. 35b, page 14.

ALSO RESERVING a tract containing fifty-one hundred and forty-four square feet (51.44) of land with a right of way from the Public Road thereto as conveyed by Adolphus A. Guie and wife to Edward M. Hall and

BOOK 2-20 PAGE 308

Milton Nutting by Indenture bearing date the 29th, day of September, A.D. 1920 as or record in the Recorder's Office aforesaid in Deed Book T-15, Vol. 366, page 487.

BEING Tract No. 3 as described in deed of Fred J. Wahl, Sheriff of Chester County hereinbefore referred to U19,393 9-17-1938

EXCEPTING AND RESERVING thereout however such part or parcel of said premises as may be embraced in the premises now being conveyed by The National Bank of Coatesville to Louis J. Meunier

TRACT NO. 4, A LOT or piece of ground, with the building thereon erected, situate in the Township of Caln aforesaid, bounded and described as follows:-

BEGINNING in the middle of the Philadelphia and Lancaster Turnpike Road, thence along the middle thereof, North eighty-two degrees East, six perches and three tenths, thence by land of John W. Holden, North two degrees and a half West, eighteen perches and eight tenths to a line of land of George J. Hoopes, thence along the said line South eighty-nine degrees West, six perches and three tenths to the middle of a public road, thence along the said road, South two degrees and a half East nineteen perches and six tenths to the place of beginning.

CONTAINING one hundred and twenty perches (120) be the same more or less.

BEING Tract No. 4 as described in deed of Fred J. Wahl, Sheriff of Chester County hereinbefore referred to.

TRACT NO. 5, ALL THAT CERTAIN lot or tract of land situated on the east side of Bondsville Road in Caln Township aforesaid, designated as lot No. 22 on plan of lots of George J. Hoopes, made by Thomas G. Colesworthy, bearing date September, 1924, and bounded and described as follows:-

BEGINNING at a point in the middle of the said Bondsville Road, five hundred eighty-three and five tenths (583.5) feet north of the corner of the lot of Thorndale School; thence eastwardly at right angles to the said Bondsville Road, two hundred and five (205) feet to a corner of lot No. 47 on said plan; thence northwardly at right angles and along lot No. 47, fifty (50) feet; thence westwardly at right angles and along lot No. 21, two hundred and five (205) feet to the middle of said Bondsville Road; thence

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W.A. - 61-090

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RECORDER OF DEEDS
CHESTER CO., PA. Printed for and sold by John C. Clark Co., 1480 B. Penn Square, Phila.

This Indenture, Made the

Fifth _____ day of _____ November, _____ in the year of our Lord one thousand nine hundred and sixty-two.

Between WALTER H. WRIGHT, Executor of the Estate of Mary A. Wright, a/k/a Mary A. Russell, late of the Township of Havertown, County of Delaware, and State of Pennsylvania (hereinafter called the Grantor), party of the first part, and _____

JULIUS PRIORI, JR. and ELLA L. PRIORI, husband and wife, of the Borough of Downingtown, County of Chester and State of Pennsylvania, (hereinafter called the Grantees), parties _____

of the other part, **Witnesseth**, That the said _____ Grantor _____

for and in consideration of the sum of _____ Twenty-two Thousand Dollars _____

lawful money of the United States of America, unto _____ him _____ well and truly paid by the said _____

Grantees _____ at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, _____ has _____ granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does _____

grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs _____

and assigns, as tenants by the entireties, _____

ALL THOSE THREE CERTAIN tracts of land bounded and described as follows: _____

TRACT NO. 1 - ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Township of Cain, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J. Walter Cozzens, P.E., dated October 22, 1962, as follows: _____

BEGINNING at a point, said point being a spike set in the southerly edge of paving of Bondsville Road, said point being located by measuring the following five courses and distances from a nail in the center line of Edge's Mill Road, said nail being located in the center of a stone bridge crossing over Beaver Creek: (1) along the center line of Edge's Mill Road north seventy-nine degrees twenty-four minutes west, the distance of two hundred ninety-one and twenty-five one-hundredths feet to a nail set in the southerly edge of paving of Bondsville Road; (2) thence along the said edge of paving north two degrees forty-one minutes east, the distance of three hundred five and thirty one-hundredths feet to a nail; (3) thence still along said edge of paving north nine degrees seventeen minutes west, the distance of one hundred feet to a nail; (4) thence still along said edge of paving north twenty-five degrees seventeen minutes west, the distance of one hundred feet to a nail; (5) thence still along the said edge of paving north thirty-seven degrees seventeen minutes west, the distance of one hundred sixty-five and ten one-hundredths feet to a spike, said point being the point and place of beginning. Thence leaving the said edge of paving of Bondsville Road along lands now or late of Mildred Edge the following three courses and distances: (1) south

