

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

A Brief History of 4200 East Lincoln Highway, Thorndale

The property tax parcel No. : 39-5-30



Photographed Fall 2013

Prepared by Debbie Early, PhD

Waratah Communications LLC, info@waratahcommunications.com March 2014

This document has been prepared in good faith on the basis of information available at the date of publication without any independent verification.

Overview of Kirk Smith's Property, #4200 East Lincoln Highway, Thorndale

This property is currently part of a building with three attached properties located on East Lincoln Highway in Thorndale, Chester County, opposite Wiggins Autotag.

The property is located in Gallagherville, a village that grew around a tavern opened by Samuel Siter in 1801. The current research was undertaken to find out whether #4200 was the original Gallagherville Inn. Consideration was also given to the building to the West on the opposite side of the road as possibly the original Inn. The #4200 property is located near the railway track and on the opposite bank of the railway line there is a road named Gallagherville Road. Research for this study, found that in 1844, a fire destroyed the Gallagherville Inn. It was rebuilt but in 1897 the town fell into disrepair until George Fox bought the village in 1897. He had all the buildings including the hotel (inn) demolished and only the store building and residence remained. It is unclear whether the store building that remained was that of John Wagon seller, as the map of 1883 seems to suggest his store was on the opposite side of the road to the one of interest, #4200.

The property deeds show that between 1908 and the current day there were probably 13 owners and that the property was included in a sheriff sale in the 1970s.

Currently the property is unoccupied due to renovations. Notable structural characteristics include the Dutch oven in the basement and the marking of the attic roof trusses.

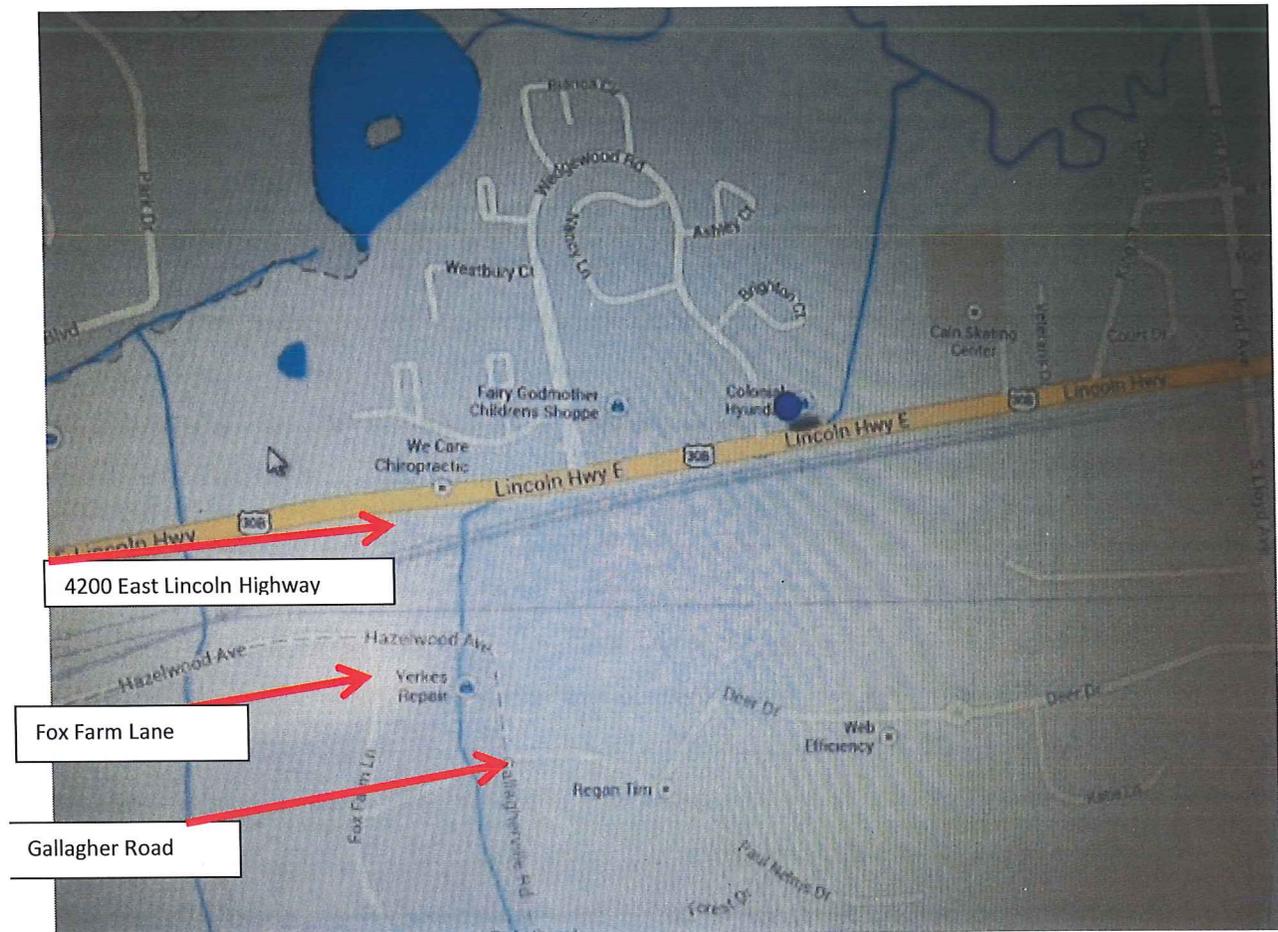
Contents

I.	Background History of Gallagherville	4
A.	Area Map and overview	4
B.	Scope of Study	7
II.	Architectural style and Floor Plan	8
A.	Exterior front	8
B.	Exterior back.....	10
C.	Basement.....	11
D.	First Floor.....	13
E.	Second Floor	14
F.	Attic	15
III.	Overview of Grantors and Grantees	16
IV.	Clippings regarding house occupants.....	17
A.	Fox Family in Philly	18
B.	James Fox	21
C.	George F. Fox.....	28
D.	Wagonseller.....	32
V.	The house today.....	33
VI.	Recommendations for any future research	34
VII.	References.....	34
VIII.	Acknowledgements.....	34
IX.	Appendix and Deeds.....	35

I. Background History of Gallagherville

The property described in this report is located between Business 30 and the railroad at 4200 East Lincoln Highway, Thorndale in Caln.

