

**KERNS-DUNLAP HOUSE**  
**203 South Caln Road, Caln Township**  
**Chester County, Pennsylvania**

**MARY LARKIN DUGAN**

**HOUSE HISTORIES**

**354 Marlborough Road, Kennett Square, PA 19348**

**610-347-2237**

**[mary@marylarkindugan.com](mailto:mary@marylarkindugan.com)**

ROMAINE DUNLAP PROPERTY  
203 South Caln Road, Caln Township  
Chester County, Pennsylvania

Moses and Susannah Coates, members of the Society of Friends, immigrated from Ireland in 1717, settled first at Phoenixville, and in 1728 bought 492 "unimproved" acres in Caln. Fifteen years later, in 1743, they deeded half of this tract to their son Samuel and a smaller portion to their son Isaac.

Isaac married Hannah Stalker of a Caln family, and they had nine children: Beulah, Grace, Lydia, Rebecca, Seymour, Amy, Zillah, Israel, and Lindley. Isaac was active in meeting affairs--"a weighty Friend" is the phrase often used for such a person, especially if, like Isaac, he or she traveled to other meetings as a sort of liaison or minister. In 1799 Isaac made a long journey to New York State, visiting meetings along the way, and spending some time with the famous Indian Cornplanter, whose efforts on behalf of his people Isaac commended.

Six years later, Isaac and Hannah had the satisfaction of seeing two of their children married in one year and to a brother and sister: in May 1805 Seymour married Deborah Preston at West Grove Meeting, and in November of that year, Amy married Mahlon Preston at Caln Meeting. The Prestons were a West Grove family and later were among the most active operators of the Underground Railroad. Deborah and Mahlon's niece Ann Preston was one of the first woman doctors in the country and was also an accomplished writer, mostly in the cause of abolition.

When Isaac Coates died intestate in 1809, Orphans Court had to divide his property among his widow and nine children. Isaac's daughter Zillah seems not to have received anything. However, she married James Williamson, who in 1813 purchased her brother Israel Coates' inheritance, 57 acres south of the Philadelphia-Lancaster Turnpike. Later, they and their son



Seymour Coates Williamson purchased more properties in the area.

On that 57 acres was a precursor to the present Dunlap house, part of which was built over the foundation of an older house, likely dating to the late 1700s, because there is an old fireplace support in the cellar of the type built mostly before 1800. The old house would have been smaller, maybe of logs. I was not able to learn when it was built or by whom, but probably during Isaac Coates' ownership, from 1743 to 1809.

James Williamson died in 1852, leaving his property to his widow Zillah. Nine years later she sold it to their son Seymour, who seems to have been something of a character. In 1849 he was charged with "malicious mischief;" he tore up a sort of spur rail line belonging to Isaac Preston, probably a cousin. Then in 1858 he was twice charged with illegally selling liquor. Four years later Williamson and some others went into one Marshal Palmer's house and attacked him.

A news clipping about Williamson calls him "a rampant abolitionist," showing that he had carried on a family tradition. (The clipping, though, goes on to criticize him for abandoning his principles after the Civil War, probably for the sake of obtaining a civil service job.) R. C. Smedley, in his *History of the Underground Railraod in Chester and the Neighboring Counties of Pennsylvania*, says Williamson's residence was "a branch station," where "he assisted many fugitives." Witmer's 1873 map of Caln Township locates Williamson's residence on the north side of Route 30, about where South Caln Road meets the highway. It would appear that any Underground Railroad activity he was involved in centered around that house, but we'll probably never know for sure.

Smedley adds, "When about to give the author some reminiscences of his labors, he was suddenly removed by death, shortly after leaving Chester county for a residence in Kansas." Williamson had apparently some sort of financial difficulties--illness, accident, crop failure, bad weather?--for his properties, including several dwellings, were advertised for sheriff's sale in 1873. Somehow he seems to have held things together for another seven years, but in 1880 his whole property was sold by an assignee. (Williamson claimed that the property had been in his family since they bought it from Penn, which was not true; it had had several owners between Penn and the Coates family.) Williamson and his children and grandchildren, fifteen in all, were given a big sendoff when they left by train for Kansas (See Clippings.)

The assignee sold Williamson's property to James and Cynthia Kerns, who had purchased several other farms nearby. James Kerns ran a lumber company in Coatesville. It was the Kerns family who in 1884 built the present handsome dwelling, where they lived until 1906.

At first, they enjoyed the view from their porch of the lawn sloping gracefully down to the railroad, but in later years the railroad expanded its structures, ruining the Kerns' view, so they decided to sell.

Manor Real Estate & Trust Co., a holding company for the Pennsylvania Railroad, bought about 76 acres from the Kerns in 1906, then in 1913 sold about 50 acres of it to Joseph Beale. In 1924 George Beale and other heirs of Joseph Beale sold over 49 acres to John Burgoyne Beale Jr. The Kerns and Beale families were related by marriage.

Lawrence and Marian Dunlap came to live at the present Dunlap house about 1933. The railroad owned the house, which had been rented off and on but was standing empty, and according to their daughter Romaine, a neighbor had told them to go ahead and move in. The railroad didn't know they were there for about a month, Romaine says. In 1950 the railroad at last sold them the house and about an acre and a half. At the same time, John Burgoyne Beale Jr. , who knew the boundary lines were skewed in such a way that one line came right through the Dunlaps' kitchen, kindly offered to sell a triangular portion of land, for just \$1.00, to correct this surveyor error.

Romaine Dunlap and her brother were born in the house, which Romaine bought in 1992, after their mother died. It has been lovingly cared for and maintains a Victorian look inside and out. The exterior color is the same as when it was first built, as determined by peeling off layers of paint. In the attic is an old hogshead originally used to store water. In the northern, more formal part of the house the floors are of random-width heart pine, and in the southern part the flooring is of narrower boards of a later period.

Mary Larkin Dugan

November 2010



DEED DESCENT  
 ROMAINE DUNLAP PROPERTY  
 203 South Caln Road, Caln Township  
 Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<u>Back reference in O, 96:</u>		
8/2/1681	William Penn to Anthony Elton Sr., tract of land	500 acres
A, vol. 2, 620 10/11/1703	Anthony Elton Jr. to Edward Smout, Elton having died, tract of land. Edward Smout married Jane Elton, daughter of Anthony Elton Sr.	492 acres "one English silver shilling for one hundred acres"
E, vol. 8, 297 3/4/1712	Edward Smout Jr. to Anthony Morris Sr., tract of land. Edward Smout Sr. had died, leaving wife Jane and sons Edward, Silvanus, and John. Silvanus sold his right to the property, Book E, vol. 3 p. 447. Jane and John both died.	492 acres
7/10/1721	Anthony Morris Sr. made his will and died soon after. His executors were authorized to sell his properties when son Luke reached the age of 21.	
O, 91 12/14/1728	Israel Pemberton et al, executors of Anthony Morris Sr will, to Moses Coates, land that was described as "unimproved" at that time.	492 acres £200
O, 96 11/14/1743	Moses and Susanna Coates to son Samuel, tract of land, half of the 492-acre tract	246 acres "for the natural love and affection they... bear toward their son"
O, 98 11/14/1743	Moses and Susanna Coates to son Isaac, two tracts: 1) 145.5 ac., 4 perches; 2) 150 perches, lime quarry	5 shillings
1809	Isaac Coates died intestate.	

1809 Orphans Court	Isaac Coates' widow and nine children inherited Coates' divided property. Son Israel received a 57-acre tract south of the "Turnpike Road," the Lincoln Highway.	
I3, 140 12/11/1813	Israel Coates to James Williamson, message and tract	57 acres \$1,963.67
1852	James Williamson died, leaving wife Zillah Coates Williamson his property.	
T6, 9 12/31/1861	Zillah Williamson to son Seymour Coates Williamson, message and tract, made up of two tracts, one inherited from her husband and the other purchased from Isaac Preston estate	56.25 acres \$3,656.25
G8, 304 4/1/1880	Joseph B. Baker, assignee for Seymour C. and Hannah Williamson, to James Kerns, message and tract	55 acres 12 perches \$4,000.00
T8, 86 4/1/1876	James and Cynthia Kerns to George A. Kerns, two messages and contiguous tracts: 1) 11 acres 4 perches; 2) 10 acres 135 perches	\$3,000.00
B9, 448 4/7/1877	George A. and Martha Kerns to James Kerns, two messages and contiguous tracts as above	\$3,000.00
Q13, 318 12/1/1906	James and Cynthia J. Kerns to Manor Real Estate & Trust Co., tract of land with buildings	75.972 acres \$32,000.00
L13, 553 9/28/1908	Manor Real Estate & Trust Co. to Pennsylvania Railroad Co., tract of land with buildings	26.405 acres \$29,500.00
K14, 85 1/27/1913	Manor Real Estate & Trust Co. to Joseph Beale, tract of land with buildings	49.567 acres \$3,469.00
R16, 197 9/8/1924	George F. Beale et al, heirs of Joseph Beale, to John Burgoyne Beale Jr., tract with buildings	49.567 acres \$2,481.00
Q23, 246 6/24/1950	Pennsylvania Railroad Co. to Lawrence H. & Marian E. Dunlap, parcel of land with buildings	66,716 sq. ft. \$4,000.00



Q24, 22  
7/28/1950

John Burgoyne Beale Jr. to Lawrence M. and  
Marian E. Dunlap, "triangular shaped parcel"

6,814 sq. ft.  
\$1.00

3085, 48  
6/29/1992

Romaine R. Dunlap, executrix of Marian E.  
Dunlap estate, et al to Romaine R. Dunlap,  
parcel of land with buildings

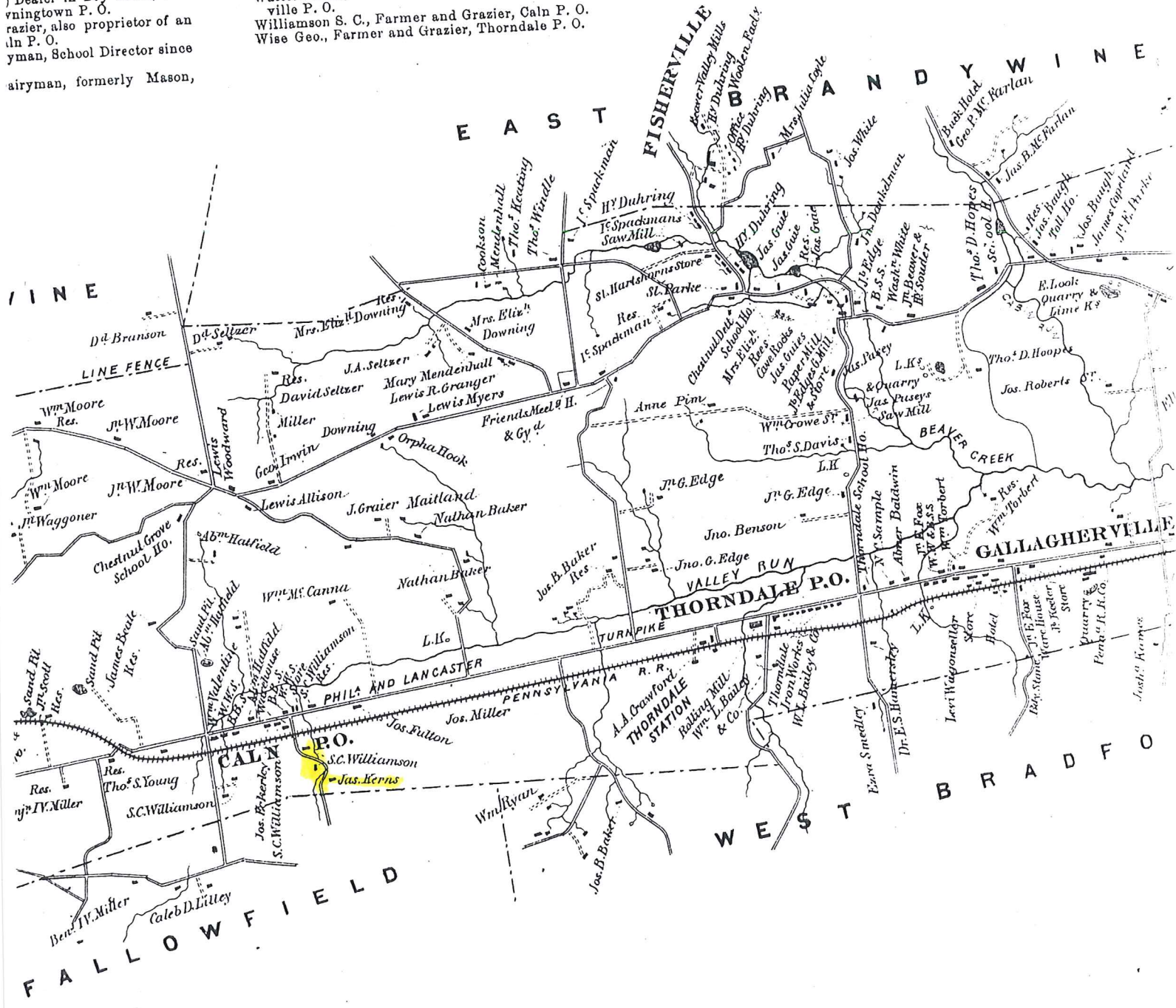
66,716 sq. ft.  
\$60,000.00

**NSHIP.**  
 rers of Boiler Plate Iron,  
 man, formerly Gen. Supt.  
 in Bank Farm, Down-  
 , Downingtown P. O.  
 er, Cabinet Maker, Sawyer  
 , Thorndale P. O.  
 'man, Thorndale P. O.  
 er, Wholesale and Retail  
 eed, Downingtown P. O.  
 Wholesale Dealer in every  
 Eagle Paper Mill, Down-  
 ipping, Farm, Retired Phy-  
 town P. O.  
 ) Dealer in Dry Goods, Gro-  
 vningtown P. O.  
 razier, also proprietor of an  
 in P. O.  
 yman, School Director since  
 airyman, formerly Mason,

Lyons Dennis, (Gallagherville), Fashion-  
 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.  
 Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.  
 Seltzer J. And'w, Farmer, Dairyman and Grazier, Thorn-  
 dale 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, Coates-  
 ville P. O.  
 Williamson S. C., Farmer and Grazier, Caln P. O.  
 Wise Geo., Farmer and Grazier, Thorndale P. O.



Scale 2 Inches to One M.







1809 Orphans Court  
Isaac Coates' property

Arched Hopkins Land

Thomas Vickers Land

Chesnut

481 M 788

5.24 M 785

5.29 M 788

Lot Number 2

Contains 76 Acres 122 perches  
20 Acres of which is Wood  
Land

N 5/4 W 47.5

85 & 47.5

N 6 3/4 E 17  
41 M 7898

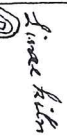


N 5 W 71  
14 & 58

Lot Number 1  
Contains 103 Acres 107 perches  
30 Acres of which is Wood Land

N 83 E 28  
82 M 588

85 & 228



N 5 W 108.3

85 & 108.3

Lot Number 7  
Contains 6 acres  
Plow Land

N 3 1/2 W 47

N 79 1/2 E 21.5

N 85 1/2 E 31.5  
5.12 M 7588

Stone  
10  
Stone

Robert Francis Gardner's Land

Samuel Coates

Land

N 4 1/2 W 173

Isaac Coates  
1809  
Set

Stamper's Road

N 79 1/2 E 65.3

N 79 1/2 E 42

5.26 M 7645



Isaac Coates

1809

24

Lot Number 3

Contains 57 Acres 22 perches

24 1/2 Acres of Which is Wood Land

John Jones Land

S 5 1/2 W 115.5

N 5 1/2 W 81

N 5 1/2 W 167

N 85 3/4 40

Lot Number 6  
Contains 4 Acres  
Wood Land

N 85 3/4 40

07 M 588

Lot Number 5  
Contains 6 Acres  
Wood Land

N 85 3/4 40

N 5 1/2 W 40

16

16

07 M 215 N

7 11 M 588

Stone

N 85 3/4 53

8.18

M 588

Stone

N 85 3/4

73

Lot Number 4

Contains 10 1/2 acres

Wood Land

Robert Kennedys Land

S 5 1/2 W 55.5

54.6

N 1/2 W

Stone

Land

N 76 1/4 3

John Elliotts Land

John Jones

Mickey

~~The above Draught desc~~ a part of the Lands Late of Isaac Coates Deceased  
 situate in East Caln Township, Chester County, containing Two hundred and  
 Sixty four Acres Exclusively of the Turnpike Road (Lots Number 1 and  
 is to be Valued together or Lot Number 2 on the back of this Draught. Lots  
 Number 2 and 5 is to be Valued together. Lot Number 3 to be Valued by its self.  
 Lots Number 6 and 7 to be Valued together.) all the above according to the  
 present Situation of the Needle as Surveyed September 1809 by  
 Hugh Jordary

- No. 1 - 4635 } Simon Coates 5085
- No. 1 - 450 - }
- No. 2 - 2736 - }
- No. 2 - 192 - } Lindley Coates - 2928
- No. 3 - 2166 Isaac Coats

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- No. 4 - 216 } Rebecca Woodward inter. with John Woodward
- No. 4 - 128 } no Bond
- No. 5 - 315 Grace Wolcott inter. with Mr. Meloy
- No. 6 - 1400
- No. 6 - 296
- No. 7 - 2000 Lydia Hughes inter. with Mark Hughes

(Hannah Coates (Widow)  
 Simon Coats  
 Beulah inter. with John Woodward  
 Grace D<sup>o</sup> Mr. Wolcott  
 Lydia D<sup>o</sup> with Mark Hughes  
 Rebecca D<sup>o</sup> with John Woodward  
 Anna D<sup>o</sup> with Mahlon Preston  
 Gilla D<sup>o</sup> with George  
 Isaac  
 Lindley

26

Accts No 1	415085	17.06
debit for Coats	<del>86</del>	15
	1/3/ 5077.00	432.00
debit for down	1692.33	8+
	<del>3384.67</del>	3384.67
No 2	2928	
debit Coats	8	
	3/ 2920	
debit for down	973.33	
		1946.67
No 3	2166	
debit Coats	8	
	3/ 2158	
debit for down	719.33	
		1438.67
No 7	2000	
debit Coats	8	
	3/ 1992.00	
debit for down	664.33	
		1328.00







Spring house 12 14 stone 2 } use of Geo Thomas acc. to Thomas 11 Louis 1

Unoccupied Jacob Downing 1 45 24 stone 2 7 18 } Richard Downing & Sam Downing 1  
 8 15 }  
 4 6 }  
 Barnhouse new in good repair

129 Abraham Look Abram Look 1 30 40 stone 2 18 15 } Jacob Look & John Bowen 1  
 3 12 }  
 4 4 }

130 Jacob Look Jacob Look 1 33 22 stone 2 8 12 } Abram Look & Geo Massey 1  
 3 8 }  
 1 4 }  
 Kitchen 20 18 stone 1  
 Spring house 20 20 stone 2

Addita

135 William Gumes Isaac Coates 1 24 18 hundred lbs 1 2 6 } Samuel Coates & Francis Gardner 1/2  
 4 4 }

Samuel Hains



N.B. The following were omitted in Alphabetical Order

140 Frederick Smith Frederick Smith 1 18 16 round logs 1 1 8 } William Phillips & Isaac Jacobs 1/2



70	Samuel Coates	Samuel Coates	"	"	"	1. Barn stone frame 60. 36. 2 story good wpt	Robert Miller Isaac Coates	"	"	"	214
73	Moses Coates	Moses Coates	"	"	"	1. Stone Barn 61. 35. 2 story 1. portable sawmill 1. smith shop 20. 20 1. wheelwright shop 18. 18 not finished	Joseph Fleming John Fleming	"	"	"	214 1/2
74	William Kemison	do	do	do	1. Old round log house 20. 18. 1 20	"	"	"	"	"	"
109	Thomas Cummins	David Williams	"	"	"	1. stone stable 30. 18. 1 story 1. old round log barn 30. 16 almost done 1. stone shed 120. 10 1. old weaver shop 25. 16 round log	John Bowen Benja Jacobs	"	"	"	20
170	Isaac Coates	Isaac Coates	"	"	"	1. Stone Barn 2 story 36. 21 1. Lumber House 13. 12 stone 1. Frame Barn 43. 18. 1 story 1. Cow house 21. 21 log house 1. Hay Barn 21. 21 1. do do 21. 18 kern log	Samuel Coates Francis Gardner	"	"	"	225



In the Court of Quarter Sessions of the Peace of the County of Chester

January Sessions, 1862.