ABCO 3571

FP 34 63

EV 629016 AC (78 No. 1)

204 T34 35

For Single Used No. 14-2

AFFIDAVIT

This Indenture Made the 9th day of August in the year of our Lord one thousand nine hundred and seventy-seven (1977) Between

JULIUS PRIORI, JR. and ELLA L. PRIORI, his wife

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

DEAN R. KALEY, JR. and DOROTHY J. KALEY, his wife

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

Witnesseth That the said Grantor(s) _____ for and in consideration of the sum of

SIXTY-THOUSAND DOLLARS (\$60,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), 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 Grantee(s), their heirs and assigns, as tenants by entirety.

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania bounded and described according to a new survey made by J. Walter Cozzens, P.E., dated October 22, 1962 as follows,

BEGINNING at a point said point being a spike set in the southerly edge of paving of Bondsville Road, said point being located by measuring the following five courses and distances from a nail in the center line of Edge's Mill Road, said nail being located in the center of a stone bridge crossing over Beaver Creek: (1) along the center line of Edge's Mill Road North seventy-nine degrees twenty-four minutes West the distance of two hundred ninety-one and twenty-five one hundredths feet to a nail set in the southerly edge of paving of Bondsville Road; (2) thence along the said edge or paving North two degrees forty-one minutes East the distance of three hundred five and thirty one hundredths feet to a nail; (3) thence still along said edge of paving North nine degrees seventeen minutes West the distance of one hundred feet to a nail; (4) thence still along said edge of paving North twenty-five degrees seventeen minutes West the distance of one hundred feet to a nail; (5) thence still along the said edge of paving North thirty-seven degrees seventeen minutes West the distance of one hundred sixty-five and ten one hundredths feet to a spike, said point being the point and place of beginning. Thence leaving said edge of paving of Bondsville Road along lands now or late of Mildred Edge the following three courses and distances: (1) South seventy-four degrees forty-one minutes West the distance of eighteen and seventy one hundredths feet to an iron pin; (2) thence South fifty-three degrees thirty-nine minutes West the distance of two hundred twenty-nine and sixty-eight one hundredths feet to an

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iron pin; (3) thence South two degrees eight minutes East the distance of eighty-five and thirty one hundredths feet to an iron pipe; thence along lands now or late of Leta Watt Gibb the following three courses and distances: (1) South seventy-six degrees fifty-six minutes West the distance of one hundred twenty-three and fifty one hundredths feet to an iron pin in an old cart road; (2) thence North fifty-six degrees twenty-two minutes West the distance of one hundred fifty-two feet to an iron pin in an old cart road; (3) thence North seventy-five degrees nine minutes West the distance of one hundred sixteen and twenty one hundredths feet to an iron pin in said cart road; thence leaving the said old cart road along lands now or late of the Faddis Brothers North sixteen degrees twenty-three minutes East the distance of two hundred ninety-seven and eighty-seven one hundredths feet to an iron pin in the South bank of an old mill race; thence along lands now or late of Fallon and Hartman the following seven courses and distances: (1) along the said bank of the old mill race South sixty-two degrees forty-eight minutes East the distance of one hundred eighteen and eighty one hundredths feet to an iron pin; (2) thence South forty-two degrees sixteen minutes East the distance of one hundred twenty-nine and seven five one hundredths feet to an iron pin set on the said bank of the old mill race; (3) thence leaving the said bank of the old mill race North fifty-eight degrees twenty-two minutes East and passing over the said mill race and also passing two feet east of the east wall of a three story stone building ninety-six feet to a cut mark in a concrete sidewalk; (4) thence passing partly along a line two feet from the North wall of said three story building North thirty-two degrees thirty-five minutes West the distance of thirty and fifty-four one hundredths feet to an iron pin; (5) thence North twenty degrees six minutes East the distance of forty-seven and nineteen one hundredths feet to an iron pin; (6) thence passing one foot South ten minutes West the distance of sixty-one and seventy-nine one hundredths feet to an iron pin; (7) thence North twenty-three degrees forty-three minutes East the distance of seventy-three and fifty-four one hundredths feet to a spike set in the Southerly edge of paving of Bondsville Road; thence along the said edge of paving the following three courses and distances: (1) South fifty-nine degrees seventeen minutes East the distance of one hundred feet to a spike; (2) thence South South forty-six degrees seventeen minutes East the distance of one hundred feet to a spike; (3) thence South thirty-nine degrees seventeen minutes East the distance of one hundred ten and seventy-two one hundredths feet to a spike said point being the aforesaid point and place of beginning.

CONTAINING two and ninety-eight one hundredths acres of land more or less.