A. Area Map and overview

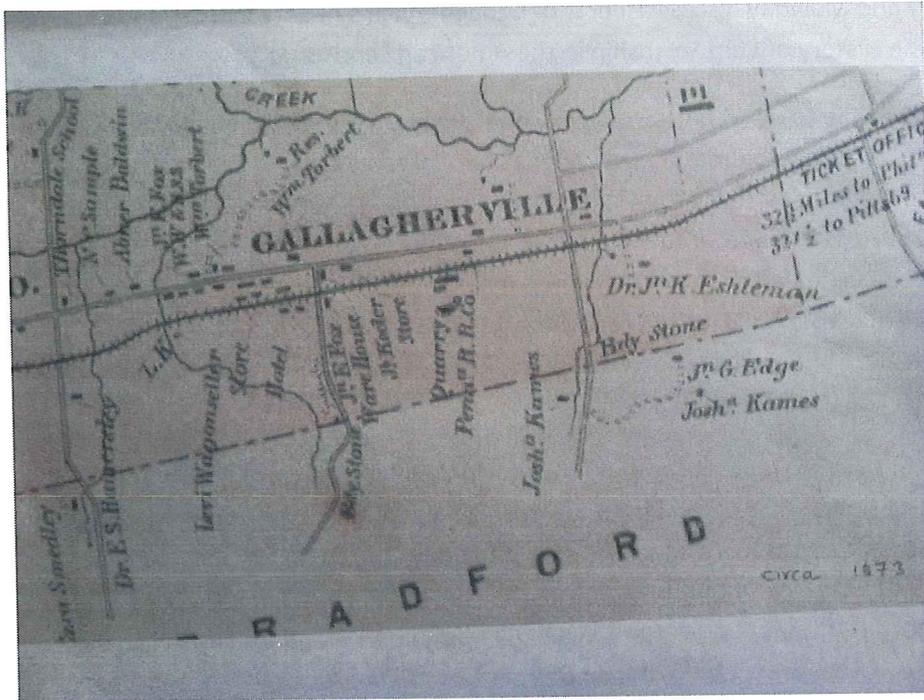


Google Area Map

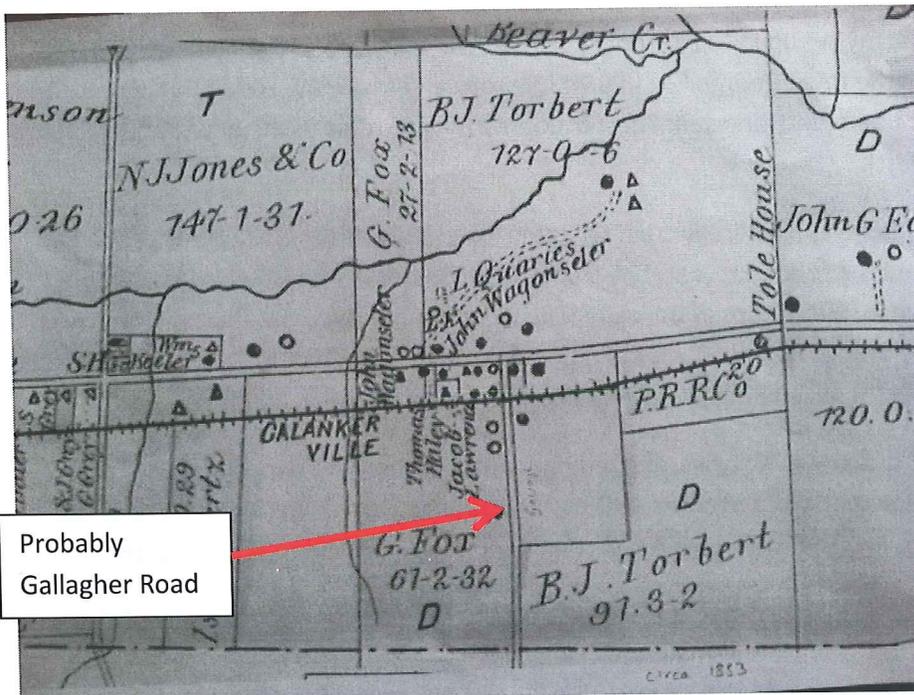
It is believed the area surrounding 4200 E. Lincoln Highway was known as Gallagherville (Map c1873).

The village in that area grew around a tavern opened by Samuel Siter in 1801 (Pinkowski, E., 1962). After Henry Gallagher took over the tavern in 1813, the evolution of the name reveals that it was changed from "Sign of the Wagon" to "Waggon Tavern" in 1817, "Gallagher's" in 1830, and "Gallagherville Inn" in 1844. The name is recorded on Breous' Map of 1883 as "Calankerville". The village was laid out mainly on 93 acres of land Henry Gallagher left to his seven children upon his death in 1835 (Pinkowski, E., 1962).

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



Map c1873



Probably Gallagher Road

Map c1883

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

Bruce and Melissa Mowday and Mowday discuss aspects of Gallagherville's history in their book "Spanning the Centuries: The History of Caln Township in the American Landscape".

Denny Lyons in 1897 described the town: "It had two blacksmith shops, a wheelwright shop, a hotel and a quarry from which were taken stone to erect Girard College" (pg. 69 Mowday and Mowday and Mowday and Mowday, 2009). A fire destroyed the Gallagherville Inn (pg. 71 Mowday and Mowday, 2009). It was rebuilt but in 1897 the town fell into disrepair until George Fox bought the village in 1897. A wealthy broker from Philadelphia, he had all the old buildings including the hotel demolished. The only structure that remained was the store building and residence, but even that was remodeled. (pg. 73, Mowday and Mowday 2009). Currently adjacent to Gallagherville Road is Fox Farm Lane, which may have been named for George Fox (Google Map above).