CHESTER COUNTY. SS:

The Grand Inquest of the Commonwealth of Pennsylvania, inquiring for the

COUNTY OF CHESTER, upon their oaths and affirmations respectively, do present that

*Symon C. Wilkerson, Edwin Wilkerson, and Thomas Wilkerson*  
late of the said County *Yeomen* on the *twenty fourth* day of

*January*

in the year of our Lord, one thousand, eight hundred and sixty *two*, at the County aforesaid, with force and arms, &c., in and upon one

*Marshal Palmer*

in the peace of God and of the said Commonwealth then and there being, did make an assault; and him, the said

*Marshal Palmer*

did then and there beat, wound and ill-treat, and other wrongs to the said *Marshal Palmer,*

then and there did to the great damage of the said *Marshal Palmer*  
and against the peace and dignity of the Commonwealth of Pennsylvania.

*Wayne McBeath*

District Attorney.



Commonwealth of Pa  
S.C. Womson  
Edwin Womson  
Thomas Womson

Jan'y 2<sup>d</sup> 1862 Personally appeared Marshall Pal-  
mer of Bally Township. Who being affirmed according  
to Law, deposes and says that the said S.C. Womson, Ed-  
win Womson and Thomas Womson all of Bally Township  
committed an assault with threat on the Person  
of Com. Henry out on the first instant in his own house  
and with a warrant of arrest  
affirmed to and subscribed by me } signed  
J.D. Womson J.P. } Marshall Palmer  
Same day warrant issued, and same day J.P. were  
Duly sworn by Com. J. Syron, and the case fully heard  
in the case of Com. vs Palmer & Hibbard

*[Faint handwritten notes, possibly "P. 10"]*

Mr. Wm. McBeagh Esq

Dear Sir, The Cases hereto attached as you  
will notice is a family quarrel and the Complainant S.C. Womson  
Father and Brother in law of all the rest. Said to me last week that  
he thought I need not deal up the cases, but he nor any one from  
him has come to settle the matter, and I have no authority to  
withhold it, so that if they can settle with you it is all right,  
I would not have permitted it to go to Court. But there are cer-  
tain questions in Law that I was not capable to decide upon,  
as to their several rights on the Premises, which is about the whole  
question. The last I have assessed all in our case, and as  
the Parties are competent to pay the last, it should not by any  
means chargeable to the County

Very Respectfully  
J.D. Womson

Commonwealth

27

Seymour Williamson

In action -

6<sup>00</sup>

Warrant -

12<sup>00</sup>

10 affirmations

30

2 recog -

40

Constable's cost

8<sup>83</sup>

55

\$143<sup>73</sup>

Warrant Issued May 7<sup>th</sup> 1849 Ho Gray & on the solemn Affirmation of Isaac C Preston

Charging the Defendant with having - maliciously taken up and removed

deponents railing that connects deponents railway with the state railroad in

east caln Township in Chester County to the great injury of deponents business

May 8<sup>th</sup> Dft Brought up Isaac C Preston

affirmed. Michael Myers W for Commonwealth affirmed

Adjourned to May 15<sup>th</sup> at which time Parties appear Michael Myers W for Commonwealth affirmed

William King W for Dft affirmed Jacob Myers W for Dft affirmed James Williamson

W for Dft affirmed Miller Downing W for Dft affirmed Joel B

Miller W for Dft affirmed Isaac M Bunn W for Dft affirmed

Hannum Gray W for Dft affirmed Bail required \$100 =

Seymour Williamson of east caln Township and

James Williamson farmer of the same place

each held in one hundred dollars that that the Dft

shall appear at the next Court of Quarter sessions

of Chester County and there answer to said Charge

and not depart therefrom without leave of

said court and in the mean time not to molest

the said Isaac C Preston

Isaac C Preston forwarding Merchant of east caln

Township held in fifty dollars to appear at

next Court of Quarter sessions to testify and

not depart therefrom without leave of said

Court

Acknowledged before me May 15<sup>th</sup>

1849

Lebulon Thomas



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

<http://www.usgwarchives.org/>

Joseph Beale, son of James McDowell and Elizabeth (Fairlamb) Beale, was born November 10, 1839. His early life was spent in the neighborhood of his birthplace, and he obtained a through education in the Coatesville Academy. He then took up the study of law, and after passing a creditable examination was admitted to practice with Judge Joseph Hemphill, of Chester county. He, however, did not follow the general practice of his profession, but for a number of years devoted his time and attention to agricultural pursuits and the real estate business. Subsequently he became actively identified with the Pennsylvania Railroad, and is still the incumbent of the responsible position which was assigned to him twenty-five years ago, that of right of way agent. He is one of the best known and popular citizens of Chester county, an influential factor in all enterprises which have for their object the growth and development of the community in which he resides, a member of the Presbyterian church, and an able supporter of the candidates and measures advocated by the Democratic party. November 30, 1887, Mr. Beale was married to Emma Hatfield, daughter of Abram and Sarah M. (Patterson) Hatfield. They reside in a handsome and commodious home in one of the best residential localities of Coatesville, Pennsylvania. No children have been born of this union."



R. C. Smedley: *History of the Underground Railroad in Chester and the Neighboring Counties of Pennsylvania*

SEYMOUR C. WILLIAMSON.  
(1813—Eighth month 23d, 1880.)

The residence of Seymour C. Williamson, in Caln, Chester county, was a branch station. He assisted many, and some of his experiences were quite exciting. Those who arrived there came chiefly through the hands of Thomas Hambleton and James Fulton, and were taken to William A. and Micajah Speakman's.

He was emphatic in his denunciation of slavery with its concomitant evils, earnest in the work of assisting fugitives, and rejoiced in passing them further on their way from the land of chains and masters to that of freedom. When about to give the author some reminiscences of his labors, he was suddenly removed by death, shortly after leaving Chester county for a residence in Kansas.

AR 1.7.1873

No. 3. All that certain message and tract of Land, situate in Caln township, county aforesaid, bounded by lands of Elizabeth Downing, Samuel Hatfield and others, containing about FORTY-SIX AND ONE-FOURTH ACRES, more or less, with the appurtenances.

No. 4. All that certain message and tract of land, situate in Caln township, county aforesaid, bounded by other lands of S. C. Williamson, Pennsylvania Railroad and others, containing 26,111 SQUARE FEET of Land, more or less, with the appurtenances.

No. 5. All that certain message and lot of Land, situate in East Fallowfield township, county aforesaid, bounded by lands of Zillah Williamson, and others, containing about TEN ACRES AND NINETY-TWO PERCHES of Land, more or less, with the appurtenances.

No. 6. All those two certain lots or pieces of land, bounded by lands of Elizabeth Downing, Philadelphia and Lancaster Turnpike and others, containing SIX ACRES of Land; the other of said lots bounded by lands of James Williamson, Pennsylvania Railroad and others, containing about THIRTY-TWO PERCHES of Land.

No. 7. All those three adjoining tracts of land, situate in East Fallowfield township, aforesaid: No. 1, bounded by lands of Jacob Myers, Catharine Dowdle and others, containing Seventy-five Acres of Land, more or less, with the appurtenances. No. 2, bounded by lands of Caleb B. Lilley, tract No. 1, and others, containing about Twenty and three fourths Acres of Land.

No. 3, bounded by lands of Thomas Sturgis, Isaac Coates and others, containing Four and one-fourth Acres of Land, more or less, with the appurtenances. The improvements on these premises consist of THREE SETS OF FARM BUILDINGS. On one is a two-story Stone House, Frame Barn, stone stable high, corn crib, carriage house, spring house over a never-failing spring of water, apple orchard, with a variety of other fruit trees. On one other is a two-story house, frame barn, stone stable high, wagon house, corn crib and other out-buildings, apple orchard. The other is a two-story Brick House, with kitchen attached, frame barn, carriage house, and other out-buildings; also, a two-story Frame Store House, two-story Frame Dwelling attached, two-story Wheelwright Shop, one story Frame Smith Shop, a double two-story Frame Dwelling with kitchen attached, Frame Warehouse. Also, a two-story Frame Dwelling House, with out-buildings, apple orchard and other fruit trees, and one other two-story Frame House. These buildings are all in good repair, and the properties are in a good neighborhood, convenient to mills, schools, railroad station, &c.; the store property being at Caln Station, on Pennsylvania Railroad, where there is a Post-Office. Taking them altogether, they are very desirable properties, and worthy the attention of purchasers.

Seized and taken in execution as the property of SEYMOUR C. WILLIAMSON, and to be sold by DAVIS GILL, Sheriff.

Sheriff's Office, West Chester, December 21, 1872.

N. B.—\$250 of the purchase money must be paid at the time and place of sale, and satisfactory security given for the payment of the balance thereof on or before the last Monday in January, 1873.

Jan 7-3t

AR 1.7.1873

D. G., Sheriff.

VR 1.15.1867

Received His Reward.—Seymour Williamson, whom it will be remembered used to be such a rampant Abolitionist, but failing to receive the nomination of the Republican party for Assembly, went over to the service of Andrew Johnson, has at last been rewarded for his apostasy. The 8th and 10th divisions of the 7th assessment district, heretofore under the management of George W. Price and Sylvester Gavitt, Esq., have been consolidated, and Seymour Williamson appointed Assistant Assessor. We believe this arrangement will prove distasteful and inconvenient to the majority of the tax-payers of the district, and steps should be taken to remedy, if possible, this severe affliction.—Coatesville Union.

L 2.5.1880

Sale of Valuable Real Estate.—Joseph B. Baker, assignee of Joseph A. Williamson, sold on Monday last fifty-six acres with two houses and other buildings, situated in Caln township, and belonging to the assigned estate, to James Kerns, of the same township, for \$4,000. There are still about two hundred acres of land belonging to the estate yet to sell.

L 2.24.1880

—Seymour Williamson, near Coatesville, sold on Thursday part of his personal property, and will sell the remainder on Thursday next, after which he intends removing to Kansas.

L 3.15.1880

Giving a Neighbor a Good Send-Off.—Seymour C. Williamson left his old home in Caln township on Monday, for his new one in Fredonia, Kansas, together with his children and grand-children, to the number of fifteen. They left on one of the express trains on the Pennsylvania Railroad, which was permitted to stop for the party at Caln Station. There were about 200 of Mr. Williamson's old friends and neighbors assembled at the station to see him and his family off. The goods of Mr. Williamson left on the Friday previous. On Wednesday word was received at Coatesville that they had reached St. Louis on Wednesday morning in safety, and would remain there until evening, and then take another train westward. The property which Mr. Williamson left in Caln township was purchased by one of his ancestors from William Penn, and has been in the family since then. It has now passed out of their hands into those of strangers.

L 8-26-1880

Death of Seymour C. Williamson.—A dispatch was received this morning from Fredonia, Kansas, announcing the death of Seymour C. Williamson, who left Thorndale, this county, with his family, last spring, to take up his abode in the West. He was a prominent merchant and farmer in this county, and was well known.



KERN—M. DANIEL.—On Dec. 29th, at the Methodist Parsonage, Guthrieville, by Rev. Wilmer Coftman, Mr. James Kerns, of Caln, to Miss Cynthia J. McDaniel, of East Fallowfield.

Daily Local News 10-20-1884

James Kerns is erecting a house at Caln Station.

W. Mode Elliott is the contractor.

L 4. 14. 1881  
Improvements at Caln.—Joseph Beale, the present possessor of the Williamson property, in Caln, has put the dwelling house on the property in complete repair and is now improving and repairing the mansion house, among which is a new brick kitchen. George Beale, who is now in Virginia, will in about a month occupy the mansion, while the present occupant, Caleb Wagoner, will occupy the store property on the place. L 4. 14. 1881

L 6. 6. 1881  
James Kerns, of Caln township, is having a large barn built on his farm. It was raised on Saturday afternoon last without any mishap whatever. Charles A. Wilson is doing the work. L 6. 6. 1881

L 6. 9. 1881  
Improving His Property.—James Kerns, of Caln township, raised a barn a day or two ago on his farm purchased from the Williamson estate, 40 by 50 feet, which he expects to have completed in about a week. He is also building a spring house which is ready for the roof. He is otherwise improving his property. L 6. 9. 1881

John B. Beale, well-known resident here, died at 2 o'clock this morning at Coatesville hospital to which institution he was taken yesterday. He made his home in recent years at Hotel Grand and had been in feeble condition for many months. He was in the eighty-fourth year of his age. Funeral services will be held Thursday afternoon at 2.30 o'clock at the Ford Funeral Home on East Chestnut street here, with interment at Hephzibah cemetery. L 4. 11. 1913  
He is survived by one sister, Miss Emily P. Beale, Downingtown; six nephews, John J. Beale, Caln; Kirk Beale, Unionville; Horace Beale, Downingtown; Fairlamb Beale, New Garden; James Beale, Virginia; Robert Beale, near Harrisburg, and one niece, Miss Bessie Beale, New Garden.  
Mr. Beale spent his entire life in this section. For many years he conducted a store at Caln which he sold in 1907 to B. R. Holstein. He also engaged for several years in the business of selling sewing machines throughout Chester county. For about twenty-five years he had been in retirement and lived for a considerable period at Hotel Coatesville. He was a Democrat in politics.

L 4. 11. 1913  
Cynthia J. Kerns. 4. 11  
Cynthia J. Kerns, wife of James Kerns, of Caln, died on Thursday, April 10th, 1913, after a lingering illness of several months. She was the daughter of the late Robert and Catharine McDaniel. She is survived by her husband, James Kerns, and four daughters, Annie, Mary Belle, Mrs. J. B. Beale, Jr., and Mrs. E. R. Holstein, of Caln. Her only surviving brother is R. B. Daniels, of Modena.



Coates & Coates  
Coates

**Deed** Recommended that on the fiftenth day of March Anno Domini 1745. the hereafter written Indenture was produced before William Moore Esq: one of the Justices of the peace for the County of Chester and thereupon came Moses Coates in his proper person and did acknowledge the said Indenture to have been signed sealed and Delivered by him as his Act and Deed and for the uses therein mentioned; Which said Indenture is recorded in the Office for recording of Deeds in and for the County of Chester the sixteenth day of September Anno Domini 1765. in those words to wit: ~~That~~ ~~Indenture~~ made the fourteenth day of the Eleventh Month called January in the Year of our Lord One Thousand Seven hundred Forty three. s. Between Moses Coates of Charlestown in the County of Chester in the Province of Pennsylvania Yeoman and Susanna his wife of the one part, and Samuel Coates the second son of the said Moses Coates of the other part, Whereas William Penn Esq: late Proprietary of the said Province by Indenture of Release of the second day of August Anno Domini One thousand Six hundred eighty one. for the Consideration therein mentioned granted the proportion or quantity of Two hundred Acres of Land to be located in the said Province unto Anthony Elton in Fee, And the said Anthony Elton deceasing left two only Children Anthony and Jane, And the said Anthony Elton the Son by his Deed of the twelfth day of November Anno Domini 1702 granted the full proportion of four hundred Acres the remainder or residue of the said five hundred Acres then unlocated unto Edward Smout in Fee, And the said Edward Smout intermarrying with the said Jane the daughter of the said Anthony Elton the father obtained a proprietary Warrant for the Location of Three hundred and ninety two Acres in right of a bid as the full remainder of the said five hundred Acres unto him self; and one other proprietary Warrant for one hundred Acres more contiguous therunto, And the Proprietary by Patent of his Commissioners of the Eleventh day of October Anno Domini 1703. confirmed the same three hundred ninety two Acres and one hundred Acres in one entire Tract by the metes and bounds hereinafter mentioned unto the said Edward Smout in Fee, paying the Yearly Quitrent of one English Silver Shilling for one hundred Acres & so proportionably the Patent on Record Book A vol. 2. page 620. And the said Edward Smout deceasing Intestate left the said Jane his widow & several Children by her. viz. Edward, Silvanus & John, And the said Edward Smout the son at Law of the said Edward Smout deceased by Indenture of the fourth day of March Anno Domini 1712 granted the whole four hundred ninety two Acres of Land aforesaid unto Anthony Harris the in Fee, the

Indenture on Record 1745



we hundred Acres then unlocated unto Edward Smout in 1700, And the  
said Edward Smout intermarrying with the said Jane the daughter of the said  
Anthony Elton the father obtained a Proprietary Warrant for the Location of  
Three hundred and ninety two Acres in right of and as the full remain-  
der of the said five hundred Acres untaken up; and one other Propri-  
etary Warrant for one hundred Acres more contiguous therunto, And the  
Proprietary by Patent of his Commissioners of the Eleventh day of October  
Anno Domini 1703. Conformed the same three hundred ninety two Acres  
and one hundred Acres in one entire Tract by the name and bounds here-  
inafter mentioned unto the said Edward Smout in 1700, paying the yearly  
Rent of one English Silver Shilling for one hundred Acres & so propor-  
tionably the Patent on Record Book A vol. 2. page 620. And the said  
Edward Smout deceasing Intestate left the said Jane his widow & several  
children by her, viz. Edward, Silvanus & John, And the said Edward Smout  
the son at law of the said Edward Smout deceased by Indenture  
of the fourth day of March Anno Domini 1712. granted the whole four hundred  
Ninety two Acres of Land aforesaid unto Anthony Morris Senr. in 1700, the  
Indenture on Record at Philadelphia Book E. vol. 8 page 297. And the said  
Silvanus Smout Reversed unto the said Anthony Morris Senr. the said  
Tract of Land and premises and all his estate and Title to the same  
as by the said Deed on Record at Philadelphia Book E. vol. 3 page 447,  
the father is departed this life Intestate, and the said John Smout also  
deceased without Issue and Intestate, By force and virtue of which last  
recited Indenture and Release and of the matters and things herein  
before recited, or by some other good conveyance or Assurance in the  
Law duly had and executed to the said Anthony Morris Senr. became  
in his lifetime lawfully seized in his demesne as of fee of and in  
the said four hundred & Ninety two Acres of Land with the Appur-  
tenances, And he the said Anthony Morris being so thereof seized  
made his last Will and Testament in Writing bearing date the tenth  
day of July Anno Domini 1721, and therein nominated his son  
Anthony Morris and Israel Pemberton to be his Executors, and did  
thereby empower and authorize his Executors at any time or  
times after his son Luke should attain to his age of twenty one Years  
in the Counties of Philadelphia or Chester to any person or persons  
their Heirs or Assigns forever, for such consideration as his said  
Executors