BEING part of the same premises which Walter H. Wright, Executor of the Estate of Mary A. Wright, a/k/a Mary A. Russell by Deed dated the 5th day of November 1962, and recorded in the Office for the Recording of Deeds in and for the County of Chester in Deed Book T-34 page 35, granted and conveyed unto Julius Priori, Jr. and Ella L. Priori, his wife, in fec.

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seventy-four degrees forty-one minutes west, the distance of eighteen and seventy one-hundredths feet to an iron pin; (2) thence south fifty-three degrees thirty-nine minutes west, the distance of two hundred twenty-nine and sixty-eight one-hundredths feet to an iron pin; (3) thence south two degrees eight minutes east, the distance of eighty-five and thirty one-hundredths feet to an iron pipe; thence along lands now or late of Leta Watt Gibb the following three courses and distances: (1) south seventy-six degrees fifty-six minutes west, the distance of one hundred twenty-three and fifty one-hundredths feet to an iron pin in an old cart road; (2) thence north fifty-six degrees twenty-two minutes west, the distance of one hundred fifty-two feet to an iron pin in an old cart road; (3) thence north seventy-five degrees nine minutes west, the distance of one hundred sixteen and twenty one-hundredths feet to an iron pin in said cart road; thence leaving the said old cart road along lands now or late of the Faddis Brothers north sixteen degrees twenty-three minutes east, the distance of two hundred ninety-seven and eighty-seven one-hundredths feet to an iron pin in the south bank of an old mill race; thence along lands now or late of Fallon and Hartman the following seven courses and distances: (1) along the said bank of the old mill race south sixty-two degrees forty-eight minutes east, the distance of one hundred eighteen and eighty one-hundredths feet to an iron pin; (2) thence south forty-two degrees sixteen minutes east, the distance of one hundred twenty-nine and seventy-five one-hundredths feet to an iron pin set on the said bank of the old mill race; (3) thence leaving the said bank of the old mill race north fifty-eight degrees twenty-two minutes east, and passing over the said mill race and also passing two feet east of the east wall of a three story stone building ninety-six feet to a cut mark in a concrete sidewalk; (4) thence passing partly along a line two feet from the north wall of said three story building north thirty-two degrees thirty-five minutes west the distance of thirty and fifty-four one-hundredths feet to an iron pin; (5) thence north twenty degrees six minutes east, the distance of forty-seven and nineteen one-hundredths feet to an iron pin; (6) thence passing one foot south of the south face of a one story stone building north sixty-eight degrees ten minutes west, the distance of sixty-one and seventy-nine one-hundredths feet to an iron pin; (7) thence north twenty-three degrees forty-three minutes east, the distance of seventy-three and fifty-four one-hundredths feet to a spike set in the southerly edge of paving of Bondsville Road; thence along the said edge of paving the following three courses and distances: (1) south fifty-nine degrees seventeen minutes east, the distance of one hundred feet to a spike; (2) thence south forty-six degrees seven minutes east, the distance of one hundred feet to a spike; (3) thence south thirty-nine degrees seventeen minutes east, the distance of one hundred ten and seventy-two one-hundredths feet to a spike, said point being the aforesaid point and place of beginning.

CONTAINING two and ninety-eight one-hundredths acres of land, more or less, and being a portion of Tract No. 3 described in Deed Book Z-29, page 357.

TRACT NO. 2 - ALL THAT CERTAIN parcel or piece of ground situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a description prepared by J. Walter Cozzens, P.E., from existing legal descriptions, as follows:—

BEGINNING at a point in the middle of Beaver Creek in a line of land now or late of F. M. Rudolph, about in the middle of the original location of the old dam breast and being ninety feet south of a maple tree standing on the north bank of the dam, a corner of Rudolph's land and other land now or late of Harry Guie; thence by land now or late of Rudolph and land conveyed now or late to George Garnett by Harry Guie, south sixty-five degrees thirty minutes west, the distance of two hundred eleven and ninety one-hundredths feet to a point in the Bondsville Road; thence along the said road the next four courses and distances: (1) south forty degrees thirty minutes east, the distance of eighty-three and ten one-hundredths feet to a point; (2) thence south twenty-seven degrees thirty-five minutes east, the distance of one hundred forty-eight and fifty one-hundredths feet to a point; (3) thence south thirteen degrees thirty minutes east, the distance of three hundred thirty-nine and twenty-four one-hundredths feet to a point; (4) thence south seventy-four degrees east, the distance of two hundred twenty-two and forty-two one-hundredths feet to a point;

see T 34 pg 36

This Deed, made this 15th day of MAY 1979.