In trying to establish who had run the surviving store, it is worth looking at who was in town and included residents: Mrs. Issachas Price (1831) general store record (pg. 48 Mowday, 2009), Mr. William Humphrey boot and shoe maker in 1828 (pg. 49 Mowday and Mowday, 2009), Mr. James Hamor was the tailor (pg. 49, Mowday and Mowday, 2009), John Shields whose Gallagherville house held 3 monthly mass services into the 1840s (pg. 53 Mowday and Mowday, 2009) and John Wagonseller was an early hotel owner (pg. 69 Mowday and Mowday, 2009). He was also a storeowner; however, it is unclear whether the store building that remained was that of John Wagonseller, as the map of 1883 seems to suggest his store was on the opposite side of the road to the one of interest.

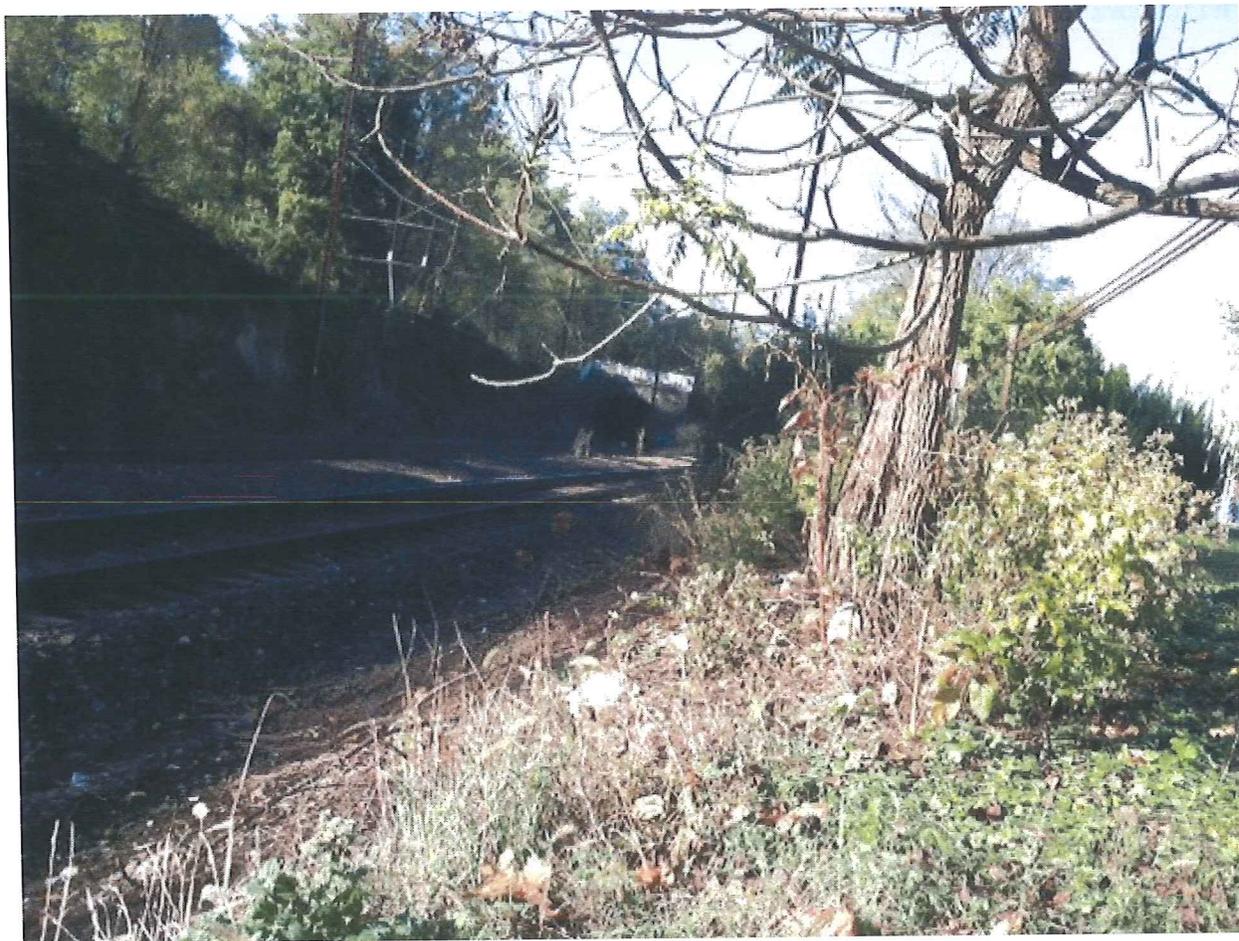
In April 1880 The Salvation Army set up in Gallagherville (pg. 88, Mowday and Mowday, 2009). By 1899 a movement arose to rename the town George Fox (pg. 74 Mowday and Mowday, 2009). Some reports suggest that the estate was one of the largest in Chester County (Please refer to the newspaper clipping found further on in this report).

The November 25, 1906, Pennsylvania Railroad train schedule listed the Gallagherville station as a flag station, but it was abandoned the following year. The trolley from Coatesville to Downingtown for a nickel (WC to Coatesville) meant train stops at Gallagherville were unnecessary and the town slowly fell away. (Please refer to Dague article in appendix for additional details). Gallagherville toll house operated until 1938 and was the last in the county (pg. 28 and 139 Mowday and Mowday, 2009).

The current owner of #4200 also owns, Wiggins, located in the property on the opposite side of the road. When undertaking excavation work in about 1986 a numerous trolley tokens were found in the area now seen as the parking lot. The trolley ended up running from Coatesville to West Chester.

Outside at the back of the #4200 building, a steep rock face can be seen on the opposite side of the railway line. About 50 yards to the west is a small tunnel which might have had a road over it. Gallagher Rd runs at 90 degrees to East Lincoln Highway on the other side of the railroad (refer to the three maps above).

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



Back of the property looking West towards the tunnel

B. Scope of Study

The building, of which #4200 is a part, is now actually three properties and as requested by the Old Caln Historical Society, this research followed the thread back of one, #4200, which is currently owned by Smith, K (deed book B-5446P-1969) to try and establish whether the property was the original Gallagherville Inn. In addition, it was hoped to establish the date the building was built.