(97)

Executors should think fit, which doth include the four hundred ninety two Acres  
of Land aforesaid, the same being then unimproved and in the County of Charles  
as by the same Testament remaining in the Register General's Office at Phi-  
ladelphia relation being thereunto had away appear, and was after the said  
Anthony Morris the father died seized of the premises in his last and  
And his the said Testator's son being arrived to his full age of one & twenty  
Years they the said Executors Isaac C. Emberton and Anthony Morris by their  
Indenture of Release duly executed bearing date the fourteenth day of Decem-  
ber Anno Dom. 1728 for the consideration therein mentioned did grant  
and convey the same four hundred ninety two Acres of Land and premises  
unto the said Moses Coates junr. being settled and divided as follows to-  
viz Beginning at a White Oak at a corner of Nath Taylor's Land and  
Extending by the same South three hundred and twenty six perches to a Chestnut  
Tree, thence West by Vacant Land two hundred and forty six perches to  
a Chestnut tree, thence North by the Land of John Tregar three hundred  
and twenty perches to a third Chestnut tree, thence by Margaret Walters  
Land East two hundred forty six perches to the place of Beginning, & in  
this Indenture Witnesseth that the said Moses Coates and Susanna his  
wife as well for and in consideration of the natural Love and Affections  
which they have and bear unto their said Son Samuel Coates as also for his  
better livelihood and profperment in the world, have given granted Alien-  
infeoffed and confirmed, and by these presents do fully freely & absolutely  
give Grant Alien Infeoff and confirm unto their son Samuel Coates his  
Heirs and Assigns the one moiety or full equal half part of the said described  
four hundred ninety two Acres of Land Beginning at a Chestnut tree in  
a corner of Thomas Coates's Land, thence by the same Land South one hundred  
and sixty perches to a White Oak, thence West ten perches to a Maple tree,  
thence South by the same Land one hundred and sixty perches to a Post,  
thence West by Vacant one hundred and eighty perches to a Chestnut tree,  
thence North by Land late of John Tregar three hundred and twenty perches  
to a Chestnut tree, thence East by Edward Thompson's Land one hundred and  
twenty eight perches to the place of Beginning, containing two hundred  
forty six Acres by the same more or less, Together also with all and singular  
the Fields, Tenures, Buildings, Orchards, Meadows, Ways, Woods, Waters, Water-  
courses, Rights, Liberties, Priviledges, Improvements, Hereditaments  
and Appurtenances whatsoever therunto belonging or in anywise Apper-  
taining And the Reversions and Remainders Profits Issues & profits  
theroff And two Copies of all Deeds Writings and Writings contain-  
ing the same to have and to hold the said two hundred forty six



inposed and confirmed; and by these presents do fully freely & absolutely  
give Grant Assigne and Confirm unto their son Samuel Coates his  
Heirs and Assigns the one Moiety or full equal half part of the said described  
Four hundred Ninety two Acres of Land Beginning at a Chesnut tree being  
a corner of Thomas Coates's Land, thence by the said Land South one hundred  
and sixty perches to a White Oak, thence West ten perches to a Maple tree,  
thence South by the said Land One hundred and Sixty perches to a Post,  
thence West by Vacant one hundred and eighty perches to a Chesnut tree,  
thence North by Land late of John Bezar three hundred and twenty perches  
to a Chesnut tree; thence East by Edward Thompson's Land one hundred and  
twenty eight perches to the place of Beginning, containing Two hundred  
forty six Acres be the same more or less, Together also with all and singular  
the Fields, Fences, Buildings, Orchards, Meadows, Ways, Woods, Waters, Water  
courses, Rights, Liberties, Priviledges, Improvements, Hereditaments  
and Appurtenances whatsoever therunto belonging or in anywise Apper  
taining And the Reversions and Remainders therof Plus & profits  
therof And true Copies of all Deeds Evidence and Writings concern  
ing the same; To have and to hold the said two hundred forty six  
Acres of Land, be it more or less, Hereditaments and premises therof  
granted and conveyed or mentioned to be granted and conveyed with  
their Appurtenances unto the said Samuel Coates and his Heirs, To  
the only proper use and behooff of him the said Samuel Coates his Heirs &  
Assigns forever, Under the Yearly Quitrent hereafter accruing for the same  
to the Lords of the fees therof, And the said Moses Coates for himself his  
Heirs Executors Administrators and for the said Susanna his wife doth give  
grant and Grant to and with the said Samuel Coates his Heirs and Assigns  
by these presents that he the said Samuel Coates his Heirs and Assigns  
shall and lawfully may from henceforth forever peaceably and Quietly  
have hold use occupy possess and enjoy the said two hundred forty six  
Acres of Land (be it more or less) Hereditaments and premises therof  
granted or mentioned to be granted and conveyed with their Appurtenances  
freely and clearly discharged of and from all former and other grants  
bargains, Sales, Gifts, Joyntures, Professions, Donors, Cotalas, Rents, judg  
ments, Executions, Exents, and of and from all other Titles, Troubles  
charges and Incumbrances whatsoever had made committed done or  
suffered or to be had made committed done or suffered by the said Mo  
se Coates his Heirs Executors or Administrators or any other hereon or here  
lawfully claiming or to claim by from or under him them or any of  
them; In Witness whereof the said parties to these presents have  
written



Received the day of the date of the above written Indenture  
 of the above named Aaron Coates the sum of one hundred and sixty four  
 pounds being in full of the consideration Money above mentioned I say  
 Received by me Aaron Coates Witness present Sealeb Kirk Joseph Gladen  
 David Wilson Chester J. The 23 day of November 1769 Before me  
 Humphreys one of the Justices of the Peace the within named Aaron Coates  
 and Mary his wife and acknowledged the within written Indenture  
 to be their act and Deed and desired the same may be Recorded as the  
 Deed the the said Mary being of full age and voluntarily thereunto  
 consenting and the contents thereof first made known unto her In  
 Witness whereof I have hereunto set my hand and Seal the date first  
 above written William Blingan

RECORDED the ninth day of February in the year of our Lord one  
 thousand seven hundred and seventy three

Case  
 Messrs Coates J. W. P.  
 to  
 Messrs Coates

**So all People**

to whom these presents shall  
 come. Moses Coates jun<sup>r</sup> of the townships of East Calm in the  
 County of Chester in the Province of Pennsylvania Sojner and Han-  
 nah his wife which said Moses is one of the sons of Samuel Coates late  
 of Calm aforesaid deceased and greeting Whereas Aaron Coates of Warring-  
 ton Township in the County of York in the aforesaid Province firstman  
 eldest son and heir at Law of the aforesaid Samuel Coates and Mary  
 his wife by Indenture dated the twenty third day of the Eleventh Month  
 one thousand seven hundred and sixty nine for the consideration  
 mentioned did grant Bargain Sell Release and Confirm unto Isaac  
 Coates of the said Township of Calm Sojner the other son of the said Deceased  
 Samuel Coates and to his Heirs and Assigns forever all their Right Title  
 property claim and Demand whatsoever either in Law or Equity or other  
 wise howsoever of or and to a certain tract or piece of Land Situate in East  
 Calm aforesaid Beginning at a post in the line of Thomas Coates's  
 Land thence North three degrees west by the same Land one hundred and  
 sixty eight perches to a Chesnut thence South eighty six degrees and  
 thirty minutes west one hundred and thirty nine perches to a Chesnut  
 thence South by Land of Thomas Hart three degrees and forty five minutes  
 East one hundred and sixty one perches and seven tenths of a perch  
 to a post thence by land of the said Moses Coates jun<sup>r</sup> North eighty six



degrees and thirty minutes East one hundred perches and five tenths of  
a perch to a post thence South three and an half degrees East twenty seven per-  
ches to a post thence North Eighty six and an half degrees East twenty seven  
perches to a post thence North three and an half degrees west twenty perches  
and one tenth of a perch to a post thence North eighty six and an half  
degrees East ten perches to the place of Beginning containing one hundred  
and forty five acres two quarters and four perches together with the appur-  
tenances To Hold to him the said Isaac Coates his Heirs and assigns  
forever as in and by the said Recited Indenture relation being there-  
unto had may more fully and at large appear And whereas there  
is a small Lott or piece of land lying contiguous to the above described  
tract of Land bounded as follows viz Beginning at a corner post of the  
above described tract being the south west corner thereof thence running  
South three degrees and forty five minutes East by the said Land of  
Thomas Hart fifteen perches to a corner thence North Eighty six degrees  
and thirty minutes East ten perches to a corner thence North three degrees  
and forty five minutes West fifteen perches to a corner in a line of the  
above described Tract thence South Eighty six degrees and thirty  
minutes west by the same line ten perches to the place of beginning  
containing one hundred and fifty square perches of Land on which  
said described Lott or piece of ground or on some part thereof there  
is a Lime Stone Quarry Now know ye that the said Isaac  
Coates Junr and Hannah his wife as well for and in consideration  
of the sum of five shillings lawful money of the aforesaid province  
to them in hand well and truly paid by the said Isaac Coates at  
and before the Sealing and delivery hereof the Receipt of which five  
shillings is hereby acknowledged as for divers good causes and con-  
siderations them the said Isaac Coates and Hannah his wife  
herunto specially Moving hath granted Remised Released and  
for ever quit claimed and confirmed and by these presents doth  
grant Remise Release and forever quit blame and confirm unto  
the said Isaac Coates and to his Heirs and assigns in his actual  
Possession and Seizin now being as well all their Estate Right  
Title Interest use possession properly claim and Demand what  
soever either in Law or Equity of or unto all that the said  
first above described tract of Land containing one hundred  
and forty five acres and an half acre and four perches as also  
all their Estate right title Interest use possession properly claim  
and demand whatsoever either in Law or Equity of or unto one



10  
the sum of five shillings lawful money of the aforesaid Province  
to them in hand well and truly paid by the said Isaac Coates at  
and before the sealing and delivery hereof the Receipt of which five  
shillings is hereby acknowledged as for divers good causes and con-  
siderations therein the said Moses Coates and Hannah his wife  
hereunto specially Moving hath granted Remised Released and  
for ever quit Claimed and Confirmed and by these presents doth  
grant Remise Release and forever quit blame and Confirm unto  
the said Isaac Coates and to his heirs and assigns in his actual  
Possession and Seizin now being as well all their Estate Right  
Title Interest use possession property Claim and Demand what  
soever either in Law or Equity of or unto all that the said  
first above described tract of Land containing one hundred  
and forty five acres and an half acre and four perches as also  
all their Estate right title Interest use possession property Claim  
and demand whatsoever either in Law or Equity of or unto one  
full equal and undivided Moity or equal half part the whole  
into two equal parts to be divided of and in all that the above  
described Lot or piece of Land and Lime stone Quarry Together  
with all and Singular the Hereditaments and Appurtenances whatso-  
ever thereunto Belonging or in any wise appertaining **to have and**  
**to hold** all and Singular the said first above described tract or piece  
of Land & one full equal and undivided Moity or Equal half part  
the whole into two Equal parts to be divided of and in all that  
the aforesaid Lot or piece of Ground and Lime stone Quarry  
Hereditaments and Premises hereby Released and every part thereof  
with the appurtenances unto the said Isaac Coates and his Heirs  
To the only proper use benefit and behoof of the said Isaac Coates  
his Heirs and assigns forever so that neither the said Moses Coates  
Junr nor his Heirs Executors or administrators or any of them or  
any other person or persons whomsoever shall or may at any time or  
times hereafter have Claim Challenge or demand any Estate Right Title  
or Interest of in or to all that the said first above described tract or  
piece of Land or of in or to the said one full equal and undivided  
moity or Equal half part the whole into two Equal parts to be di-  
vided of and in all that the said above described Lot or piece of  
Ground and Lime stone Quarry or of in or to any part or parcel  
thereof but from all every Action Right Estate Title Interest and  
Demand whatsoever they and every of them shall be utterly Excluded



I 5,140 1813

Albrecht and Mary his wife have hereunto set their hands and seals above the day and year first above written

Sealed and delivered in the presence of

Fred. Beates

Charles Albrecht

(SEAL)

Abraham Stein

Mary Albrecht

(SEAL)

Received on the day of the date of the above written Indenture of the above named George Heebner the sum of One Thousand and Four Hundred Pounds lawful money being the full consideration above mentioned.

Witness present at signing

Fred. Beates

Charles Albrecht

Abraham Stein

On the twenty eighth day of August Anno Domini 1797 Before us the subscriber one of the Justices of the Court of Common Pleas for the County of Philadelphia came the above named Charles Albrecht and Mary his wife and acknowledge the above written Indenture to be their act and deed and desired the same might be recorded as such. The said Mary being of full age and apart from her said husband by me examined did say that she know the contents of the said Indenture had voluntarily signed sealed and delivered the same. WITNESS my hand seal the day and year aforesaid.

Isaac Howell

(SEAL)

Recorded December 13th, 1813

DEED

ISRAEL COATES

TO

JAMES WILLIAMSON

: THIS INDENTURE Made the Eleventh day of December in the year of our Lord one  
: thousand eight hundred and thirteen. BETWEEN Israel Coates of the Township  
: East Caln County of Chester and State of Pennsylvania (Tanner) of the one part  
: AND James Williamson of the same place yeoman of the other part. WITNESSE  
: that the said Israel Coates for and in consideration of the sum of nineteen  
: hundred and sixty three dollars and sixty seven cents good and lawfull money  
: to him in hand well and truly paid by the said James Williamson at or before  
: ensembling and delivery hereof the receipt whereof is hereby acknowledged and also the further sum of seven  
: hundred and three dollars at the decease of Hannah Coates being the one third of the valuation or appraise  
: of the Tract of land herein after described the said James Willaims rendering and paying to the said widow  
: interest of said sum of Seven Hundred and three dollars yearly and every year during her natural life has  
: granted bargained sold aliened released and confirmed and by these presents does grant bargain sell alien  
: lease and confirm unto the said James Williamson and to his heirs and assigns All that messuage plantation  
: and tract of land situate lying and being the the Township of East Caln aforesaid bounded and described as  
: follows to wit: - BEGINNING at a post in the middle of the Turnpike Road thence by land of John Jones sout  
: five degrees east one hundred and fifteen perches and four tenths to a post thence by land of William McCo  
: and Robert Kenedy north eighty five degrees east fifty three perches to a post a corner of a lot of woodla  
: belonging



to Lindly Coates and John Woodward thence by the same north five degrees and an west forty perches and nor  
 eighty five degrees east forty perches to a post in a line of Samuel Coates's land and by the same north fi  
 degrees and an half west eighty one perches to a post in the middle of the Turnpike aforesaid and along th  
 middle of the same south seventy nine degrees and an half west ninety two perches and five tenths to the p  
 of beginning. CONTAINING fifty seven acres of land be the same more or less. And also all the right and  
 privilege of the use of the limestone quarry and kiln on the lands of Seymour Coates which was secured to  
 by the Adjudication of the Orphans Court. (It being a part of a tract of land which Isaac Coates late of  
 Chester County deceased in his life time became lawfully seized in his demesne as of fee who died Intestat  
 leaving Hannah his widow and several children by whose application to the Orphans Court of said County the  
 same was divided and valued and the premises and privilege above described adjudged to Israel Coates party  
 hereto in fee). TOGETHER with all and singular the houses buildings orchards meadows woods ways waters wa  
 courses fences rights liberties privileges hereditaments & appurtenances thereunto belonging or in any wi  
 appertaining. And also all the estate right title claim and demand of him the said Israel Coates of in t  
 out of the same and the reversions and remainders rents issues and profits thereof. TO HAVE AND TO HOLD  
 the plantation or tract of land above described hereditaments and premises hereby granted or mentioned or  
 tended so to be with the appurtenances unto the said James Williamson his heirs and assigns to the only p  
 use benefit and behoof of the said James Williamson his heirs and assigns forever. And the said Israel C  
 for himself and his heirs doth covenant and agree to and with the said James Williamson and his heirs and  
 assigns that the said Israel Coates the said above described premises shall and will warrant and forev  
 defend by these presents against himself and his heirs and against all and every person or persons lawful  
 claiming by force or under him then any of them. IN WITNESS WHEREOF the parties to these presents ha  
 interchangeably set their hands and seals the date first above written.

Sealed and delivered in the presence of us;

Robert Miller  
Joseph I. Miller

Israel Coates (SEAL)

Received the date of the above Indenture the consideration first above mentioned in full  
Witness

Robert Miller  
Joseph I. Miller

Israel Coates

Chester County, SS:  
 Before me the subscriber one of the Justices of the Peace in and for the County of Chester personally call  
 the above named Israel Coates and acknowledged the above Indenture to be his act and deed in due form of  
 and desired the same might be recorded as such. IN TESTIMONY WHEREOF, I have hereunto set my hand and se  
 this Eleventh day of December A. Domini 1813

Robert Miller (SEAL)

Recorded December 24th, 1813

DEED  
JOHN JONES ET UXR  
TO

THIS INDENTURE made the Sixteenth day of December in the year of our Lord o  
 thousand eight hundred and thirteen. BETWEEN John Jones of the Township of  
 Caln County of Chester and State of Pennsylvania (Saddler) and Esther his w  
 of the one part and James Williamson of the same place (Yeoman) of the othe



the Township of East Fallowfield bounded and described as follows, viz: BEGINNING at a stone at a corner of John Elliotts land and by the same south four degrees and an half east sixty perches and nine tenths to a black oak thence by land of Robert Kennedy north eighty two degrees and an half east crossing below the spring head twelve perches and six tenths to a marked maple tree and north four degrees and an half west nineteen perches and four tenths to a stone, north seventy four degrees and an half east fifty nine perches and three tenths to a stone north twenty three degrees and an half west fifty three perches and an half to a black oak and south eighty two degrees and an half west twenty six perches to a black oak in a line of land belonging to the heirs of Isaac Coates thence by the same south four degrees and an half east fourteen perches and nine tenths to a stone and south seventy six degrees and a quarter west twenty eight perches to the place of beginning. CONTAINING twenty acres of land (exclusive of one hundred and twenty one perches hereinafter reserved for the use of Road) be the same more or less. (It being the same tract of land which Robert Kennedy and Eleanor his wife by their Indenture duly executed bearing date the 30th day of March 1805 and recorded in the Office for Recording Deeds for said County of Chester in Book Y-2, Vol. 48, Page 73 &c (reference being thereunto had the aforesaid reserve of a road together with the citation will more fully and at large appear conveyed to John Jones party hereto in fee. TOGETHER with all and singular the houses buildings woods ways waters water courses fences rights privileges hereditaments and appurtenances (except as before excepted) thereunto belonging or in any wise appertaining and all the estate right title property use and possession of them the said John Jones and Esther his wife and their heirs of in to or out of the same. And the reversions and remainders rents issues and profits thereof. TO HAVE AND TO HOLD the said plantation and tract of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said James Williamson to the only proper use benefit and behoof of him the said James Williamson his heirs and assigns forever. And the said John Jones and Esther his wife for themselves and their heirs do covenant and agree to and with the said James Williamson and his heirs and assigns that they the said John Jones and Esther his wife the said above described property hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said James Williamson his heirs and assigns shall and will warrant and forever defend by these presents against themselves and their heirs and against all and every other person or persons lawfully claiming by from or under them or any or either of them or any or either of their heirs. IN WITNESS WHEREOF the parties to these presents have interchangeably set their hands and seals the day and year first above written.