Between, DEAN R. KALEY, JR. and DOROTHY J. KALEY, husband and wife, _____

(hereinafter called the "Grantors").

of the one part, and GREGORY DARLINGTON and JONI C. DARLINGTON, husband and wife, _____

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

Witnesseth, That in consideration of NINETY-EIGHT THOUSAND, FIVE HUNDRED (\$98,500.00) Dollars.

In hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs, _____ and assigns, as tenants by the entireties.

ALL THAT CERTAIN tract of land with the improvements thereon erected, Situate in the Township of Cain, County of Chester and State of Pennsylvania bounded and described according to a new survey made by J. Walter Cozzens, P.E., dated October 22, 1962 as follows:

BEGINNING at a point said point being a spike set in the southerly edge of paving of Bondsville Road, said point being located by measuring the following five courses and distances from a nail in the center line of Edge's Mill Road, said nail being located in the center of a stone bridge crossing over Beaver Creek (1) along the center line of Edge's Mill Road North seventy-nine degrees twenty-four minutes West the distance of two hundred ninety-one and twenty-five one hundredths feet to a nail set in the southerly edge of paving of Bondsville Road; (2) thence along the said edge or paving North two degrees forty-one minutes East the distance of three hundred five and thirty one hundredths feet to a nail; (3) thence still along said edge of paving North nine degrees seventeen minutes West the distance of one hundred feet to a nail; (4) thence still along said edge of paving North twenty-five degrees seventeen minutes West the distance of one hundred feet to a nail; (5) thence still along the said edge of paving North thirty-seven degrees seventeen minutes West the distance of one hundred sixty-five and ten one hundredths feet to a spike, said point being the point the place of beginning. Thence leaving said edge of paving of Bondsville Road along lands now or late of Mildred Edge the following three courses and distances: (1) South seventy-four degrees forty-one minutes West the distance of eighteen and seventy one hundredths feet to an iron pin; (2) thence South fifty-three degrees thirty-nine minutes West the distance of two hundred twenty-nine and sixty-eight one hundredths feet to an iron pin; (3) thence South two degrees eight minutes East the distance of eighty-five and thirty one hundredths feet to an iron pipe; thence along lands now or late of Leta Walt Gibb the following three courses and distances: (1) South seventy-six degrees fifty-six minutes West the distance of one hundred twenty-three and fifty one hundredths feet to an iron pin in an old cart road; (2) thence North fifty-six degrees twenty-two minutes West the distance of one hundred fifty-two feet to an iron pin in an old cart road; (3) thence North seventy-five degrees nine minutes West the distance of one hundred sixteen and twenty one hundredths feet to an iron pin in said cart road; thence leaving the said old cart road along lands now or late of the Faddis Brothers North sixteen degrees twenty-three minutes East the distance of two hundred ninety-seven and eighty-seven one hundredths feet to an iron pin in the South bank of an old mill race; thence along lands now or late of Fallon and Hartman the following seven courses and distances: (1) along the said bank of the old mill race South sixty-two degrees forty-eight minutes East the distance of one hundred eighteen and eighty one hundredths feet to an iron pin; (2) thence South forty-two degrees sixteen minutes East the distance of one hundred twenty-nine and seventy five one hundredths feet to an iron pin set on the said bank of the old mill race; (3) thence leaving the said bank of the old mill race North fifty-eight degrees twenty-two minutes East and passing over the said mill race and also passing two feet east of the east wall of a three story stone building and ninety-six feet to a cut mark in a concrete sidewalk; (4) thence passing partly along a line two feet from the North wall of said three story building North thirty-two degrees thirty-five minutes West the distance of thirty and fifty-four one hundredths feet to an iron pin; (5) thence North twenty degrees six minutes East the distance of forty-seven and nineteen one hundredths feet to an iron pin; (6) thence passing one foot South of the South face of a one and seventy-nine one hundredths feet to an iron pin; (7) thence North twenty-three degrees forty-three minutes East the distance of seventy-three and fifty-four one hundredths feet to a spike set in the southerly edge of paving of Bondsville Road; thence along the said edge of paving the following three courses and distances: (1) South fifty-nine degrees seventeen minutes East the distance of one hundred feet to a spike; (2) thence South forty-six degrees seventeen minutes East the distance of one hundred feet to a spike; (3) thence South thirty-nine degrees seventeen minutes East the distance of one hundred ten and seventy-two one hundredths feet to a spike said point being the aforesaid point and place of beginning.

CONTAINING two and ninety-eight one hundredths acres of land more or less.

BEING THE SAME PREMISES which Julius Priori, Jr. and Ella L. Priori, his wife, by deed dated August 9, 1977, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book H-51, page 546, granted and conveyed unto Dean R. Kaley, Jr. and Dorothy J. Kaley, his wife, their heirs and assigns, as tenants by _____

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