Due to budget constraints and the discovery that the property was not likely to have been the Gallagherville Inn, additional research regarding the additional two, adjacent dwellings which are part of the building of which #4200 forms a third, was not undertaken. The #4200 deed does mention an adjoining wall with Frank Kuch and his wife. (This is currently the middle property). A third property was added on the extreme opposite end more recently (see exterior photo below). No research was undertaken to establish the current owner of the third property.

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

It isn't obviously when the initial building deed and actual building was split into individual deeds for separate properties. One might be able to establish this by tracing those parcels back to the point where they split off from the larger tract. The easiest way to start is possibly using Chescoviews on the Assessment Office's website: <http://www.chesco.org/index.aspx?NID=2289>. One could look for the properties by address or tax parcel number.

Additional details regarding the property at #4200 and its owners, particularly George Fox and John Wagoner, are included in this report.

II. Architectural style and Floor Plan

Currently the property is unoccupied due to renovations. Notable structural characteristics include the Dutch oven in the basement and the marking of the attic roof trusses.

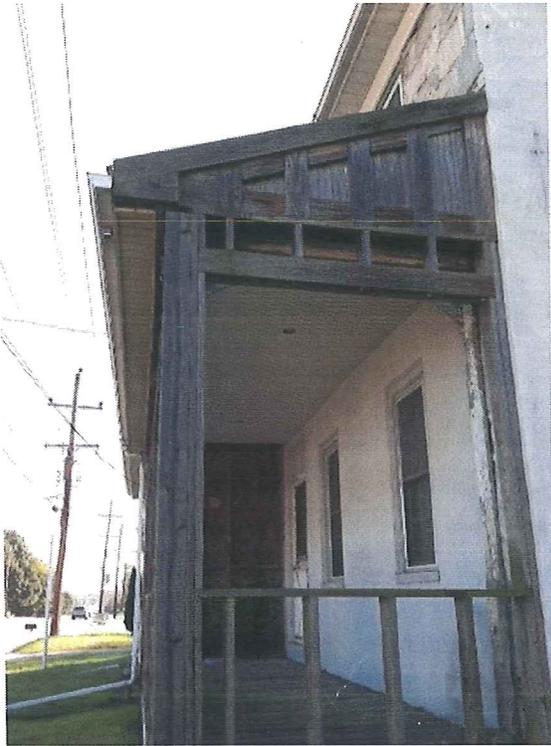
A. Exterior front



Exterior from Lincoln Highway

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

The building is three attached units/properties. The two with original stone shared a common basement and attic until c2003. #4200 has a front door and two, single first and second level windows arranged directly above each other. The first floor exterior is stucco covered; the windows above have no obvious key stone. This property has an obvious chimney on the (west) side of the building and tin roof. The side of the building is covered in white stucco with two single windows on the first floor, none on the second floor, and two attic windows. A wood porch stretches across the front of both stone units.



Side view (west) of property

A new opposite (east) end, unit/property has been added and currently has a blue exterior siding and newer roof. The front porch is not aligned with that on the other two units.

B. Exterior back

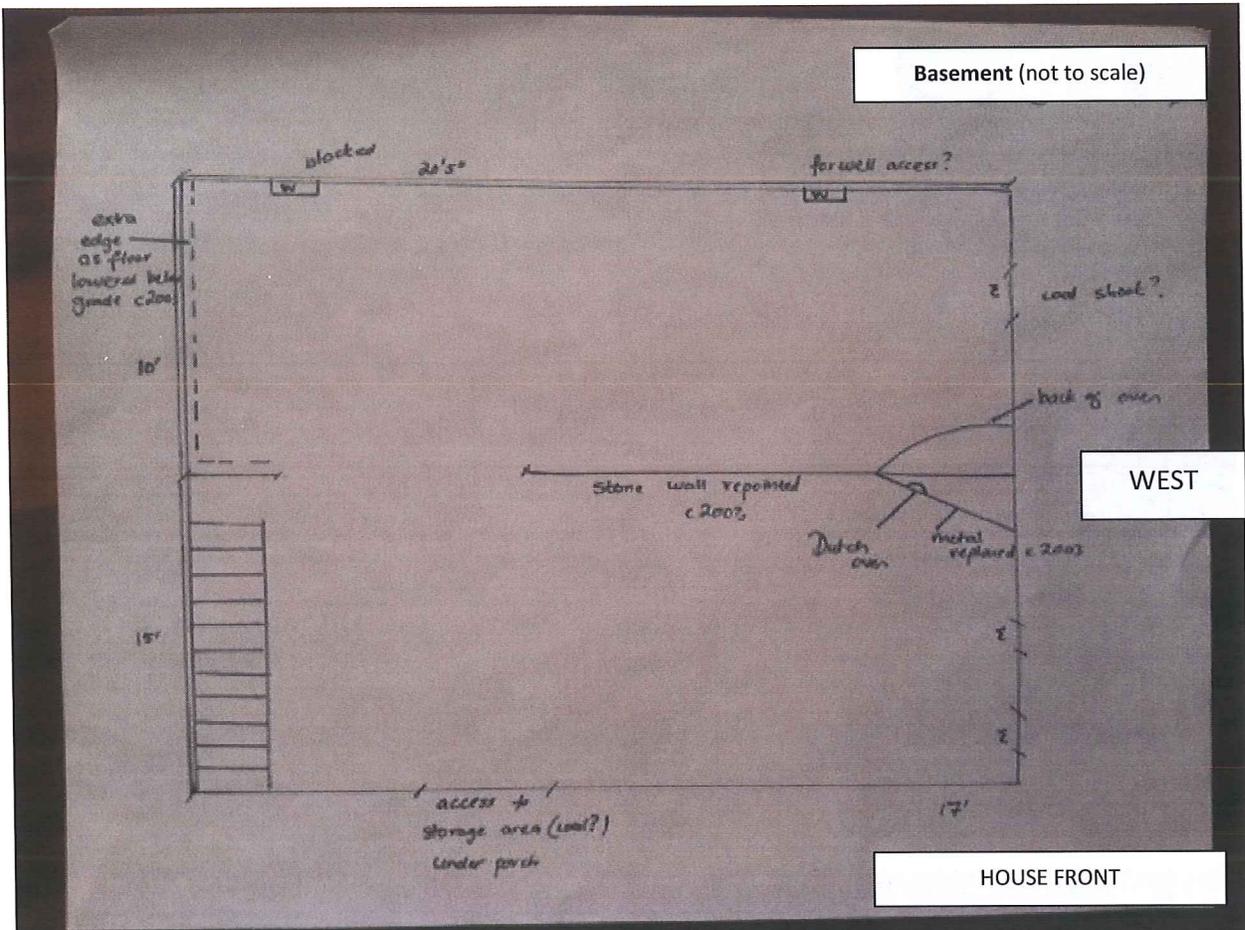
The exterior back walls are covered in white stucco. There were two windows on the first floor, but one has been filled in. There are three windows on the second floor and the door on the first floor is below the middle end window. The roof of this property appears to be newer than that of the middle property.