Sealed and delivered in the presence of us

Robert Miller  
Thomas Robinson

John Jones (SEAL)  
Esther Jones (SEAL)

Received the day of the date of the above written Indenture of and from the above named James Williamson the consideration money above mentioned in full

Witness

Robert Miller  
Thomas Robinson

John Jones

Chester County, SS

Before me the subscriber one of the Justices of the Peace personally came John Jones and Esther his wife and acknowledged the above written Indenture, to be their act and deed in due form of law and desired the same might be recorded as such the said Esther being of full age and separately and apart from her husband by me examined and upon such said separate examination declared that she voluntarily signed sealed and as her act and deed delivered the above deed without any coercion or compulsion from him her said husband. In Testimony whereof I have hereunto set my hand and seal this sixteenth day of December Anno Domini 1813



13141 1813

...of the Orphans Court. (It being a part of a tract of land which Isaac Coates late  
Chester County deceased in his life time became lawfully seized in his demesne as of fee who died Intes  
leaving Hannah his widow and several children by whose application to the Orphans Court of said County  
same was divided and valued and the premises and privilege above described adjudged to Israel Coates pa  
hereto in fee) TOGETHER with all and singular the houses buildings orchards meadows woods ways waters  
courses fences rights liberties privileges hereditaments & appurtenances thereunto belonging or in any  
appertaining. And also all the estate right title claim and demand of him the said Israel Coates of in  
out of the same and the reversions and remainders rents issues and profits thereof. TO HAVE AND TO HOLD  
the plantation or tract of land above described hereditaments and premises hereby granted or mentioned  
tended to be with the appurtenances unto the said James Williamson his heirs and assigns to the only  
use benefit and behoof of the said James Williamson his heirs and assigns forever. And the said Israel  
for himself and his heirs doth covenant and agree to and with the said James Williamson and his heirs an  
assigns that to the said Israel Coates the said above described premises shall and will warrant and for  
defend by these presents against himself and his heirs and against all and every person or persons lawfu  
claiming by from or under him them any of them. IN WITNESS WHEREOF the parties to these presents h  
interchangeably set their hands and seals the date first above written.

Sealed and delivered in the presents of us;

Robert Miller  
Joseph I. Miller

Israel Coates (SEAL)

Received the date of the above Indenture the consideration first above mentioned in full  
Witness

Robert Miller  
Joseph I. Miller

Israel Coates

Chester County, SS:

Before me the subscriber one of the Justices of the Peace in and for the County of Chester personally call  
the above named Israel Coates and acknowledged the above Indenture to be his act and deed in due form of  
and desired the same might be recorded as such. IN TESTIMONY WHEREOF, I have hereunto set my hand and seal  
this Eleventh day of December A. Domini 1813

Robert Miller (SEAL)

Recorded December 24th, 1813

DEED  
JOHN JONES ET UXR  
TO  
JAMES WILLIAMSON

THIS INDENTURE made the Sixteenth day of December in the year of our Lord or  
thousand eight hundred and thirteen. BETWEEN John Jones of the Township of  
Calm County of Chester and State of Pennsylvania (Saddler) and Esther his wi  
of the one part and James Williamson of the same place (Yeoman) of the other  
part. WITNESSETH That the said John Jones and Esther his wife for and in  
consideration of the sum of Four Hundred Dollars lawfull money to them in ha  
well and truly paid by the said James Williamson at a before the ensealing an

delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened released and  
confirmed, and by these presents do grant bargain sell alien release and confirm unto the said James William  
son and unto his heirs and assigns; All that messuage plantation and tract of land situate lying and being i







... from said Philadelphia railway thence along the middle of said railway  
 ... by other lands of the said James Williamson one  
 ... by other lands of the said Williamson north ten degrees and a quarter  
 ... to the middle of the middle of the Philadelphia ...  
 ... along the middle of the same by lands of John W  
 ... east one hundred feet to the west side of the aforesaid  
 ... by other lands of the said James Williamson south ten degrees to  
 ... and eight tenths to the Beginning containing thirty two perches of land St  
 ... of fifty seven perches acres of land which tract beates by his  
 ... date the 11<sup>th</sup> day of December 1813 did grant and confirm unto the  
 ... said James Williamson said deed is recorded in the Records office in and for Chester  
 ... Vol 57 page 140 fully opposite to together with all and singular the house  
 ... and buildings thereon erected and being and all ways water  
 ... courses woods trees fences gardens orchards rights liberties privileges advantages  
 ... and appurtenances whatsoever thereto belonging or in any wise appertaining  
 ... and profits thereof and also all the estates right title  
 ... and demands whatsoever of them the said  
 ... in law or equity or otherwise of in to a out of the same  
 ... of thirty two perches of land hereditaments and premises  
 ... or mentioned or intended to be with the appurtenances  
 ... to the only purpose use benefit and behoof  
 ... and assigns forever And the said James Williamson do  
 ... their heirs and administrators do ever more  
 ... and with the said Isaac Coe his heirs and assigns by these pre  
 ... and their heirs and their heirs the said at  
 ... and premises hereby granted and  
 ... to be with the appurtenances unto the said Isaac Coe his  
 ... against them the said James Williamson and Lillah his wife and their heirs  
 ... claiming or to claim by force  
 ... and will warrant and piece defend to those present in  
 ... their hands and so  
 ... James Williamson & Lillah  
 ... in the north presence of William C Williamson the  
 ... of the date of the above named  
 ... in full in the consideration money value  
 ... William C Williamson  
 ... in the year of our Lord one thousand  
 ... of the justice of the Peace in and  
 ... William C Williamson & Lillah  
 ... their act and deed  
 ... the said Lillah being of full age and  
 ... of the said indenture made known to her declared that she volunarily and of her own  
 ... and deliver the said indenture with  
 ... the day of  
 ... the 1<sup>st</sup> of Valentines

Recorded 11<sup>th</sup> October 1836



granted bargain and sold abroad conveyed, released and confirmed  
 and by these presents do grant bargain sell alien release and  
 confirm unto the said Isaac C. Weston and to his heirs and assigns  
 all that messuages or tenement and two lots of land situate in the  
 Townships of East Colm in the County of Chester aforesaid designated  
 as Lots No. 4, bounded and described as follows Viz. one of them  
 Beginning at stone a corner of Samuel Coates land in a line of  
 Lot No. 2 thence by said lot south eighty five degrees and an half  
 thirty one perches and forty tenths and north five degrees and an half  
 East forty seven perches to the turnpike road thence along the side  
 of said road north seventy nine and a half degrees East twenty one  
 perches and five tenths to the line of Samuel Coates land thence by  
 same north five degrees and an half West forty six perches to the place  
 of beginning containing six acres of Pough land better same more or  
 less and the other of said lots Beginning at a corner of Lot No. 2 of  
 Woodland in the line of Samuel Coates land thence by the same North  
 five degrees and an half west sixteen perches to the corner of Lot No. 3 thence  
 by the same South eighty five degrees West forty perches and South  
 five degrees and an half east sixteen perches to the corner of Lot No. 2 of  
 Woodland thence by the same north eighty five degrees East forty perches  
 to the place of beginning containing four acres of woodland better  
 same more or less (It being a part of the same premises of which the  
 said Isaac Coates did intestate and upon which on due application  
 dated the fifth day of August Anno Domini one thousand eight hun-  
 dred and nine to the Orphaners Court of Chester County an order  
 was granted by the said Court whereupon the said Lots No. 4 of  
 the said premises were duly valued and appraised and the  
 appraisement returned on the thirtieth day of October Anno Domini  
 one thousand eight hundred and nine and by the said Court  
 adjudged and confirmed unto the said Rebecca Woodward one of  
 the daughters of the said Isaac Coates deceased and wife of the said  
 Thomas Woodward on the second day of November Anno Domini one  
 thousand eight hundred and nine To hold the same to the said  
 Thomas Woodward and to his heirs and assigns forever as in and by a  
 exemplification of the records of said Court relation being therunto be-  
 fore together with all and singulars thereto in and about houses  
 and buildings stables ways woods waters water courses rights liberties  
 franchises liberties and appurtenances whatsoever elsewhere to be  
 enjoyed in any way appertaining and also the privilege of water from  
 Lot No. 3 sufficient for house use to be conveyed in purplog and for  
 further most convenient part of the stream of water that runneth  
 along with the liberty and privilege to dig and lay the same in any  
 way and to amend repair the same at all times hereafter as in the  
 said order and records records and profits thereof And also all

W



Richardson her heirs and assigns against the said Nathaniel Davis and Eleanor his wife and their heirs and assigns and every other person and persons who in any manner lawfully claim or shall claim by force or otherwise the same or any of them shall and lawfully shall and forever defend by these presents. In Witness whereof the said parties have interchangeably set their hands and seals hereunto. Dated the day and year first above written.

Scaled and Delivered in the presence of  
 Hannah Gerron, Daniel McCreedy, Nathaniel Davis, sealed  
 Chester County ss. Be it remembered that on the second day of April A. D. 1838, before me the undersigned one of the Justices of the Peace and for the said County saw each above named Nathaniel Davis and Eleanor his wife and acknowledged by each of them in written indenture to be their act and deed and desired that the same might be recorded, which according to law I did and the said Elizabeth being of full age and by me duly examined separately and apart from her said husband and the contents thereof being first read in and to her ears and she did voluntarily and of her own free will and accord seal and as her act and deed deliver the said indenture without any coercion or compulsion of her said husband.

In Testimony whereof I have hereunto set my hand and seal the day and year above written.  
 Daniel McCreedy, Justice of the Peace

Recorded April 17 A. D. 1838

Received on the day of the date of the above written Indenture of the within named Elizabeth Richardson the sum of Twelve hundred dollars in full for the consideration money therein mentioned.

Witness at signing: Major M. Vagh, Esq. (A. D. Davis)      Nathaniel Davis

Need  
 John Woodward & wife } This Indenture made the fourth day of  
 To Isaac C. Preston } in the year of our Lord one thousand eight  
 hundred and thirty eight Between John  
 Woodward of the Township of London in  
 the County of Chester and State of Penn-  
 sylvania and Rebecca his wife late Rebecca Coates and of the  
 daughters of Isaac Coates deceased who died in State of the  
 one part and Isaac C. Preston of the Township of Chestnut  
 the County of Chester aforesaid of the other part. Witnessed  
 that the said John Woodward and Rebecca his wife for and  
 consideration of the sum of One thousand dollars to them in  
 hand paid by the said Isaac C. Preston at and before the  
 signing and delivery hereof the receipt whereof they do hereby acknowledge and the  
 receipt and discharge the said Isaac C. Preston his heirs  
 and administrators by these presents be



by these presents that in the said tract called Malin and his heirs the said above mentioned and described lot and tract of One Hundred and forty five perches of land heretofore unincorporated premises hereby granted or mentioned or intended to be with the appurtenances unto the said Abram Corsey his heirs and assigns against him the said Malin and his heirs and against all and every other person and persons whatsoever lawfully claiming or to claim by him or under him or any of them their and well derived and lawfully derived by these presents In Witness whereof the said Thomas Smith signed his name and affixed his seal the day and year first above written Malin and his heirs and assigns in the presence of James Malin Esq. Master of Chester County Pa. On the eighteenth day of September Anno Domini One thousand eight hundred and forty one personally by me the undersigned one of the Justices of the Peace in and for said County the above named Malin and acknowledged the above written Instrument to be his act and deed and the same might be recorded as such according to law and the Statute in that behalf made hereunto set my hand and affixed my seal this 18th day of September 1841 Joseph Mason Clerk

Isaac Price  
Isaac Price  
Isaac Preston  
Isaac Preston

1848  
This indenture made the fourth day of Decr A.D. One thousand eight hundred and forty eight Between Isaac Price of East Cain Township in the County of Ches and State of Pennsylvania and Elizabeth Price his wife of the one part and Isaac C. Preston of the same County and State of the other part Witnesseth that the said Isaac Price and Elizabeth Price his wife for and in consideration the sum of 4500 and thirty five dollars lawful money of the United States and delivery thereof the receipt and payment whereof they do hereby acknowledge and they their heirs and assigns do hereby disavow the said Isaac C. Preston's heirs and assigns by these presents have granted bargained sold aliened conveyed released and confirmed and by these presents do grant bargain sell alien convey and confirm unto the said Isaac C. Preston and to his heirs and assigns all that certain Lot of nine acres situate in East Cain Township in the County of Ches and State of Pennsylvania bounded and described as follows to wit Beginning at a stone in corner of E. Hiram Conning's land thence by the same North eight seven degrees East forty perches to a stone in corner of Isaac Price's land thence by the same South three degrees East forty four perches unto a stone in corner of Thomas Sturges' land thence by the same South eight degrees West eighty seven degrees and one half West forty perches to a hickory tree in corner of Samuel Hatfield's land thence by the same North degrees West forty three perches and nine tenths to the place of beginning (a hickory tree in corner of Isaac Price's land) and four perches of land according to the plan of the Marble) to the said Isaac C. Preston and to his heirs and assigns forever



and reserving the right of a watering place in the north east corner of said lot reserved for  
 use and benefit of the premises now owned by Asachar Price said watering place to be four p  
 rods and thirteen and one half perches long) It being the same lot of land (late woodland  
 marked No. 11 on a plot of Samuel Coates and willed by him to his son George Coates and to  
 his heirs and assigns for ever as in and by the said willed last will and testament dated the  
 first day of Eleventh month A.D. 1826 which said last will was duly proved and approved  
 on the twenty seventh day of twelfth month A.D. 1828 and remains on file in the registers of  
 of Chatham County likewise being therewith here appaid. And to say further the aforesaid  
 Asachar Price and his heirs and assigns forever reserves the right to enter upon said pre  
 and dig a ditch or ditches and build a fountain head and convey by pipes or otherwise a  
 sufficiency of water for the use of his farm doing as little damage thereto as possible and  
 the privilege of ingress and egress at all times for building and repairing the same also  
 roads or passages for husbandry woods through said premises from off his farm to the pa  
 road near the western boundary thereof a gate or bars on the eastern boundary of the  
 to be put up and kept in repair by the Price or his heirs and assigns forever Together with all  
 singular the heres buildings ways roads waters water courses rights liberties privileges  
 hereditaments and appurtenances whatsoever therunto belonging or in any wise apper  
 tains the reversions remainders rents issues and profits thereof And all the estate right  
 title interest claim and demand whatsoever of the said Asachar Price and Elizabeth  
 Price his wife in law or equity or otherwise however of the law or out of the same  
 have and to hold the said lot of land (with acceding) except the premises before  
 hereditaments and premises hereby granted or released or mentioned or intended  
 to be with the appurtenances unto the said Isaac C. Preston his heirs and asse  
 to the only proper use benefit and behoof of the said Isaac C. Preston his  
 and assigns forever. And the said Asachar Price for himself his heirs and  
 administrators doth Covenant promise grant and agree to and with the  
 Isaac C. Preston his heirs and assigns by these presents that in the said Isaac  
 Price and his heirs the said hereditaments and premises hereby granted  
 mentioned or intended to be with the appurtenances unto the said Isaac C.  
 his heirs and assigns against some the said Asachar Price & Elizabeth his wife or  
 aids against all and every other person or persons whomsoever lawfully claiming or  
 claiming by force or under claim thereof or any of them shew and well 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  
 written Asachar Price & Elizabeth Price Sealed and delivered in  
 presence of Geo. H. Price, John Thomas, Charles County St. De. to  
 bered that on the fourth day of December in the Year of our Lord one thousand  
 eight hundred and forty eight before the Subscriber one of the Justices of  
 Peace for the County aforesaid personally appeared the above named  
 Asachar Price and Elizabeth Price his wife and acknowledged that they  
 foregoing Indenture to be their act and deed and desired the same to be  
 so be recorded according to law. The said said Elizabeth Price being of  
 age and being first by and separately asked as aforesaid from her said husband  
 and acknowledged and the contents of said Indenture made known to her doth

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deed and desired the same as such to be recorded according to law she the said Mary being of full age and being first by me separately and apart from her said husband examined and the contents of said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. Witness my hand and seal the day and year aforesaid

Henry Fleming Seal

Recorded April 2nd A.D. 1855

Deed  
 Mary Preston (Executrix)  
 To  
 Seymour C. Williamson

This Indenture made the second day of April in the year of our Lord one thousand eight hundred and fifty five Between Mary Preston Executrix of the last will and Testament of Isaac C. Preston late of the township of East Oak (now called) in the County of Chester and State of Pennsylvania

deceased of the one part and Seymour C. Williamson of the said township of Valley of the other part whereas the said Isaac C. Preston was at the time of his decease lawfully seized in his demise as of fee (amongst other real estate) of and in ten certain lots or pieces of land situate in the said township of Valley (hereinafter described by metes and bounds) and being so thereof seized did & having first made his last will and Testament in writing bearing date the thirteenth day of November Anno Domini one thousand eight hundred and fifty wherein and whereby amongst other things he appointed his wife Mary Preston sole Executrix granting her full power to sell all or any of his estate Real or personal as she might think necessary as in and by the said recited Will since his decease duly sworn and remaining in the Registers office at West Chester will appear Now this Indenture witnesseth that the said Mary Preston Executrix as aforesaid for and in consideration of the sum of Two thousand Three hundred dollars to her in hand paid by the said Seymour C. Williamson at and before the sealing and delivery hereof the receipt whereof is acknowledged hath granted



bargained sold released and confirmed and by these presents by virtue of the power thereto given by the said recited will doth grant bargain sell release and confirm unto the said Seymour & Williamson and to his heirs and assigns those two certain Lots or pieces of land above mentioned one of them by beginning at a stone a corner of Hatsfield's land thence by the same southerly five degrees and a half west twenty one perches and five tenths and South five degrees and a half east forty seven perches to the Philadelphia and Lancaster Turnpike road thence along the middle of the same road seventy nine degrees and a half east twenty one perches and five tenths to the line of Elizabeth M. Downings land thence by the same North five degrees and a half west forty six perches to the place of beginning containing six acres of plow land be the same more or less Began one of the Lots of land which John Woodward and wife by their Indenture bearing date the fourteenth day of April Anno Domini one thousand eight hundred and thirty eight and recorded in the Records office of Chester County in Deed Book P. 11. fol. 87 page 394 granted and conveyed to the said Isaac C. Preston in fee simple The other of said lots Begins at the west side of a certain strait of water in the middle of the Philadelphia and Lancaster railroad along the middle of said roadway South seventy three degrees and a half west by land late of James Williamson one hundred feet thence by other lands late of said Williamson North ten degrees and a quarter west forty perches and eight tenths to the middle of the Philadelphia and Lancaster Turnpike road thence along the middle of the same by the above described Lot North eighty one degrees East one hundred feet to the west side the aforesaid strait of water thence by the same by other lands late of the said James Williamson South ten degrees East four perches and eight tenths to the place of beginning containing Twenty two perches of land be the same more or less Began the same premises which James Williamson and wife by their Indenture dated the twenty first day of May Anno Domini one thousand eight hundred and thirty six for the consideration therein mentioned granted and confirmed unto the said Isaac C. Preston and to his heirs and assigns for ever as in and by the said recited Indenture Recorded in the office aforesaid in Deed Book N. 11. fol. 55 page 79 reference be thereunto had will more fully appear Together with all and singular the Improvements ways roads water water courses rights liberties privileges tenements and appurtenances whatsoever therunto belonging or in anywise appertaining and the divisions remainders rents issues and profits thereof Also all the estate right title interest property and claim and demands whatsoever of the said Isaac C. Preston at and immediately before the time of his decease in law or equity or otherwise howsoever of in to or out of his said Decease and to hold the two Lots or pieces of land above described hereunto appurtenances and premises hereby granted or mentioned or intended as to be in the appurtenances unto the said Seymour & Williamson his heirs and assigns to the only proper use and behoof of the said Seymour & Williamson his heirs and assigns forever And the said Mary Preston Executrix as aforesaid for herself her heirs executors and administrators doth covenant and promise



Witness my hand and seal the day and year aforesaid.

Recorded Dec. 31. 1861.

James Patton Esq.

Deeds

Gilbert Williamson  
to  
Seymour C. Williamson

This Indenture made the thirty first day of December A.D. one thousand eight hundred and sixty one between Gilbert Williamson of Valley Township in the County of Chester and State of Pennsylvania of the one part and Seymour C. Williamson of the same Township

County and State aforesaid of the other part. Witness that the said Gilbert Williamson for and in consideration of the sum of three thousand six hundred and fifty six dollars and twenty five cents in hand paid by said Seymour C. Williamson at and before the enacting and delivery hereof. The receipt and payment whereof she hereby acknowledges and thereby acquits and forever discharge the said Seymour C. Williamson his heirs and assigns and administrators by these presents has granted, bargained, sold, aliened, conveyed, released and confirmed, and by these presents doth grant bargain sell alien convey release and confirm unto the said Seymour C. Williamson and to his heirs and assigns all that certain plantation and tract of land situate in Valley Township aforesaid bounded and described as follows to wit Beginning at a stone in corner of Elizabeth Devoes land thence by said land North eighty three degrees East four perches to a corner in the middle of a public road thence along the middle thereof and by Paices land South nine and a quarter degrees East twenty perches and six tenths to a corner thence by said Paices land with Chapel of Samuel Hatfield South eighty four and a half degrees West fifty five perches to a stone heap thence by said Hatfields land South seven and a half degrees East two and one perches and ninety six hundredths to a stone heap thence by Sturgeons to South eighty three and a half degrees West twenty perches and thirty six hundredths to a stone thence by other land of the said Seymour C. Williamson the three following courses and distances South eighty four and a half degrees West thirteen perches and six tenths to a stone South seventy four and six tenths degrees West nineteen perches and seventy six hundredths to a stone and North seven and a quarter degrees West ninety five perches and five tenths to a corner in the middle of the Pennsylvania said road thence along the middle thereof and by Benjamin Valentines land North seventy three degrees East



six perches and fifty six hundredths to a corner three by said Seymour  
 and other lands of the said Seymour to Williamson North seventy  
 and three quarter degrees East seventy seven perches to a corner three by  
 said Williamson and lands North seventy two and three quarter degrees East  
 twelve perches to a corner three by lands of Elizabeth Downing South  
 and a half degrees East seventy four perches and two tenths to the place of  
 beginning Williamson Eighty six acres and one quarter street measure width  
four feet of the course being the true not magnetic the variation of the needle  
being 6 degrees west from north ] being composed and made up of two traces  
of land the first of which gives Williamson by his last will and testament  
in writing duly proven the 1st day of January A.D. 1862 did give and assign  
to his wife Gillah Williamson in fee reference to the Registers Office of Ches-  
ter County being back with gully appears The other which Mary Preston executrix  
of Isaac Preston debt by her deed dated the second day of April A.D. 1855 for  
the consideration therein mentioned did grant and confirm unto the use  
of said Gillah Williamson and to her heirs and assigns forever in fee so  
well duly executed and Recorded in the Records Office of Ches-  
ter County in Book U. S. vol. 121 Page 235. By agreement thereunto being had in  
more fully appear to get the with all and singular the houses buildings in  
woods waters water courses rights liberties privileges hereditaments and and  
appurtenances whatsoever thereunto belonging or in anywise appertaining  
and the reversions remainders and profits thereof Also all the  
estate right title interest claim and demand whatsoever of the said  
Gillah Williamson in law or equity or otherwise howsoever of in to or  
out of the same to have and to hold the said Messuage plantation in  
tract of land hereditaments and premises heroby granted or released or  
mentioned or intended so to be with the appurtenances unto the said Sey-  
mour to Williamson his heirs and assigns to the only proper use benefit  
and  behoof of the said Seymour to Williamson his heirs and assigns  
forever And the said Gillah Williamson for herself her heirs executors and  
administrators do the covenant promise grant and agree to and with the  
said Seymour to Williamson his heirs and assigns by these present to  
the the said Gillah Williamson and her heirs the said above mentioned  
and described plantation and tract of land hereditaments and premises  
heroby granted or mentioned or intended so to be with the appurtenances  
unto the said Seymour to Williamson his heirs and assigns against  
her the said Gillah Williamson and her heirs and against all and every  
one other person or persons whomsoever lawfully claiming or to claim  
by power under him them or any of them shall and will warant  
and pay and be bound by these present In Witness whereof the said parties  
to these present have herunto interchangeably set their hands and seals  
the day and year first above written

Sealed and Delivered in the presence of  
 W. G. Thomas      S. Emma Thomas



Deed

Elizabeth Price  
To  
James Kerns

17<sup>th</sup> 1866

This Indenture, made the second day of April, in the year of our Lord, one thousand eight hundred, and sixty six, Between Elizabeth Price, of the township of Valley, County of Chester, and State of Pennsylvania, of the one part, and James Kerns, of the township, County and State aforesaid, of the other part, Witnesseth, that the said Elizabeth Price, for and in consideration of the sum of eight hundred dollars, lawful money of the United States of America, unto her,

well and truly paid by the said James Kerns, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released, released, and confirmed, and by these presents, do grant, bargain, sell, alien, release, release and confirm unto the said James Kerns, his heirs and assigns, All that certain messuage and tract of land, situate in the township of Valley, County of Chester, and State of Pennsylvania, bounded and described as follows, Beginning at a stone, a corner of Elizabeth Miller Downings land, thence by the same, North eighty seven (87) degrees East forty (40) perches to a stone, a corner of Joseph Fulton's land, thence by the same South three (3) degrees East forty four (44) perches and three tenths  $\frac{3}{10}$  of a perch, to a post, in a line of land of Sarah Colgan's, thence by the same, and land of Margaret Sturgiss' South eighty seven and a half,  $(87\frac{1}{2})$  degrees, West forty (40) perches to a hickory tree, a corner of Samuel Hatfield's land thence by the same North three (3) degrees West forty (40) perches and nine tenths  $(\frac{9}{10})$  of a perch to the place of beginning, containing eleven acres and four perches of land with the appurtenances (Excepting and reserving, nevertheless, the right of a watering place, on the North east corner of said lot, reserved for the use and benefit of the premises now owned by Joseph Fulton; said watering place to be four (4) perches wide, and thirteen and a half  $(13\frac{1}{2})$  perches long; and further excepting and reserving, to the aforesaid Joseph Fulton, his heirs and assigns forever, the right to enter upon the said premises, and dig a ditch or ditches, and build a fountain head, and convey, by pipes or otherwise a sufficiency of water for the use of his farm, doing as little damage as possible, and also at all times to have the privilege of egress, & ingress, for building and repairing the same, and also, a road or passage way for hauling wood through said premises from off his farm to the public road, near the western boundary thereof, a gate, or bar, to the eastern boundary thereof of the premises to be put up, and kept in repair, by the

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off said lot, reserved for the use and benefit of the Premises, now owned by Joseph Fulton; said watering place to be four (4) Perches wide, and thirteen and a half (13 1/2) Perches long; and further, excepting and reserving, to the aforesaid Joseph Fulton, his heirs and assigns forever, the right to enter upon the said premises, and dig a ditch or ditches, and build a fountain head, and convey, by pipes or otherwise, a sufficiency of water for the use of his farm, doing as little damage as possible, and also at all times to have the privilege of egress, & ingress, for building and repairing the same, and also, a road or passage way for hauling wood through said premises from off his farm to the public road, near the western boundary thereof, a gate, or bar, on the eastern boundary thereof of the premises, to be put up, and kept in repair, by the said Joseph Fulton, his heirs and assigns forever) Being the same premises which Mary Preston, executor of the last will and testament of Isaac C. Preston, deceased, late of the township of East Calw, (but now of the township of Valley, by virtue of a division of the said township of East Calw) County and State aforesaid, by indenture, bearing date, the 26th day of March, A.D. 1857, and recorded in the Recorder's office of said County, in Deed Book, E.C. Vol. 127, page 111, April 1st, 1857, granted and conveyed to me, the said Elizabeth Price in fee. Together with all and singular, the buildings, woods, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever therunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property claim, and demand, whatsoever of the said Elizabeth Price, in law, equity, or otherwise howsoever; of, in and to the same, and every part thereof. To have and to hold, the said premises (except the privileges above excepted) above described, hereditaments and premises here by granted, or mentioned, and intended to be, with the appurtenances unto the said James Keins, his heirs and assigns, to and for the only proper use and behoof, of the said James Keins, his heirs and assigns forever. And the said Elizabeth Price, for herself, her heirs, executors and administrators, doth by these presents, covenant, grant and agree to and with the said James Keins, his heirs and assigns, that she, the said Elizabeth Price, her heirs, all and singular, the hereditaments and premises, herein above described, <sup>and granted</sup> or mentioned and intended to be, with the appurtenances, unto the said James Keins, his heirs and assigns, against her, the said Elizabeth Price, her heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

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 as above  
 (Signature)



James Kerne's Wife  
George A. Kerne

# This Indenture, made the First day of April

in the year of our Lord One Thousand Eight Hundred and seventy six  
between James Kerne of the township of Calw, County of Chester and State of Penn-  
sylvania and Cynthia his wife of the one part and George A. Kerne of  
the township, County and State aforesaid.

of the other part. Witnesseth, that the said James Kerne and Cynthia his wife  
for, and in consideration of the sum of Three Thousand Dollars  
lawful money of the United States of America, unto them well and truly paid by the said  
George A. Kerne at and before the sealing and delivery of these presents, the receipt whereof, is hereby  
acknowledged have granted, bargained, sold, aliened, encoffed, released and confirmed, and by these presents  
do grant, bargain, sell, alien, encoff, release and confirm unto the said

George A. Kerne his Heirs and Assigns, All those two certain messuages and contig-

uous tracts of land situated in the township Calw, County of Chester and State of Pennsylvania  
bounded and described as follows, viz: Tract No. 1. Beginning at a stone a corner of land, of James  
Kerne's land Tract No. 2. - Calv Elizabeth Woollen Downings land, thence by the same north eighty seven de-  
gree East forty perches to a stone a corner of Joseph Fulton's land, thence by the same south three degrees East  
forty four perches and three tenths of a perch to a post in a line of land of Sarah Kolgan thence by the  
same and land of Seymour to Williamsow south eighty seven and a half degrees West forty perches  
to a hickory tree a corner of Samuel Hatfield's land, thence by the same north three degrees West forty  
perches and nine tenths of a perch to the place of beginning containing Eleven Acres and Four Perches of  
Land with the appurtenances. Excepting and reserving nevertheless the right of a watering place on the  
north east corner of said lot reserved for the use and benefit of the premises now owned by Joseph Fulton  
said watering place to be four inches wide and thirteen and one half perches long, and further excepting and  
reserving to the aforesaid Joseph Fulton his heirs and assigns forever the right to enter upon said premises  
and dig a ditch or ditcher and build a fountain head and convey by pipe or otherwise a sufficiency of water  
for the use of his farm doing us little damage as possible, and also at all times to have the privilege of egress  
and ingress for building and repairing the same and also a road or passage way for hauling wood through  
premises from off his farm to the public road near the western boundary thereof, a gate or bar on the eastern bound-  
ary thereof of the premises to be put up and kept by Joseph Fulton his heirs and assigns forever. Being  
the same premises which Elizabeth Price by deed dated April 2d. 1866, and recorded in the Recorder's Of-  
file of said County in Deed Book No. 7, vol. 150, page 483. March 14th A.D. 1867, granted and conveyed  
unto the said James Kerne in fee. Tract No. 2. Beginning at a stone a corner of lot No. 1 - thence by land of  
Seymour L. Williamson north one degree forty five minutes West two hundred and seventy eight feet to a  
stake distant from the new center line of the Pennsylvania Railroad, thence on a line parallel to the said new  
center line and fifty feet distant therefrom north eighty two degrees thirty minutes East four hundred and  
thirty two feet to a stone in the line of land of Joseph Fulton, thence by the said Fulton's land south one de-  
gree forty five minutes East eleven hundred and thirteen feet to a stake a corner of land of said James  
Kerne lot No. 1, and thence by the same south eighty eight degrees thirty minutes West four hundred  
and thirty feet to the place of beginning containing Ten Acres and one hundred and thirty five per-  
ches more or less. Being the same premises which the Pennsylvania Railroad Company by deed dated  
May 20th A.D. 1871, and recorded in the Recorder's Office of said County in Deed Book No. 11, vol.



sylvania and registered in the  
the township, to county and state aforesaid.

of the other part. Witnesseth, that the said James Kerne and Cynthia his wife  
for, and in consideration of the sum of Five Thousand Dollars  
lawful money of the United States of America, unto them well and truly paid by the said  
George A. Kerne at and before the sealing and delivery of these presents, the receipt whereof, is hereby  
acknowledged have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents  
do grant, bargain, sell, alien, enfeoff, release and confirm unto the said

George A. Kerne his Heirs and Assigns, All those two certain messuages and consty-  
mous tracts of land situated in the township Calw, County of Chester and State of Pennsylvania.  
bounded and described as follows. viz: Tract No. 1. Beginning at a stone a corner of land, of James  
Kerne's land Tract No. 2. - late Elizabeth Miller Downings land, thence by the same north eighty seven  
degrees East forty furlies to a stone a corner of Joseph Fulton's land, thence by the same south three degrees East  
forty four furlies and three tenths of a furlie to a post in a line of land of Sarah Kolgaw thence by the  
same and land of Seymour to Williamson south eighty seven and a half degrees West forty furlies  
to a hickory tree a corner of Samuel Hatfield's land, thence by the same north three degrees West forty  
furlies and nine tenths of furlie to the place of beginning containing Eleven Acres and Four Perches of  
Land with the appurtenances. Excepting and reserving nevertheless the right of a watering place with  
north east corner of said lot reserved for the use and benefit of the premises now owned by Joseph Fulton  
said watering place to be four inches wide and thirteen and one half furlies long, and further excepting and  
reserving to the aforesaid Joseph Fulton his heirs and assigns forever the right to enter upon said premises  
and dig a ditch or ditches and build a fountain head and convey by pipe or otherwise a sufficiency of water  
for the use of his farm doing as little damage as possible and also at all times to have the privilege of egress  
and ingress for building and repairing the same and also a road or passage way for hauling wood through the  
premises from off his farm to the public road near the western boundary thereof, a gate or bar on the eastern bound-  
ary thereof of the premises to be put up and kept by Joseph Fulton his heirs and assigns forever. Being  
the same premises which Elizabeth Price by deed dated April 2d. 1866, and recorded in the Recorder's Of-  
fice of said County in Deed Book G. 7, vol. 150, page 483. March 14th A. D. 1867, granted and conveyed  
unto the said James Kerne in fee. Tract No. 2. Beginning at a stone a corner of lot No. 1 - thence by land of  
Seymour to Williamson north one degree forty five minutes West ten hundred and seventy eight feet to a stone  
fifty feet distant from the new center line of the Pennsylvania Railroad, thence on a line parallel to the said  
center line and fifty feet distant therefrom north eighty two degrees thirty minutes East four hundred and  
thirty two feet to a stone in the line of land of Joseph Fulton, thence by the said Fulton's land south one de-  
-gree forty five minutes East eleven hundred and minutes feet to a stone a corner of land of said James  
Kerne lot No. 1. and thence by the same south eighty eight degrees thirty minutes West four hundred  
and thirty feet to the place of beginning containing Ten Acres and one hundred and thirty five per-  
-ches more or less. Being the same premises which the Pennsylvania Railroad Company by deed dated  
May 20th A. D. 1871, and recorded in the Recorder's Office of Chester County in Deed Book A. E. vol.  
173, page 349, July 24th 1871, granted and conveyed to the said James Kerne in fee with the rights  
and privileges and subject to the conditions as to a certain ditch and water pipe contained in an  
agreement between E. Miller Downing and Alexander D. Boggs dated July 16th, 1857 and recorded  
in Chester County in Miscellaneous Book No. 9, page 118.



payment of Twelve hundred and sixty five Dollars, unto the persons entitled. And the said Richard B. Baily and James W. Taylor, do severally covenant, promise, and agree, to and with the said Samuel Greenwood, his heirs and assigns, by these presents, that they, the said Richard B. Baily and James W. Taylor have not done, committed, or knowingly, or willingly, suffered, to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title charge, estate, or otherwise howsoever. In Witness Whereof, the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written

Sealed and delivered in the presence of us: J. W. Barnard, James Barnard.

Richard B. Baily, James W. Taylor.

Received the day of the date of the above Indenture of the above named Samuel Greenwood One thousand and two hundred dollars, being the consideration within mentioned, in full Richard B. Baily, James W. Taylor.

Chester County, Pa:— On the sixth day of April Anno Domini 1878, before me, a Notary Public for Pennsylvania, residing at West Chester in said County personally appeared the within named Richard B. Baily and James W. Taylor, Assignees of Benjamin Seal for the benefit of creditors, in and in due form of law acknowledged the within or foregoing Indenture to be their act and deed, and desired the same might be recorded as such. Witness my hand and Notarial seal the day and year aforesaid.

J. W. Barnard, Notary Public

Recorded April 17th 1878.

Deed George A. Kerns & wife to James Kerns.