Exterior back of property

The property owner graciously allowed access to the interior and the following diagrams give a rough overview of the floor plan. These are not drawn to scale, but a diagram is included for the basement, the first floor, the second floor, and the attic and the position is the same with WEST on the right.

C. Basement

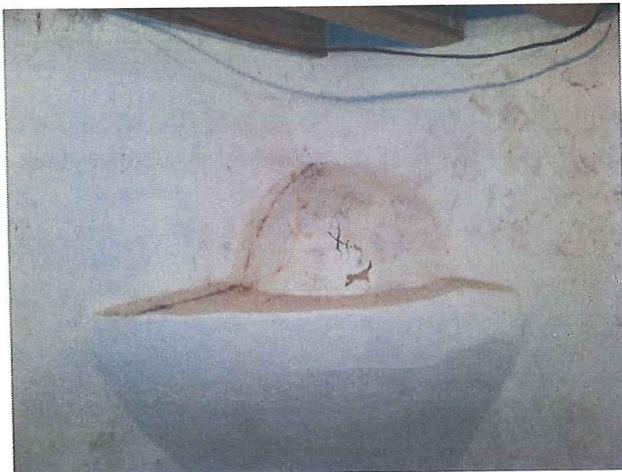


Until c2003 there was a common basement with the middle property. This property, #4200, has a Dutch oven in the basement and photographs of the exterior, interior and back of the oven are shown below.