This Indenture, made the Seventh day of April in the year of our Lord one thousand eight hundred and seventy seven. Between G. A. Kerns, of the township of Galin, County of Chester, and State of Pennsylvania and Martha his wife of the first part, and James Kerns, of the township, County and State aforesaid of the second part: Witnesseth, that the said party of the first part, for and

in consideration of the sum of Three thousand dollars, lawful money of the United States of America, well and truly paid by the said party of the second part, to the said party of the first part, at and before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, his heirs and assigns, All the two certain messuages and contiguous tracts of land, situated in the township of Galin County of Chester and State of Pennsylvania. Bounded and described as follows, viz: Tract No. 1, Beginning at a stone a corner of Tract No. 2. (late lands of Elizabeth Miller Downing) thence by the same North eighty seven degrees, East, forty perches to a stone a corner of Joseph's Fulton's land, thence by the same, South three degrees, East, forty four perches and three tenths of a perch, to a post in a line of land of Sarah Colgan



thence by the same and land of Seymour C. Williamson South eighty seven and a half degrees, West forty perches to a hickory tree, a corner of Saml. Hatfield's land, thence by the same North three degrees, West forty perches and nine tenths of a perch, to the place of beginning. Containing eleven acres and four perches of land, with the appurtenances, (Except and reserving nevertheless the right of a watering place on the North East corner of said lot, reserved for the use and benefit of the premises now owned by Joseph Pulton said watering place to be four perches wide and thirteen and one half perches long; and further reserving and reserving to the aforesaid Joseph Pulton, his heirs and assigns forever the right enter upon said premises and dig a ditch or ditches and build a fountain head and convey by pipes or otherwise a sufficiency of water for the use of his farm doing as little damage as possible, and also at all times to have the privilege of egress and ingress for building and repairing the same, and also a road or passage way for hauling wood through said premises from off his farm to the public road, near the western boundary thereof, a gate bar on the Eastern boundary thereof of the premises to be put up and kept by Joseph Pulton his heirs and assigns forever) Being the same premises, described as Tract No. which James Kerns and wife by Deed dated April 1<sup>st</sup>, 1876 and recorded in the Record Office of said County in Deed Book J.B. Vol. 191, page 86 &c. April 6<sup>th</sup> 1876 granted and conveyed unto the said George A. Kerns in fee. Tract No. 2. Beginning at a stone a corner of lot No. 1 - thence by land of S. C. Williamson North one degree forty five minutes, West ten hundred and seventy eight feet to a stone, fifty feet distant from the new center line of the Pennsylvania RR; thence on a true parallel to the said new center line and fifty feet distant from same North eighty two degrees, thirty minutes, East four hundred and thirty two feet to a stone in the line of land of Joseph Pulton; thence by the said Pulton's land, South one degree, forty five minutes, East eleven hundred and nineteen feet to a corner of lot No. 1, and thence by the same South eighty eight degrees, thirty minutes, West four hundred and thirty feet to the place of beginning. Containing ten acres and one hundred and thirty five perches more or less. Being the same premises described as tract No. which James Kerns and wife by deed dated April first 1876 and recorded in the Record Office of said County in Deed Book J.B. Vol. 191, page 86 &c. April 8<sup>th</sup> 1876 granted and conveyed unto the said George A. Kerns, in fee, with the rights and privileges and subject to the conditions as to a certain ditch and water pipes &c. contained in an agreement between E. Miller Downing and Alexander D. Roggs dated July 16<sup>th</sup> 1857 and recorded in Chester County in Miscellaneous Deed Book No. 9, page 118 &c. Together with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and of every part and parcel thereof; And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part of, in, and to the said premises, with the appurtenances. (Except the privileges heretofore mentioned as being reserved.) 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 George A. Kerns and Martha, his wife, the heirs, executors and administrators, do by these presents covenant, grant and agree, it and with the said party of the second part, his heirs and assigns, that they, the said George A. Kerns and Martha, his wife, their heirs, all and singular the hereditaments

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payment of Twelve hundred and sixty five dollars, unto the persons entitled. And the said Richard B. Baily and James W. Taylor, do severally covenant, promise, and agree, to and with the said Samuel Greenwood, his heirs and assigns, by these presents, that they, the said Richard B. Baily and James W. Taylor have not done, committed, or knowingly, or willingly, suffered, to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title charge, estate, or otherwise howsoever. In Witness Whereof, the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written

Sealed and delivered in the presence of us: J. W. Barnard, James Barnard.

Richard B. Baily, James W. Taylor.

Received the day of the date of the above Indenture of the above named Samuel Greenwood the sum of twelve hundred and two hundred dollars, being the consideration within mentioned, in full for Richard B. Baily, James W. Taylor.

Chester County, Pa:— On the sixth day of April Anno Domini 1878, before me, a Notary Public for Pennsylvania, residing at West Chester in said County personally appeared the within named Richard B. Baily and James W. Taylor, Assignees of Benjamin Seal for the benefit of creditors, in and due form of law acknowledged the within or foregoing Indenture to be their act and deed, and desired the same might be recorded as such. Witness my hand and Notarial seal the day and year aforesaid.

J. W. Barnard, Notary Public

Recorded April 17th 1878.

Deed George A. Kerns & wife to James Kerns.

This Indenture, made the Seventh day of April in the year of our Lord one thousand eight hundred and seventy seven. Between G. A. Kerns, of the township of Galn, County of Chester, and State of Pennsylvania and Martha his wife of the first part, and James Kerns, of the township, County and State aforesaid of the second part: Witnesseth, that the said party of the first part, for and

in consideration of the sum of Three thousand dollars, lawful money of the United States of America, well and truly paid by the said party of the second part, to the said party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, his heirs and assigns, All the two certain messuages and contiguous tracts of land, situated in the township of Galn County of Chester and State of Pennsylvania. Bounded and described as follows, viz: Tract No. 1, Beginning at a stone a corner of Tract No. 2 (late lands of Elizabeth Miller Downing) thence by the same North eighty seven degrees, East forty furlongs to a stone a corner of Joseph Fulton's land, thence by the same, South three degrees, East forty four furlongs and three tenths of a perch, to a post in a line of land of Sarah Bolgan







before the sealing and delivery hereof the receipt whereof is hereby acknowledged has granted bargained sold aliened released and confirmed and by these presents and by virtue of the power and authority vested in him by the above mentioned deed of assignment and the several acts of assembly relating to voluntary assignments for the benefit of creditors does grant gain sell alien release and confirm unto the said James Kerns and his heirs and assigns ever All that messuage and tract of land situate in Calver township county and state aforesaid more particularly described as follows Beginning at a post in a line of lands of the Pennsylvania Railroad Company near a corner of other land of said Kerns and by Kerns land the following courses and distances south one half degree east sixty five and twenty eight tenths rods to a stone thence east four rods to a stone ~~thence east four rods to a stone~~ thence south two and one quarter degrees east twenty and five tenths rods to a road extending from Calver Station to Mortonville at a corner of said Kerns land thence by land of said Kerns and Abram Hatfield south eighty nine and three quarters degrees west forty four rods to a stone and by Hatfields land south one half degree east twenty four rods to a stone heap thence by other land of the said Williamson north eighty nine and one degree west twenty and thirty six hundredths rods to a stone thence north eighty eight one half degrees west thirteen and six tenths rods to a stone thence south eighty one and one quarter degrees west nineteen and seventy six hundredths rods to a stone thence north two minutes East ninety seven rods to the middle of the old line of the Pennsylvania Railroad Company and thence by said old line north eighty and one quarter degrees east six and fifty six hundredths perches thence north seventy four and one half degrees east twenty one and twenty two hundredths rods to the south line of lands of the Pennsylvania Railroad Company and thence by the same north eighty four and one quarter degrees east fifty six and twelve hundredths rods to the place of beginning Containing fifty five acres more or less Together with all and singular the buildings improvements ways and water courses rights liberties privileges hereditaments and appurtenances whatsoever unto belonging or in any wise appertaining and the Reversions and Remainders Rents and Profits thereof and also all the estate right title interest use trust property possession claim and demand whatsoever of the said Superior W. Williamson and his heirs wife and of the said Joseph B Baker assignee as aforesaid in law equity or otherwise howsoever of in to or out of the same To have and to hold this said herebefore devised premises together with the hereditaments and premises hereby granted and released or now and intended so to be with the appurtenances unto the said James Kerns his heirs and assigns to and for the only proper use and behoof of the said James Kerns his heirs or assigns forever And the said Joseph B Baker assignee as aforesaid does covenant promise and agree to and with the said James Kerns his heirs and assigns by these presents that he said Joseph B Baker as assignee as aforesaid has not done committed or knowingly or willingly suffered to be done or committed any act matter or thing whatsoever in the premises hereby granted or any part thereof is or shall or may be impeached charged or encumbered in title charge estate or otherwise howsoever In witness whereof the said parties to these presents have hereunto interchangably set their hands and the day and year first above written

Sealed and Delivered in the presence of us the word ten minutes East interlined in the right line from the bottom of the second line  
 W. Bohmer  
 Chester County S. D. On the first day of April Anno Domini 1880 before me the subscriber a notary public in and for the State of Pennsylvania  
 J. B. Baker assignee



the sum of One hundred and sixty six dollars, being the full consideration money above mentioned.

Witnesses at signing.  
W. M. Graham.

Elizabeth C. Biogan.

State of Pennsylvania }  
County of Chester } ss: On the 27th day of November Anno Domini 1906,  
before me the subscriber, a Justice of the Peace in and for Chester County per-  
sonally appeared the above named Elizabeth C. Biogan and Andrew A. Biogan, 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.

Recorded December 1, 1906.

H. M. Graham, J. P.  
My Commission expires 5-7-1910.

Official Seal

Deed 11/11/1906  
James Kerns w/f

This Deed of Conveyance made the first day of December  
A. D. 1906. Witnesseth, that James Kerns, of the Township  
of Galu, in the County of Chester and State of Pennsylvania  
and Cynthia J. his wife, (hereinafter called grantors)

in consideration of the sum of Thirty two thousand dollars to them paid by  
Manor Real Estate and Trust Company, (hereinafter called grantee) the receipt  
whereof is hereby acknowledged, do grant, bargain, sell and convey unto the  
said grantee and its successors and assigns All that certain tract or  
piece of land, with the buildings and improvements thereon located  
situate in the Township of Galu, in the County of Chester and State of Penn-  
sylvania, bounded and described as follows, viz: Beginning at a stake in  
the Eastern line of land of William A. Valentine in the Southern line of  
land conveyed by William A. Valentine up to the Pennsylvania Railroad  
Company by deed dated the Twenty eighth day of May A. D. 1892, and extending  
thence by land of the said Railroad Company as follows, viz: First North  
eighty degrees fifteen minutes East one hundred and eight feet and twenty  
four one-hundredths of a foot to a stake; Second North seventy four degrees  
thirty minutes East four hundred and eighty two feet and thirteen one-  
hundredths of a foot to a stake; Third, parallel to the center line of the  
railroad of the said railroad company and forty five feet distant south-  
wardly therefrom North eighty four degrees fifteen minutes East six hundred  
and eleven feet and forty eight one-hundredths of a foot to a stake in the mid-  
dle of the Morlowville Road now abandoned; Fourth along the middle of said  
abandoned road South three degrees twenty minutes East twenty feet to a  
stake; Fifth, on a line parallel with the aforesaid center line and sixty five  
feet distant Southwardly therefrom North eighty four degrees fifteen minutes  
East one hundred and seventy nine feet and four-tenths of a foot to a stake;  
Sixth South twenty five minutes East two hundred and eighteen feet to a stake;  
Seventh, North eighty nine degrees thirty five minutes East sixty feet to a stake;  
Eighth; North twenty five minutes West two hundred and thirty nine feet and  
four-tenths of a foot to a stone; Ninth, on a line parallel with the aforesaid  
center line and forty five feet distant Southwardly therefrom North eighty four  
degrees fifteen minutes East one hundred and eight feet and one-tenth of a  
foot to a stake; Tenth, due South five feet to a stone; Eleventh, on a line par-  
allel with the aforesaid center line and fifty feet distant Southwardly therefrom  
North eighty four degrees fifteen minutes East four hundred and thirty two feet  
to a stake; Twelfth, due South one thousand one hundred and ninety feet to a

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Mason

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stake, Thirdly, South eighty nine degrees forty five minutes East two hundred and thirty feet to a stone and Fourthly, South fifteen minutes West seven hundred and thirty feet and ninety five one hundredths of a foot to a stake in the northerly line of land of Jess Jackson, thence by said land of Jess Jackson, and by land of Frank Hymn, crossing a public road, north eighty nine degrees forty five minutes West six hundred and sixty feet to a Hickory tree, thence by land of J. Gilbert Hatfield as follows, viz: First, north fifteen minutes East four hundred feet more or less to a stake; second, South eighty nine degrees forty five minutes West six hundred and sixty five feet more or less to a stone, and Third, South thirty minutes East three hundred and ninety six feet to a heap of stone, thence again by said land of Frank Hymn as follows, viz: First, North eighty nine degrees thirty minutes West three hundred and thirty five feet and ninety four one hundredths of a foot to a stone, and second, North eighty eight degrees thirty minutes West two hundred and thirty four feet and four tenths of a foot to a stone, thence by land of William A. Valentine as follows, viz: First, South eighty one degrees forty five minutes West three hundred and twenty six feet and forty one hundredths of a foot to a stone and second, North ten minutes East one thousand six hundred feet and five tenths of a foot to the place of beginning.

Containing seventy five acres and nine hundred and seventy two one thousandths of an acre (75.972/1000) more or less.

Being composed of three tracts or pieces of land which became vested in the said James Kerns in fee by two separate indentures, one thereof from George C. Kerns and wife, bearing date the seventh day of April A. D. 1877, and recorded in the office for the Recording of Deeds &c. in and for the County of Shelby aforesaid in Deed Book B. 19, Vol. 199, page 448 &c. and the other thereof from Joseph B. Baker Assignee &c. bearing date the third day of April A. D. 1880, and recorded in the office aforesaid in Deed Book G. 9, Vol. 204 Page 304 &c. And also all the estate right, title and interest whatsoever of them the said grantors of, in and to all land now or formerly within the limits of any and all streets, avenues, roads, lanes, highways, or alleys wholly or partly bounding, abutting or intersecting the said above described premises, with the appurtenances; To have the same unto and for the use of the said grantor and its successors and assigns forever.

Reserving however unto Joseph Beale and Robert H. Beale (present owners of the Williamson property at Calm Station) their heirs and assigns, the same water and pipe line right as are now in use by them, for the supply of their dwelling houses, from and over the tract or piece of land hereinbefore described and granted, by the same rights &c. as held by Seymour C. Williamson (predecessor in title to the said Joseph Beale and Robert H. Beale) by virtue of his purchase from the Executor of Isaac Purdon, deceased.

And the said grantors for themselves, their heirs, executors and administrators, do hereby covenant with the said grantee and its successors and assigns, unto the said grantee and its successors and assigns against all lawful claimants the same and every part thereof to warrant and defend.

In Witness whereof the said grantors have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in the presence of us:

William S. G. Cook

Joseph Beale

James Kerns (seals)  
Elizabeth J. Kerns (seals)

Recorded the day of the date of the above indenture of the above-named grantor the sum of Thirty two Thousand Dollars being the full consider...



Witness at signing  
Messrs. V. Sappington,  
Messrs. S. Downing,

Manor Real Estate and Trust Company,  
By,  
J. S. Vanzandt,  
Asst. Treasurer,

State of Pennsylvania  
County of Philadelphia

I hereby certify that on this 29th day of September, in the year of our Lord, one thousand nine hundred and eight (1908), before me, the subscriber a Notary Public, for the Commonwealth of Pennsylvania, residing in the City of Philadelphia and not a Stockholder, Director, Officer or Clerk, of the above named Manor Real Estate and Trust Company, personally appeared W. Mc. Danes, the attorney named in the foregoing instrument, and by virtue and in pursuance of the authority therein conferred upon him, acknowledged the said instrument to be the act of the said Manor Real Estate and Trust Company, Witness my hand and notarial seal, the day and year aforesaid.

a. J. Lanuty,  
Notary Public.

My commission expires 21 January, 1909.

Recorded October 1st, 1908.

24376  
DU 18268  
F-324  
W.F. 62-042  
391,601-59  
T.A. 10046

dated 1st 1891/10  
The Manor Real Estate  
and Trust Company  
Do  
The Pennsylvania  
Railroad Company.

This deed of conveyance, made the 29th day of September A. D. 1908, Witnesseth, that Manor Real Estate and Trust Company (hereinafter called grantor) in consideration of the sum of twenty nine thousand five hundred dollars, to it paid by The Pennsylvania Railroad Company (hereinafter called grantee), the receipt whereof is hereby acknowledged, doth grant, bargain sell and convey unto the said grantee, and its successors and assigns, all that certain tract or piece of land, with the buildings and improvements thereon erected, situate in the Township of Lehigh, in the County of Chester and State of Pennsylvania, bounded and described as follows, viz: Beginning at a stake in the Easterly line of land of William A. Valentine, in the Easterly line of land, conveyed by William A. Valentine et al, to The Pennsylvania Railroad Company, by deed dated the twenty eighth day of May A. D. 1872, and extending thence by land, of the said Railroad Company, as follows, viz: First, North eighty degrees fifteen minutes East one hundred and eight feet and twenty four one hundredths of a foot to a stake; Second, North seventy four degrees, thirty minutes East four hundred and eighty two feet and thirteen one hundredths of a foot to a stake; Third, parallel with the center line of the railroad of the said Railroad Company and forty five feet distant, Southwardly therefrom North eighty four degrees fifteen minutes East six hundred and eleven feet and forty eight one hundredths of a foot to a stake, in the middle of the Motorville Road (now abandoned) South along the middle of said abandoned road, South three degrees twenty minutes East, twenty feet to a stake; Fifth, on a line parallel with the aforesaid center line and sixty five feet distant Southwardly therefrom, North eighty four degrees fifteen minutes East, one hundred and seventy nine feet, and four tenths of a foot to a stake; Sixth, South twenty five minutes East two hundred and eighteen feet to a stake; Seventh, North eighty nine degrees, thirty five minutes East sixty feet to a stake; Eighth, North twenty five minutes West two hundred and thirty nine feet and four tenths of a foot to a stake; Ninth, on a line parallel with the aforesaid center line and forty five feet distant, Southwardly therefrom North eighty four degrees fifteen minutes East, one hundred and eight feet, and one tenth of a foot to a stake; Tenth; due South five feet to a stake; Eleventh, on a line parallel with the aforesaid center line and fifty feet distant, Southwardly therefrom North eighty four degrees fifteen minutes East four hundred and thirty two feet to a stake, and Twelfth, due South seven hundred and seven feet, more or less, to a stake, thence Westwardly by other land of the said Manor Real Estate and Trust Company, by a line parallel with and four hundred



and forty feet Southwardly from the tangent of the centre line of Number One track through Calm Station, and the said tangent extended one thousand nine hundred and fifty eight feet, more or less, to a stake, in the Easterly line of land of William A. Valentine, of record, and thence by said land, North ten minutes East of one hundred and twenty four feet, more or less to the place of beginning, containing twenty six acres, and five hundred and five one thousandths of an acre (26-405/1000) more or less. Being part of the same premises which James Burns and wife by deed of conveyance, dated the first day of December A. D. 1906, and recorded in Chester County, aforesaid, in deed Book A-13, Vol. 297, Page 1942, granted and conveyed unto said Manv Real Estate and Trust Company, its successors and assigns (Reserving however unto Joseph Beale and Robert W. Beale, (present owners of the William property at Calm Station) their heirs and assigns, the same water and pipe line rights, as are now in use by them, for the supply of their dwelling houses, from and over the tract or piece of land hereinbefore described and granted by the same rights &c, as held by Seymour L. Williamson predecessor, in title to the said Joseph Beale and Robert W. Beale) by virtue of his purchase from the executor of Isaac Preston, deceased, and also all the estate, right, title and interest whatsoever of it the said grantor, of, in and to all land now or formerly, within the lines of any and all streets, avenues, roads, lanes, highways or alleys, wholly or partly bounding, abutting or intersecting the said above described premises, with the appurtenances. To have the same unto and for the use of the said grantee, and its successors and assigns forever, under and subject, however, to the reservation above recited, mentioned and set forth. And the said grantor, for itself and its successors, doth hereby covenant, with the said grantee, and its successors and assigns, unto the said grantee, and its successors and assigns, against all lawful claimants, by, from, or under it, them or any of them, the same and every part thereof, to warrant and defend. The said grantor, doth hereby constitute and appoint W. H. Barnes, its depts Attorney, for it and in its name, and as and for its corporate act and deed to acknowledge this indenture before any person having authority, by the laws of the Commonwealth of Pennsylvania, to take such acknowledgment, to the intent that the same may be duly recorded. In witness whereof, the said grantor hath, pursuant to a resolution, duly adopted by its Board of Directors, caused its common or corporate seal, to be hereunto affixed and duly attested, the day and year first above written.

77-1004 (RESEV)

Sealed and delivered  
in the presence of us  
Wm. V. Sappington  
Wm. S. Downing

Manv Real Estate And Trust Company,  
By  
W. H. Barnes.  
President  
at test  
Lewis Neilson.  
Secretary.



Received, the day of the date of the above indenture, of the above named grantee, the sum of twenty nine thousand <sup>five hundred</sup> dollars, being the full consideration money above mentioned

Witnesses at signing  
Wm. V. Sappington  
Wm. S. Downing

Manv Real Estate And Trust Company.  
By  
J. S. Vanzandt.  
Asst Treasurer

State of Pennsylvania }  
County of Philadelphia }  
I, hereby certify, that on this 29th day of September, in the year of our Lord, one thousand nine hundred and eight (1908) before me, the undersigned, a Notary Public, for the Commonwealth of Pennsylvania, residing in the City of Philadelphia (and not a Stockholder, Director, Officer or Clerk of the above named Manv Real Estate and Trust Company,) personally appeared,



Borough of <sup>Noted</sup> ~~Levittown~~, came the above named Mary W. ~~Konner~~ and acknowledged the foregoing Deed to be her act and deed, and desired the same to be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid.  
Saml. Wilson (Notarial Seal)  
Notary Public

Witnessed February 4th, 1913. My commission expires May 22nd, 1915.

Deed  
Manor Real Estate and Trust Company  
- To -  
Joseph Beale

This Deed of Conveyance, Made the Twenty-seventh day of January A. D. 1913.  
Witnesseth, That Manor Real Estate and Trust Company (hereinafter called grantor) in consideration of Three thousand four hundred and sixty-nine Dollars to it paid by Joseph Beale, of the Borough of Levittown, in the County of Chester, in the State of Pennsylvania (hereinafter called grantee) the receipt whereof is hereby acknowledged, doth grant, bargain, sell and convey unto the said grantee and his heirs and assigns, all that certain tract or piece of land, with the buildings and improvements thereon erected, situate in the Township of Colu, in the County of Chester, in the State of Pennsylvania, bounded and described as follows: viz: Beginning at a stake in the Easterly line of land now or formerly of William P. Valentine and in the Southerly line of land conveyed by the said Manor Real Estate and Trust Company to The Pennsylvania Railroad Company by Deed dated September 28th, 1908, at a distance of four hundred and forty feet measured so. thwardly from and at right angles to the line established for the center line of Number One track of the railroad of The Pennsylvania Railroad Company; and extending thence by the last mentioned land Eastwardly, on a line parallel with and four hundred and forty feet Southwardly from the said center line and said center line extended on the tangent from Colu Station, one thousand nine hundred and fifty-eight feet, more or less, to a stake in the westerly line of land conveyed by Ambrose C. Fulton to the said The Pennsylvania Railroad Company by Deed dated December 5th, 1905; thence by said land as follows: First, due South four hundred and twelve feet, more or less, to a stake; Second, South eighty-nine degrees forty-five minutes East two hundred and thirty feet to a stone, and Third, South fifteen minutes West seven hundred and thirty feet and ninety-five one hundredths of a foot to a stake in the westerly line of land now or formerly of Jesse Jackson; thence by said land and by land now or formerly of Frank Chunn, North eighty-nine degrees forty-five minutes West one hundred and eight feet to a stake; thence by said land now or

Borough of Levittown, in the County of Chester, in the State of Pennsylvania (hereinafter called grantee) the receipt whereof is hereby acknowledged, doth grant, bargain, sell and convey unto the said grantee and his heirs and assigns, all that certain tract or piece of land, with the buildings and improvements thereon erected, situate in the Township of Colu, in the County of Chester, in the State of Pennsylvania, bounded and described as follows: viz: Beginning at a stake in the Easterly line of land now or formerly of William P. Valentine and in the Southerly line of land conveyed by the said Manor Real Estate and Trust Company to The Pennsylvania Railroad Company by Deed dated September 28th, 1908, at a distance of four hundred and forty feet measured so. thwardly from and at right angles to the line established for the center line of Number One track of the railroad of The Pennsylvania Railroad Company; and extending thence by the last mentioned land Eastwardly, on a line parallel with and four hundred and forty feet Southwardly from the said center line and said center line extended on the tangent from Colu Station, one thousand nine hundred and fifty-eight feet, more or less, to a stake in the westerly line of land conveyed by Ambrose C. Fulton to the said The Pennsylvania Railroad Company by Deed dated December 5th, 1905; thence by said land as follows: First, due South four hundred and twelve feet, more or less, to a stake; Second, South eighty-nine degrees forty-five minutes East two hundred and thirty feet to a stone, and Third, South fifteen minutes West seven hundred and thirty feet and ninety-five one hundredths of a foot to a stake in the westerly line of land now or formerly of Jesse Jackson; thence by said land and by land now or formerly of Frank Chunn, North eighty-nine degrees forty-five minutes West one hundred and eight feet to a stake; thence by said land now or





formerly of J. Gilbert Hatfield, as follows: First, North thirty-nine minutes East four hundred feet, more or less, to a stake; Second, South eighty-nine degrees forty-five minutes West six hundred and sixty-five feet, more or less, to a stone; and Third, South thirty minutes East three hundred and seventy-five feet to a heap of stones; thence again by said land now or formerly of Frank Thomas as follows: First, North eighty-nine degrees thirty minutes West three hundred and thirty-five feet and ninety-four one hundredths of a foot to a stone, and Second, North eighty-eight degrees thirty minutes West two hundred and twenty-four feet and four tenths of a foot to a stake; thence by land now or formerly of William A. Valentine aforesaid as follows: First, South eighty-one degrees forty-five minutes West three hundred and twenty-six feet and four one hundredths of a foot to a stake, and Second, North ten minutes East one thousand one hundred and seventy-six feet and five tenths of a foot, more or less, to the place of beginning.

Containing forty-nine acres and five hundred and sixty-seven one thousandths of an acre, more or less.

Being part of the same tract or piece of land containing  $75 \frac{912}{1000}$  Acres which James Kerns, and wife, by Deed of Conveyance, dated the First day of December, A.D. 1906, and recorded, in Chester County aforesaid, in Deed Book A-13, Vol. 298, Page 318 &c, granted and conveyed unto said Manor Real Estate, and Trust Company, its successors and assigns, reserving, however, unto Joseph Beale and Robert O. Beale (present owners of the Williamson property at Calles Station), their heirs and assigns, the same water and pipe line rights as are now in use by them, for the supply of their dwelling houses, from and over the tract or piece of land herebefore described and granted by the same rights &c. as held by Seymour C. Williamson (predecessor in title to the said Joseph Beale and Robert O. Beale) by virtue of his purchase from the executor of Isaac Preston, deceased, with the appurtenances;

To have the same unto and for the use of the said grantee and his heirs and assigns forever.

Under and Subject, however, to the reservation above recited, mentioned and set forth, and also Under and Subject to any and all the exceptions, reservations and privileges applying to or affecting the said tract or piece of land containing  $75 \frac{912}{1000}$  acres or any portion thereof, as created by or mentioned in the Deeds in the line of title, or otherwise existent, and more particularly reserving out of the premises described in this present Deed of Conveyance for the use and benefit (in common with the said Joseph Beale, grantee herein, his heirs and assigns) of the lands and premises respectively owned by the said The Pennsylvania Railroad Company, Ambrose C. Fulton, Joseph Beale and Robert O. Beale, the heirs of James M. Beale deceased, and James Kerns, and for the use and benefit of their respective heirs, successors and assigns, any and all the existing rights of, in and to the waters of the springs, streams or other sources of water supply, with the full right, liberty and privilege of maintaining and repairing the several lines of pipe conducting said waters and of entering upon the land above described and hereby conveyed with men



QUIT CLAIM DEED  
 HARRY J. WINDOLPH & WIFE  
 TO  
 CHARLES M. WERTS

THIS INDENTURE, Made the Twenty Second day of December in the year of our Lord one thousand nine hundred and twenty four BETWEEN Harry J. Windolph and Margery B. Windolph, his wife, of the Township of East Pikeland, County of Chester and State of Pennsylvania, parties of the first part; AND Charles M. Werts, of the City of Des Moines, County of Polk, and State of Iowa, party of the second part; WITNESSETH, That the said parties of the first part for and in consideration of the sum of One Dollar (\$1) lawful money of the United States of America, to them well and truly paid by the said party of the second part at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, have remised, released and quit claimed and by these presents do remise release and quit claim unto the said party of the second part, and to his heirs and assigns forever; ALL THAT CERTAIN tract of land situate in the Township of East Pikeland aforesaid, bounded and described as follows, to wit:-

BEGINNING at a limestone set for a corner in the middle of a public road leading from Kimberton to Krauser's Mill, thence along said above described premises south forty eight degrees and fifteen minutes east, ten and sixty three hundredths perches to a corner; thence along the same south sixty degrees west, thirty and one tenth perches to a corner in the middle of the aforesaid public road; thence along the middle of the aforesaid road and by lands of said Joseph Yeager, north thirty nine degrees and twenty minutes east, twenty eight and sixty one hundredths perches to the place of beginning;

CONTAINING one hundred and fifty one and nine tenths square perches of land to the same more or less. TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining and the reversions, remainders, rents, issues and profits thereof; AND ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity of the said parties of the first part, of, in or to the above described premises and every part and parcel thereof with the appurtenances: TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever. IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Sealed and delivered in the presence of us;  
 Leo A. Gotwals  
 D. W. Knowles

1 SOOTS  
 I. R.  
 STAMP

Harry J. Windolph (SEAL)  
 Margery B. Windolph (SEAL)

Received, the day of the date of the above Indenture of the above named Charles M. Werts the full consideration herein mentioned:

Harry J. Windolph

State of Pennsylvania, County of Chester, SS:-

On the Twenty Second day of December Anno Domini, 1924, before me, the subscriber, a Notary Public in and for the above State and County and residing in the Borough of Phoenixville, personally appeared the above named Harry J. Windolph and Margery B. Windolph, his wife 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 Notarial seal the day and year aforesaid:

Leo A. Gotwals, Notary Public  
 Commission expires Mar. 1, 1927

NOTARIAL  
 SEAL

Recorded December 24, 1924

DEED  
 GEORGE F. BEALE & WIFE ET AL.  
 TO  
 JOHN BURGOYNE BEALE, JR.

THIS INDENTURE, Made the Eighth (8th) day of September in the year of our Lord one thousand nine hundred and twenty four. BETWEEN George F. Beale and Mary D. his wife, and Emily T. Beale, unmarried of the Township of Cain, County of Chester, State of Pennsylvania, Mary E. Beale, unmarried and Robert W. Beale, Jr. unmarried of Pamplin, County of Appomattox, State of Virginia, Joseph Beale, unmarried of the City of Richmond in said State of Virginia, party of the first part; AND John Burgoyne Beale, Jr. of the Township of Cain, County of Chester, and State of Pennsylvania aforesaid, party of the second; WITNESSETH,

That the said party of the first part in consideration of the sum of Two Thousand Four Hundred and Eighty One Dollars (\$2481) lawful money of the United States to them the said party of the first part in hand well and truly paid by the said party of the second part, before the sealing and delivery of these presents, the receipt whereof the said party of the first part do hereby acknowledge, have granted, bargained, sold, aliened

413-274  
 412-105-8  
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 417-623-442  
 TA 196, 726 JUSTICE

417-41



A-100 3777

released, conveyed and confirmed and by those presents do grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, his heirs and assigns, ALL THAT CERTAIN TRACT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON erected situate in the Township of Cain, in the County of Chester in the State of Pennsylvania, bounded and described as follows, viz:--

BEGINNING at a stake in the easterly line of land now or formerly of William A. Valentine and in the southerly line of land of The Pennsylvania Railroad Company, thence eastwardly by the said last mentioned land on a line parallel with the center line of Number One Track of the Railroad of said Railroad Company, as tangent at Cain Station and said center line extended eastwardly and four hundred and forty feet distant southwardly therefrom one thousand nine hundred and fifty eight feet more or less to a stake in the westerly line of land of the said The Pennsylvania Railroad Company formerly land of Ambrose G. Fulton; thence by said land first due south four hundred and twelve feet more or less to a stake, second south eighty nine degrees forty five minutes east, two hundred and thirty feet to a stone, and third south fifteen minutes west, seven hundred and thirty feet and ninety five one hundredths of a foot to a stake in the northerly line of land formerly of Jesse Jackson; thence by said land and by land formally of Frank Wynne, north eighty nine degrees forty five minutes west, six hundred and sixty feet to a hickory tree; thence by land now or formerly of J. Gilbert Hatfield, as follows:-- First, north fifteen minutes east, four hundred feet more or less to a stone; Second, south eighty nine degrees forty five minutes west, six hundred and sixty five feet more or less to a stone, and Third south thirty minutes east, three hundred and ninety six feet to a heap of stones; thence by land of Frank Wynne aforesaid, as follows:-- First north eighty nine degrees thirty minutes west, three hundred and thirty five feet ninety four one hundredths of a foot to a stone and Second north eighty eight degrees thirty minutes west, two hundred and twenty four feet and four tenths of a foot to a stake; thence by land now or formerly of William A. Valentine, as follows, viz:-- First First south eighty one degrees forty five minutes west, three hundred and twenty six feet and four one hundredths of a foot to a stake and Second, north ten minutes east, one thousand one hundred seventy six feet and five tenths of a foot to the place of beginning;

CONTAINING forty nine acres and five hundred and sixty seven one thousandths of an acre more or less:

BRING the same tract or piece of land which the Manor Real Estate and Trust Company by deed of conveyance dated the Twenty Seventh day of January A. D. 1913 and recorded in Chester County aforesaid in Deed Book K-14 Vol: 332, Page 85 etc; granted and conveyed to Joseph Beale, his heirs and assigns in fee, and of which the said Joseph Beale died seized on or about June 19, 1922, leaving a Will which with the codicils attached thereto was duly probated in the Office of the Register of Wills of the County of Chester, Pennsylvania on July 3rd, 1923, and remains of record therein in Will Book 44, Page 460 wherein he did give, devise and bequeath all the rest, residus and remainder of his estate which included the said premises herein conveyed to his brother, George F. Beale, his sister Emily T. Beale, and to Mary E. Beale, Joseph Beale and Robert W. Beale, Jr. children of a deceased brother Robert W. Beale, all of whom are parties of the first part hereto;

UNDER and SUBJECT, however to the reservation to the party of the first part and to Benjamin R. Holstein (present owners of the Williamson Property at Cain) their heirs and assigns the same water and pipe line rights as are now in use by them for the supply of their dwelling houses; AND ALSO, UNDER and SUBJECT to any and all the exceptions, reservations and privileges applying to or affecting the tract or piece of land conveyed by James Kerne and wife by deed of conveyance dated First day of December A. D. 1908 and recorded in Chester County aforesaid in Deed Book A-13, Vol: 298, Page 318 etc; granted and conveyed to the Manor Real Estate and Trust Company, its successors and assigns, for any portion thereof as created by or mentioned in the Deeds in the line of title or otherwise existent and more particularly reserving out of the premises described in this present deed of conveyance for the use and benefit (in common with the said John Burgoyne Beale, Jr party of the second part herein his heirs and assigns) of the lands and premises respectively owned by the said The Pennsylvania Railroad Company, Ambrose G. Fulton, the party of the first part, the heirs of James M. Beale, dec'd; and James Kerne and for the use and benefit of their respective heirs, successors and assigns and any all the existing rights of in and to the waters of the springs, streams, or other sources of water supply with the full right, liberty and privilege of maintaining and repairing the several lines of pipe conducting said waters and of entering upon the land above described and hereby conveyed with men, horses, carts, wagons and necessary implements at any and all times for the purpose of repairing or renewing the same in such manner as to do the least possible damage to said premises; the said rights inuring as above mentioned and by reason of and in accordance with prior usage and with the provisions of the following deeds of conveyance:-- One thereof from Ambrose G. Fulton and wife to The Pennsylvania Railroad Company dated the Fifth day of December A. D. 1905 and recorded in said County in Deed Book A-13, Vol: 298, Page 184 etc; Another thereof from Joseph Beale and Robert W. Beale and wife; to The Pennsylvania Railroad Company dated the Eighth day of May 1908 and recorded in said County in Deed Book L-13, Vol: 308, Page 455 etc, and the other thereof from the Manor Real Estate and Trust Company to The Pennsylvania Railroad Company dated the Twenty Eighth day of September, A. D. 1908 and recorded in said County in Deed Book L-13, Vol: 308, Page 552, etc;

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining



DEED : This Indenture, Made The 26th day of June in the year of our Lord one thousand  
 THE PENNA. RAILROAD COM. : and nine hundred and fifty, (1950) Between the Pennsylvania Railroad company, a  
 TO : Corporation of the Commonwealth of Pennsylvania, hereinafter called Grantor, of  
 LAWRENCE M. DUNLAP, UX : the one part, and Lawrence M. Dunlap and Marian E. Dunlap, his wife, whose Post  
 : Office address is R.D. Number 1, Coatsville, Pennsylvania, hereinafter called  
 : Grantees of the other part, Witnesseth, that the said Grantor for and in consid-  
 : eration of the sum of Four Thousand Dollars (\$4,000.00) lawful money of the United  
 States of America, unto it well and truly paid by the said Grantees at or before the sealing and delivery of  
 these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and conveyed  
 and by these presents does grant, bargain, sell, release and convey unto the said Grantees, their heirs and assigns,  
 Subject as hereinafter mentioned;

All That parcel of land with the buildings and improvements thereon erected, located on the South side of  
 the Pennsylvania railroad at Caln, and situate in the Township of Caln in the County of Chester and Commonwealth  
 of Pennsylvania, bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor,  
 Number 5719 March 25, 1950, as follows, viz:

Beginning at a point in the Easterly line of the Public Road, thirty-three feet wide, which leads from  
 State Highway, Application 7272 in an Easterly and thence in a Southerly direction to Mortonville; said begin-  
 ning point being also located as follows: from a point where the Southerly line of said Public Road, meets the  
 Southeasterly line of said State Highway, forty feet wide, measure the following five courses and distances:  
 the first four thereof being along the Southerly, Southwesterly and Westerly lines of said Public Road; (1)  
 South eighty-nine degrees fifteen minutes East five hundred four feet and thirty-seven one-hundredths of a  
 foot to a Point of Curve; (2) Eastwardly on a curve to the right having a radius of six hundred ninety-four  
 feet and eight one-hundredths of a foot, an arc length of ninety seven feet and fifty-two one-hundredths of a  
 foot to a Point of Compound Curve; (3) Southeastwardly on a curve to the right having a radius of seventy-five  
 feet and sixty-seven one-hundredths of a foot, an arc length of one hundred two feet and forty-four one-hund-  
 redths of a foot to a Point of Tangent; (4) South three degrees thirty-eight minutes East twenty-nine feet  
 and eleven one-hundredths of a foot; and (5) North eighty-six degrees twenty-two minutes East, crossing  
 said Public Road at right angles to said Easterly and Westerly lines thereof, thirty-three feet to said begin-  
 ning point. the true place of beginning.