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



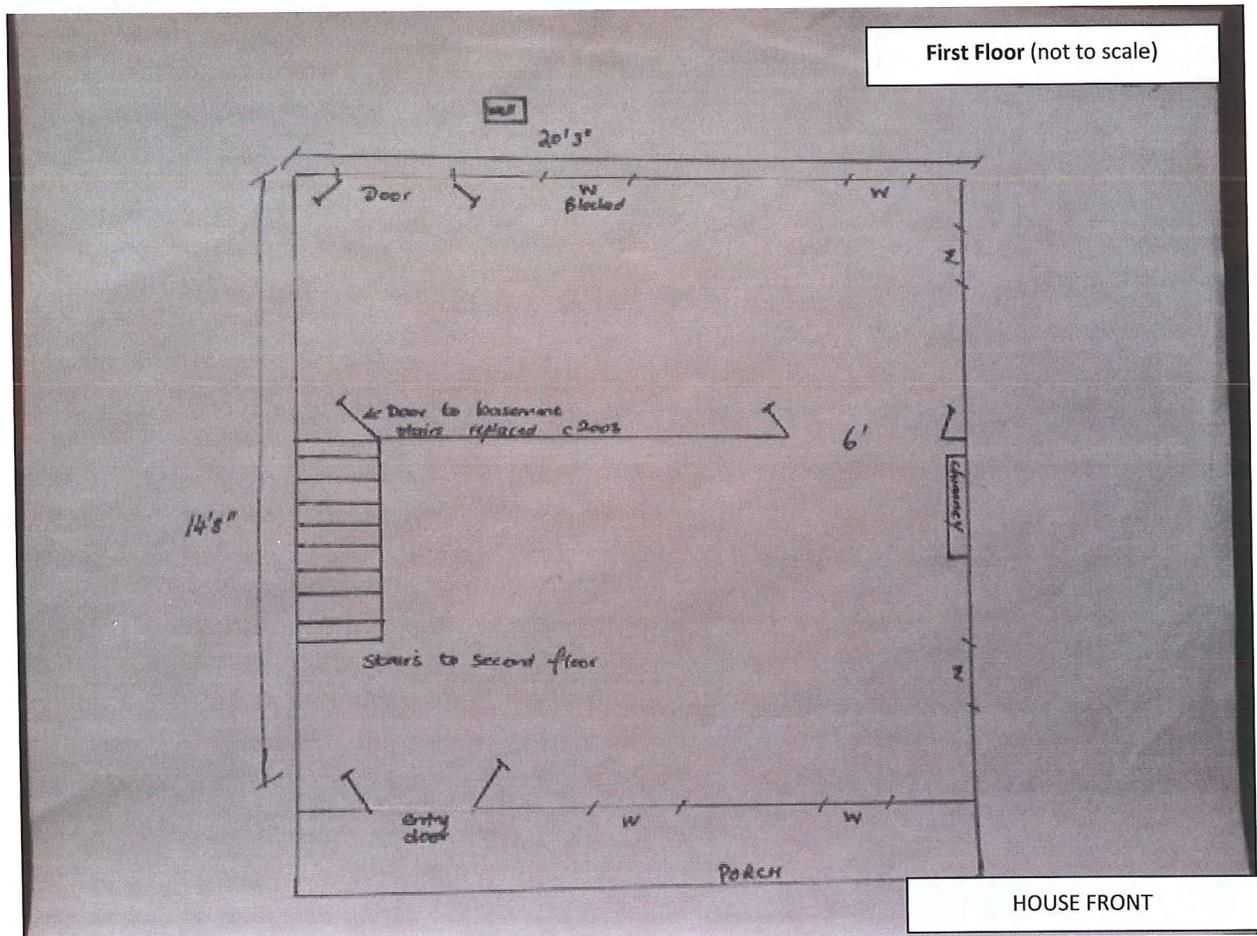
Expanded view exterior to interior



Front, interior, and back of Dutch oven basement of #4200

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

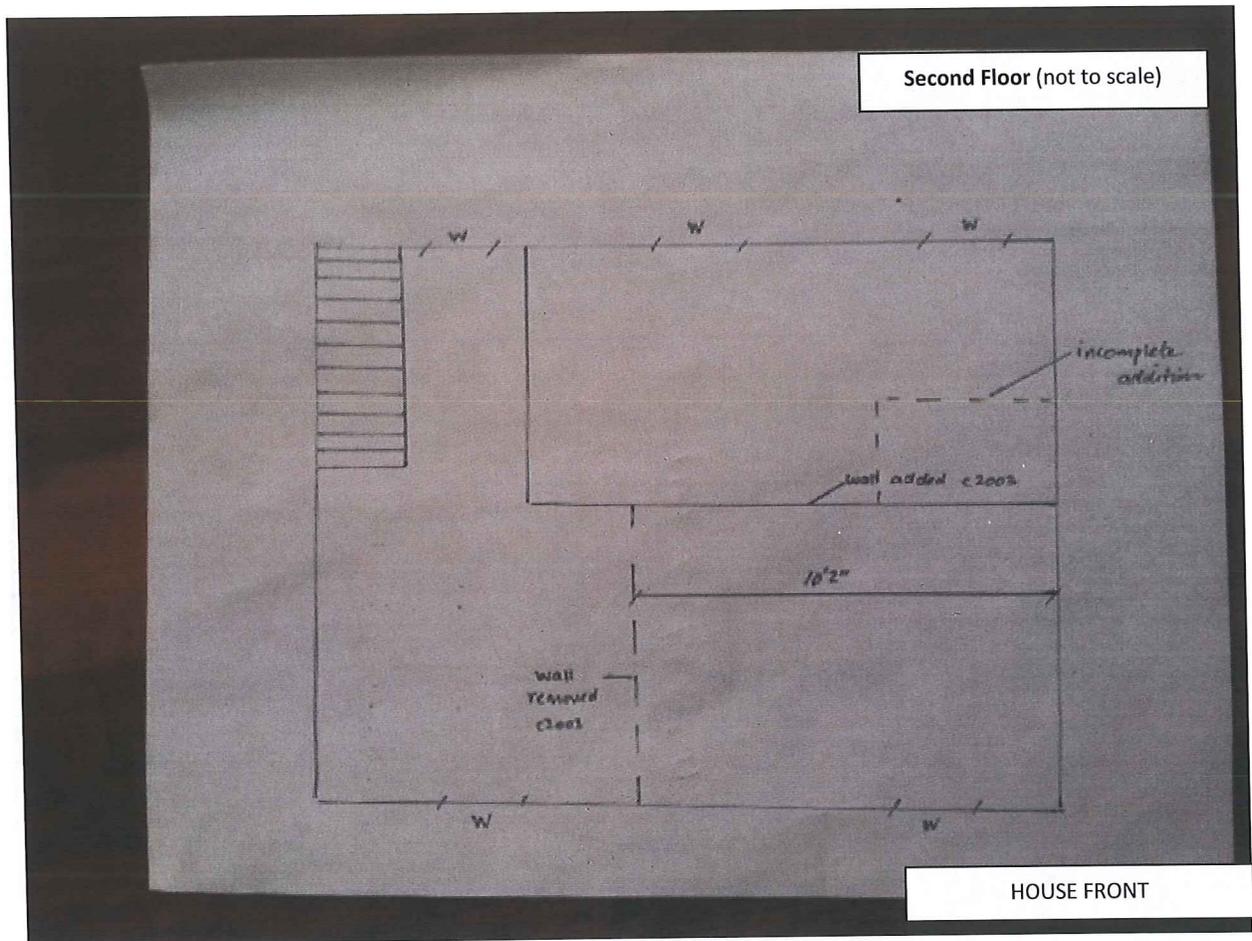
D. First Floor



A window on the exterior wall is blocked. Much of this floor is undergoing renovation.

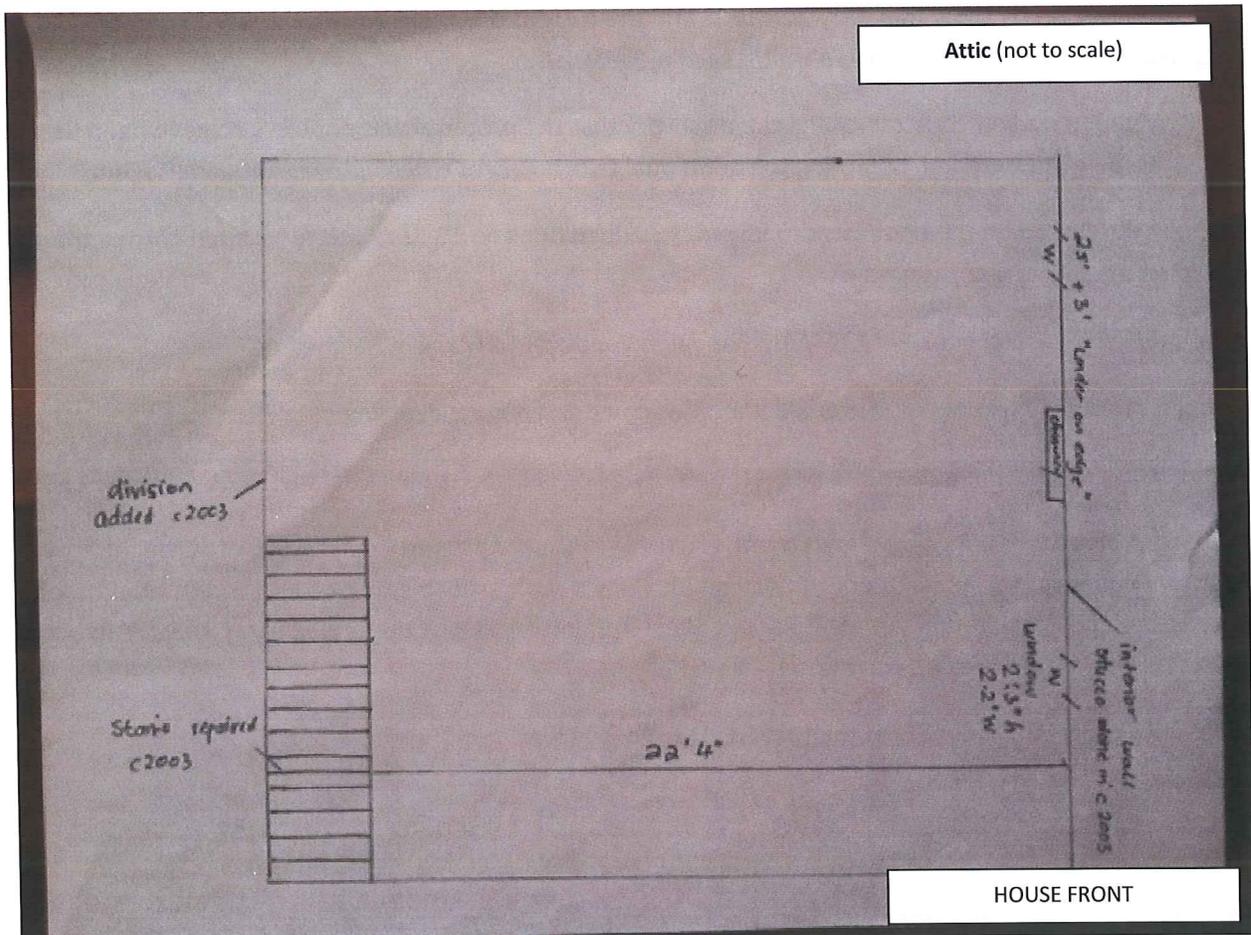
Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

E. Second Floor



Much of this floor is undergoing renovation.

F. Attic



The roof trusses show construction markings. In some instances horse hair plaster might have been used, but this is not conclusive.



Roof trusses with construction markings

III. Overview of Grantors and Grantees

The property deeds show that between 1908 and the current day there were probably 13 owners and that the property was included in a sheriff sale in the 1970s.

In part, due to budget constraints and the discovery that the property was not likely to have been the Gallagherville Inn, research regarding the additional two, adjacent dwellings was not undertaken.

Initially the thread on the deeds was followed back deed book M-15. Upon closer examination of the deed on pg. 190, it was found that:

March 31, 1900 Deed book E12/277/232 Benjamin Vandever to Franklin Megargee states:

“subject to 1. No building to be erected upon this plot but a private dwelling

2. no article shall be manufactured or sold.... any dwelling shall be set back at least 28 ft. from the curb.”

Thus the thread was considered inaccurate, especially since the property of interest was thought, upon commencing this research and prior to having Mowday’s work available, to have been a hotel/inn. Upon discussion and consultation with Cliff Parker, Chester County Archivist the thread shown below in this report is considered the correct one.

Table of Grantors and Grantees for #4200 E. Lincoln Highway

<i>Deed</i>	<i>Date</i>	<i>Grantor</i>	<i>Grantee</i>
<i>B5446-P-1969</i>	<i>Oct 30 2002</i>	<i>Dorothy E. Jameson</i>	<i>Kirk A. Smith</i>
<i>W 40/976</i>	<i>4/21/1972</i>	<i>James H. McQueen (sheriff)</i>	<i>Dorothy E. Jameson</i>
<i>D37/718</i>	<i>8/15/1966</i>	<i>Fred P. & Mary N. Crosson</i>	<i>Robert A. & Nathalie M. Lee</i>
<i>A-33/54</i>	<i>3/9/1948</i>	<i>Paul L Nelms</i>	<i>Benjamin van Cleve</i>
<i>E-23/139</i>	<i>4/3/1947</i>	<i>Marjorie Huston Shields</i>	<i>Aul L. Nelms</i>
<i>Y-17/100</i>	<i>1/29/1929</i>	<i>Abram Huston</i>	<i>Marjorie Hathaway</i>
<i>O-15/47</i>	<i>6/3/1919</i>	<i>Obas & Pauline Humpton</i>	<i>Abram P. Huston</i>
<i>M-15/190</i>	<i>1/15/1919</i>	<i>Morris Phillips</i>	<i>Charles Humpton</i>
<i>I-14/331/3</i>	<i>1/3/1912</i>	<i>Morris Phillips</i>	<i>Elizabeth L. Fox</i>
<i>L-13/308/461</i>	<i>3/27/1908</i>	<i>George Francis Fox</i>	<i>Elizabeth L. Fox</i>

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

Downingtown bank sued Robert and Natalie Lee. D. Jameson bought the property from a sheriff sale who had seized the property from the Lees who were in debt.

When George Fox bought the village there were a number of different tracts. These are described in the deed:

1. R9-214-374
2. X-10-455 (Title insurance and trust co. 1891)
3. U11-348-267 (John Wagenseller 1897)
4. T-11-14 (Thomas Haley 1897)
5. W11-115 (Jacob Lawrence 1898)

There are thus some challenges with trying to establish on a map which each of these tracts were. As mentioned earlier in this report under the section Background History of Gallagherville, only the store was left after Fox had purchased and demolished the village. Research at the Chester County Historical Society (CCHS) found some articles on the store owned by John Wagon seller. Looking at the George Fox deed details above this suggests Wagon seller is the tract thread to follow and one should now look at U11-348 vol 267. Following this thread and even using specific software to plot the boundary coordinates might help establish which side of the road the tract was located on, and also offer details of the building construction date, linking in with the information in the overview of Gallagherville earlier in this report, that the village was laid out mainly on 93 acres of land Henry Gallagher left to his seven children upon his death in 1835 (Pinkowski, E., 1962). Since the specific tract identification in the Fox deed was beyond the scope of this study, detailed tax records were not analyzed.