Extending from said beginning point, the following four courses and distances:  
 1) South eighty-eight degrees thirty-five minutes East two hundred eighty-five feet;  
 2) South three degrees thirty-eight minutes East two hundred thirty-five feet to the Northerly line of  
 land owned or formerly owned by Joseph Beale; (3) North eighty-eight degrees thirty-five minutes West along the same,  
 two hundred thirty-five feet to said Easterly line of Public Road; and thence (4) North three degrees thirty-  
 eight minutes East along the same, two hundred thirty-five feet to the place of beginning. Containing sixty-  
 six hundred sixteen square feet, more or less, or one acre and five hundred thirty-one one-hundredths  
 of an acre, more or less.

Being part of the premises which Manor Road Estate and Trust Company, by Deed dated September 28, 1908  
 and recorded in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, in Deed  
 Book B-13 Volume 308 at page 553, granted and conveyed in fee unto The Pennsylvania Railroad Company, the  
 Grantor herein. TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways,  
 waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the  
 hereby granted premises belonging, or in anywise appertaining and the reversions and remainders, rents, issues  
 and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it,  
 one said Grantor, as well at law as in equity, or otherwise howsoever, of, in and to the same and every part  
 thereof.

To Have And To Hold the premises hereby granted, or mentioned and intended so to be, with the appurtenances  
 unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees  
 their heirs and assigns, forever, Subject, however, to the rights of adjoining owners in and to the waters of  
 a stream, a natural waterway, which flow through the Northeasterly portion of the parcel of land hereinbefore  
 described and into a concrete spillway now located on Grantor's adjoining property; it being expressly under-  
 stood and agreed, however, that said stream shall be maintained as a natural waterway with Grantees taking  
 proper steps to prevent and pollution or blocking of said stream. Also Subject to the effect, if any, of  
 water and pipe line rights reserved unto Joseph Beale and Robert W. Beale, as more particularly and fully set  
 forth in the Deed from James Kerns, et ux, to Manor Road Estate and Trust Company dated December 1, 1908 and  
 recorded in Chester County, Pennsylvania in Deed Book A-13, Volume 298 at page 31c.

This Indenture is executed, delivered and accepted, however, upon the understanding and agreement (1)  
 that neither the said Grantees, nor their heirs or assigns, shall at any time hereafter, at demand, recover  
 or receive any compensation whatsoever from the said Grantor, its successors and assigns, for any damages  
 which may be caused due to any change in the grade or alignment of the Public Road adjoining the parcel of  
 land hereinbefore described on the West; and (2) that neither the said Grantor, nor its successors or assigns  
 shall be liable or obliged to construct or maintain any fence between the parcel of land hereinbefore des-  
 cribed and land of the said Grantor adjoining the same; or be liable or obliged to pay any part of the cost



Hereby Certify that the correct address of the Grantees herein is: R.D. #1 Cain Twp. Coatesville, Pa.  
R. A. Pannabaker, Atty.

Transcribed By: Trego  
Compared By: RAMSEY KRAUSER  
Recorded Aug. 23, 1950

WITNESSETH : This Indenture, Made The 28th day of July in the year of our Lord one thousand  
JOHN BURGOWNE BEALE, JR. : nine hundred and fifty, (1950), Between John Burgoyne Beale; Jr. Widower, of Cain  
TO : Township, Chester County, Pennsylvania, hereinafter called Grantor of the one part,  
LAWRENCE M. DUNLAP, UX : and Lawrence M. Dunlap and Marian E. Dunlap, his wife, whose Post Office address is  
: R. D. Number 1, Coatesville, Pennsylvania, hereinafter called Grantees of the other  
: part: Witnesseth, that the said Grantor for and in consideration of the sum of One  
: dollar (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees  
: at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,  
: bargained, sold, released and conveyed and by these presents does grant, bargain, sell, release and convey  
: unto the said Grantees, their heirs and assigns, Subject as hereinafter mentioned; All That triangular shaped  
: parcel of land situate in the Township of Cain, in the County of Chester and Commonwealth of Pennsylvania,  
: bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor, Number 5719,  
: July 7, 1950, as follows, viz:

Beginning at a point in the Easterly line of a Public Road, thirty-three feet wide, leading Southwardly to  
Coatesville, at the Southwest corner of the parcel of land containing sixty-six thousand seven hundred sixteen  
square feet, more or less, or one acre and five hundred thirty-one one-thousandths of an acre, more or less,  
which has been conveyed or is about to be conveyed by The Pennsylvania Railroad Company to Lawrence M. Dunlap  
and Marian E., his wife; Extending from said beginning point, the following three courses and distances:

(1) South eighty-eight degrees thirty-five minutes East along the Southerly line of said last mentioned  
parcel of land, two hundred eighty-five feet to the Southeast corner thereof; (2) South eighty-one degrees  
forty-five minutes West two hundred eighty-four feet and seventy-four one-hundredths of a foot to the said  
Easterly line of Public Road; and thence (3) North three degrees thirty-eight minutes West along the same,  
forty-eight feet to the place of beginning. Containing six thousand eight hundred fourteen square feet, more  
or less, or one hundred fifty six one-thousandths of an acre, more or less. Being part of the premises which  
George P. Beale, et ux, et al, by Deed dated September 8, 1924 and recorded in the Office for the Recording  
of Deeds in and for the County of Chester, Pennsylvania in Deed Book R-16, Volume 389 at page 197, granted and  
conveyed in fee unto John Burgoyne Beale, Jr. the Grantor herein.

Together with all and singular the improvements, streets, alleys, passages, ways, waters, water-courses,  
rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises  
belonging, or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof;  
and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said Grantor  
as well at law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

Have And To Hold the premises hereby granted, or mentioned and intended so to be, with the appurtenances,  
unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said  
Grantees, their heirs and assigns, forever. Subject, however, to certain water rights, etc., as more fully  
set forth in the Deed from George P. Beale et ux, et al to John Burgoyne Beale, Jr. dated September 8, 1924,  
wherebefore recited. And the said Grantor, for himself, his heirs, executors and administrators, Does by  
these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he  
the said Grantor and his heirs all and singular the hereditaments and premises hereinbefore described and  
granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and  
assigns, against him the said Grantor and his heirs and against all and every 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 Subject as aforesaid, Warrant and forever Defend.



DEED : This Indenture, Made The 24th day of June in the year of our Lord one thousand nine hundred and fifty, (1950) Between the Pennsylvania Railroad Company, a Corporation of the Commonwealth of Pennsylvania, hereinafter called Grantor, of the one part, and Lawrence H. Dunlap and Marian E. Dunlap, his wife, whose Post Office address is R.D. Number 1, Coatesville, Pennsylvania, hereinafter called Grantees of the other part, Witnesseth, that the said Grantor for and in consideration of the sum of Four Thousand Dollars (\$4,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantees at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and conveyed and by these presents does grant, bargain, sell, release and convey unto the said Grantees, their heirs and assigns, Subject as hereinafter mentioned;

All that parcel of land with the buildings and improvements thereon erected, located on the south side of the Pennsylvania railroad at Cain, and situate in the Township of Cain in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor, Number 5719 March 28, 1950, as follows, viz:

Beginning at a point in the Easterly line of the Public Road, thirty-three feet wide, which leads from State Highway, Application 7272 in an Easterly and thence in a Southerly direction to Hortonville; said beginning point being also located as follows: from a point where the Southerly line of said Public Road, meets the Southerly line of said State Highway, forty feet wide, measure the following five courses and distances: the first four thereof being along the Southerly, Southwesterly and Westerly lines of said Public Road; (1) South eighty-nine degrees fifteen minutes East five hundred four feet and thirty-seven one-hundredths of a foot to a Point of Curve; (2) Southwardly on a curve to the right having a radius of six hundred ninety-four feet and eight one-hundredths of a foot, an arc length of ninety-seven feet and fifty-two one-hundredths of a foot to a Point of Compound Curve; (3) Southeastwardly on a curve to the right having a radius of seventy-five feet and sixty-seven one-hundredths of a foot, an arc length of one hundred two feet and forty-four one-hundredths of a foot to a Point of Tangent; (4) South three degrees thirty-eight minutes East twenty-nine feet and ninety-seven one-hundredths of a foot; and (5) North eighty-six degrees twenty-two minutes East, crossing said Public Road at right angles to said Easterly and Westerly lines thereof, thirty-three feet to said beginning point the true place of beginning.

Extending from said beginning point, the following four courses and distances:

- (1) South eighty-eight degrees thirty-five minutes East two hundred eighty-five feet;
- (2) South three degrees thirty-eight minutes East two hundred thirty-five feet to the Northerly line of land now or formerly of Joseph Beale; (3) North eighty-eight degrees thirty-five minutes West along the same, two hundred eighty-five feet to said Easterly line of Public Road; and thence (4) North three degrees thirty-eight minutes East along the same, two hundred thirty-five feet to the place of beginning. Containing sixty-six thousand seven hundred sixteen square feet, more or less, or one acre and five hundred thirty-one one-hundredths of an acre, more or less.

Premises  
A

Being part of the premises which Manor Road Estate and Trust Company, by Deed dated September 20, 1900 and recorded in the office for the Recording of Deeds in and for the County of Chester, Pennsylvania, in Deed Book A-13, Volume 300 at page 553, granted and conveyed in fee unto The Pennsylvania Railroad Company, the Grantor here in, together with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claims and demand whatsoever of it, the said Grantor, as well at law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

To Have And To Hold the premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees their heirs and assigns, forever, Subject, however, to the rights of adjoining owners in and to the waters of a stream, a natural waterway, which flow through the Northerly portion of the parcel of land hereinafore described and into a concrete spillway now located on Grantor's adjoining property; it being expressly understood and agreed, however, that said stream shall be maintained as a natural waterway with Grantees taking proper steps to prevent and pollution or blocking of said stream. Also Subject to the effect, if any, of water and pipe line rights reserved unto Joseph Beale and Robert W. Beale, as more particularly and fully set forth in the Deed from James Kerns, et ux, to Manor Road Estate and Trust Company dated December 1, 1900 and recorded in Chester County, Pennsylvania in Deed Book A-13, Volume 200 at page 319.

This Indenture is executed, delivered and accepted, however, upon the understanding and agreement (1) that neither the said Grantees, nor their heirs or assigns, shall at any time hereafter ask, demand, recover or receive any compensation whatsoever from the said Grantor, its successors and assigns, for any damages which may be caused due to any change in the grade or alignment of the Public Road adjoining the parcel of land hereinafore described on the West; and (2) that neither the said Grantor, nor its successors or assigns shall be liable or obliged to construct or maintain any fence between the parcel of land hereinafore described and land of the said Grantor adjoining the same; or be liable or obliged to pay any part of the cost or expense of constructing or maintaining such a fence or any part thereof; or be liable for compensation for any damage that may result by reason of the non-existence of such a fence.



Q-23

And the said Grantor, for itself and its successors Donee by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor and its successors all and singular the hereditaments and premises hereinbefore described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against it the said Grantor and its successors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them shall and will, Subject as aforesaid, Warrant and forever Defend. Provided, however, that this covenant shall not be construed to extend or apply to the portion of the existing frame dwelling and garage which are located outside of the lines of the parcel of land hereinbefore described. The said The Pennsylvania Railroad Company does hereby constitute and appoint R. C. Morse to be its Attorney, for it and in its name, and as and for its corporate act and deed to acknowledge this Indenture before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

In Witness Whereof, the said The Pennsylvania Railroad Company has caused its common or corporate seal to be hereunto affixed, duly attested, the day and year first above written.

.....  
 : 34.40 : The Pennsylvania Railroad Company  
 : I R : By: R. C. Morse, Vice-President .....  
 : 37408 : Attest: Mayard K. Roberts, Asst. : CORPORATE :  
 : ..... : Secretary : M.K. :  
 : ..... : .....

Commonwealth of Pennsylvania county Of Philadelphia ss.  
 I Hereby Certify, that on this 28th day of June, in the year of our Lord one thousand nine hundred and fifty (1950) before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared R. C. Morse the Attorney named in the foregoing Indenture, and by virtue and in pursuance of the authority therein conferred upon him, acknowledged the said Indenture to be the act and deed of the said The Pennsylvania Railroad Company.

Witness my hand and Notarial seal, the day and year aforesaid.  
 G. R. Andrews, Notary Public .....  
 My Commission expires January 4, : NOTARIAL :  
 1953 : M.K. :  
 : .....

I Hereby Certify that the correct address of the Grantees herein in: R. D. #1 Coatesville, Pa.  
 R. A. Panzbaker, Atty  
 Original agent, of sale produced, dated 12/21/1949. J. H. Groff, Tax, Collector  
 Transcribed By: Trege  
 Compared By:  
 Recorded Aug. 24, 1950

DEED  
 THE PENNSYLVANIA RAILROAD COMPANY  
 TO  
 WILLIAM H. JOHNSON, UX  
 This Indenture, Made The 28th day of July, in the year of our Lord one thousand nine hundred and fifty (1950) Between The Pennsylvania Railroad Company, a Corporation of the Commonwealth of Pennsylvania, hereinafter called the Grantor of the one part, and William H. Johnson and Anna K. Johnson, his wife, whose Post Office address is R.D. No. 1, Coatesville, Pennsylvania, hereinafter called grantees of the other part: Witnesseth, that the said Grantor for and in consideration of the sum of Twenty-Three Hundred Seventy-Five Dollars (\$2,375.00), law-

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ful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and conveyed and by these presents does grant, bargain, sell, release and convey unto the said Grantees, their heirs and assigns, subject and reserving as hereinafter mentioned:

All that parcel of land with the buildings and improvements thereon erected, located on the South side of the Pennsylvania Railroad to Caln and situate in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor, Number 8719, March 28, 1950, as follows, viz.: Beginning at a point in the southerly line of State Highway, Application 7278, forty feet wide; said beginning point being also located as follows: From a point where the southeasterly line of said State Highway, meets the southerly line of the Public Road, thirty-three feet wide, which leads in an easterly and thence in a southerly direction to Hortonville, measure the following two courses and distances along said southeasterly and southerly lines of State Highway; (1) Southwestwardly on a curve to the right having a radius of one hundred thirteen feet, an arc length of one hundred fifteen feet and nine-tenths of a foot to a Point of Tangent; and (2) South eighty-six degrees four minutes West three hundred ninety-one feet and sixty-nine one-hundredths of a foot to said beginning point, the true place of beginning.

Extending from said beginning point, the following four courses and distances:  
 .... (1) South one degree thirty-eight minutes West, part of the course being described, passing through the center of the party wall between the dwelling on the land being described and the dwelling adjoining on the East, and extending beyond the same, two hundred thirty feet and six-tenths of a foot to the Northerly line of land now or formerly of Joseph Deale; (2) North eighty-eight degrees thirty-five minutes West along the same,

N

Handwritten mark



For Simple/Trustees' Use

DO34 04 3 CN  
COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
Not Insured

# This Indenture Made this 29th day of June 19 92

Between ROMAINE R. DUNLAP, Executrix of the Estate of Marian E. Dunlap, deceased and Roland A. Dunlap and Earl Martin Dunlap, Sr.

(hereinafter called the Grantor ),

ROMAINE R. DUNLAP

(hereinafter called the Grantee ),

**Witnesseth** That the said Grantor for and in consideration of the sum of

Sixty Thousand Dollars (\$60,000.00) lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns,

### PREMISES 'A'

ALL THAT Parcel of land with the buildings and improvements thereon erected, located on the North side of the Pennsylvania Railroad at Caln, and Situate in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor, Number 5719 March 25, 1950 as follows, vizi

BEGINNING at a point in the Easterly line of the Public Road, 33 feet wide, which leads from State Highway, Application 7272 in an Easterly direction and thence in a Southerly direction to Mortonville, said beginning point being also located as follows: from a point where the Southerly line of said Public Road meets the Southeasterly line of said State Highway, 40 feet wide, measure the five following courses and distances: the first four thereof being along the Southerly, Southwesterly and Westerly lines of said Public Road: (1) South 89 degrees 15 minutes East 504.37 feet to a point of curve; (2) Eastwardly on a curve to the right having a radius of 694.08 feet, an arc length of 97.52 feet to a point of compound curve; (3) Southeastwardly on a curve to the right having a radius of 75.67 feet an arc length of 102.44 feet to a point of tangent; (4) South 3 degrees 30 minutes East 29.97 feet; and (5) North 86 degrees 22 minutes East, crossing said Public Road at right angles to said Easterly and Westerly lines thereof, 33 feet to said beginning point to the true place of beginning. Extending from said beginning point, the following four courses and distances: (1) South 88 degrees 35 minutes East 285 feet; (2) South 3 degrees 38 minutes East 235 feet to the Northerly line of land now or formerly of Joseph Bealer, (3) North 88 degrees 35 minutes West along the same, 285 feet to said Easterly line of Public Road and thence (4) North 3 degrees 38 minutes West along the same 235 feet to the place of beginning.

CONTAINING 66,716 square feet, more or less or 1.531 Acres, more or less.

### PREMISES 'B'

ALL THAT triangular shaped parcel of land Situate in the Township of

#K3085PG048

3586, 1577MSC  
~~4231, 1284~~ ) Caln Ten 2 tracts  
~~4248, 142~~  
E64, A  
9/7/1994

8



Call, in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor Number 5719 July 7, 1950 as follows, vizi

BEGINNING at a point in the Easterly line of a Public Road, 33 feet wide, leading Southwardly to Mortonville, at the Southwest corner of the parcel of land containing 66,716 square feet, more or less or 1.531 Acres more or less, which has been conveyed or is about to be conveyed by the Pennsylvania Railroad Company to Lawrence M. Dunlap and Marian E., his wife, extending from said beginning point the following three courses and distances: (1) South 88 degrees 35 minutes East along the Southerly line of said last mentioned parcel of land, 285 feet to the Southeast corner thereof; (2) South 81 degrees 45 minutes West 284.74 feet to the said Easterly line of Public Road; and thence (3) North 3 degrees 38 minutes West along the same 48 feet to the place of beginning.

CONTAINING ~~66,716~~ 0.814 square feet more or less, or 0.156 of an acre, more or less.

Chester County Tax Parcel #39-4-121

PREMISES 'A'

BEING the same premises which The Pennsylvania Railroad Company by Deed dated 6-26-1950 and recorded in Chester County, in Deed Book Q-25 page 246 conveyed unto Lawrence M. Dunlap and Marian E. Dunlap, his wife, as tenants by the entirety.

copy

PREMISES 'B'

BEING the same premises which John Burgoyne Beale, Jr. by Deed dated 7-28-1950 and recorded in Chester County, in Deed Book Q-24 page 22 conveyed unto Lawrence M. Dunlap and Marian E. Dunlap, his wife, as tenants by the entirety.

Q 24, 22

AND the said Lawrence M. Dunlap died on 11-5-1973

AND the said Marian E. Dunlap died on 4-21-1991, leaving a Will probated and registered at Chester County as Will #15-91-0622 wherein she appointed Romaine R. Dunlap Executrix to whom Letters Testamentary were granted on 5-21-1991.

UNDER AND SUBJECT to conditions of record.

AK3085 PG049

W