IV. Clippings regarding house occupants

Additional research was conducted at the CCHS library and a search was undertaken looking for the property of interest under business names, and owner names, as mentioned on the deeds. Seemingly relevant details are included in the grantor/grantee section of this report. Below references show dates as well as publications found at the Chester County Historical Society:

VR – Village Record, a West Chester Publication

L - Daily Local News

HBH - Honeybrook Herald

DA – Downingtown Archives

CR – Coatesville Record

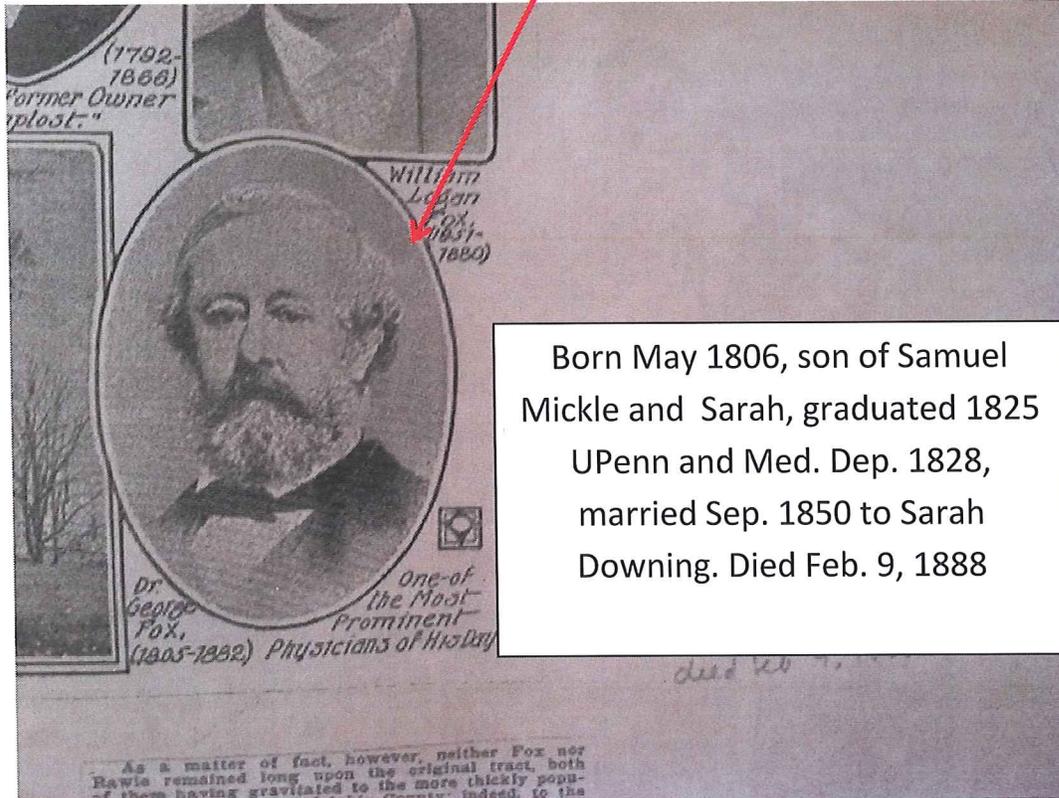
Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

A. Fox Family in Philly

Like all Chester County properties #4200 would have started as a Penn grant. Since George Fox bought the village of Gallagherville, and was prominent in the area a study was made of the Fox family.

In 1686, James Fox, son of Francis Fox from Wilshire, England, arrived in the new world on the ship "Desire" and with other prominent men purchased five thousand acres for a new township. James Fox became a prominent Philadelphia citizen, but his son died about the same time as he and his male line became extinct. A young man named Justinian Fox, traveled with James, but we do not know their relationship. The lineage is unclear and at this stage not confirmed, but George Fox might have been related to Justinian or Dr. George Fox (1805-1882) (please refer to the photo below). Certainly George Fox of Gallagherville's father, John, who passed away in 1882, established a well-known Philadelphia broker firm in 1842 and George joined this in 1866. George married Elizabeth Lauman in 1886 and had two sons, who were benefactors of his estate upon his death at age 64. His estate might have been one of the largest in Chester County at the time.

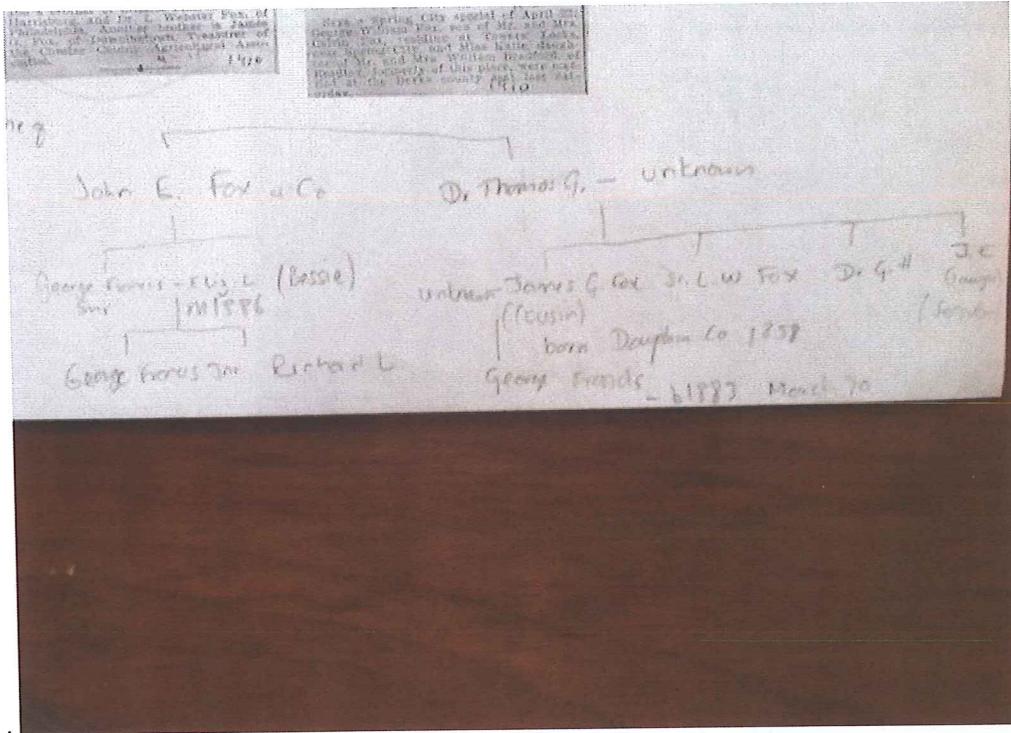
Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



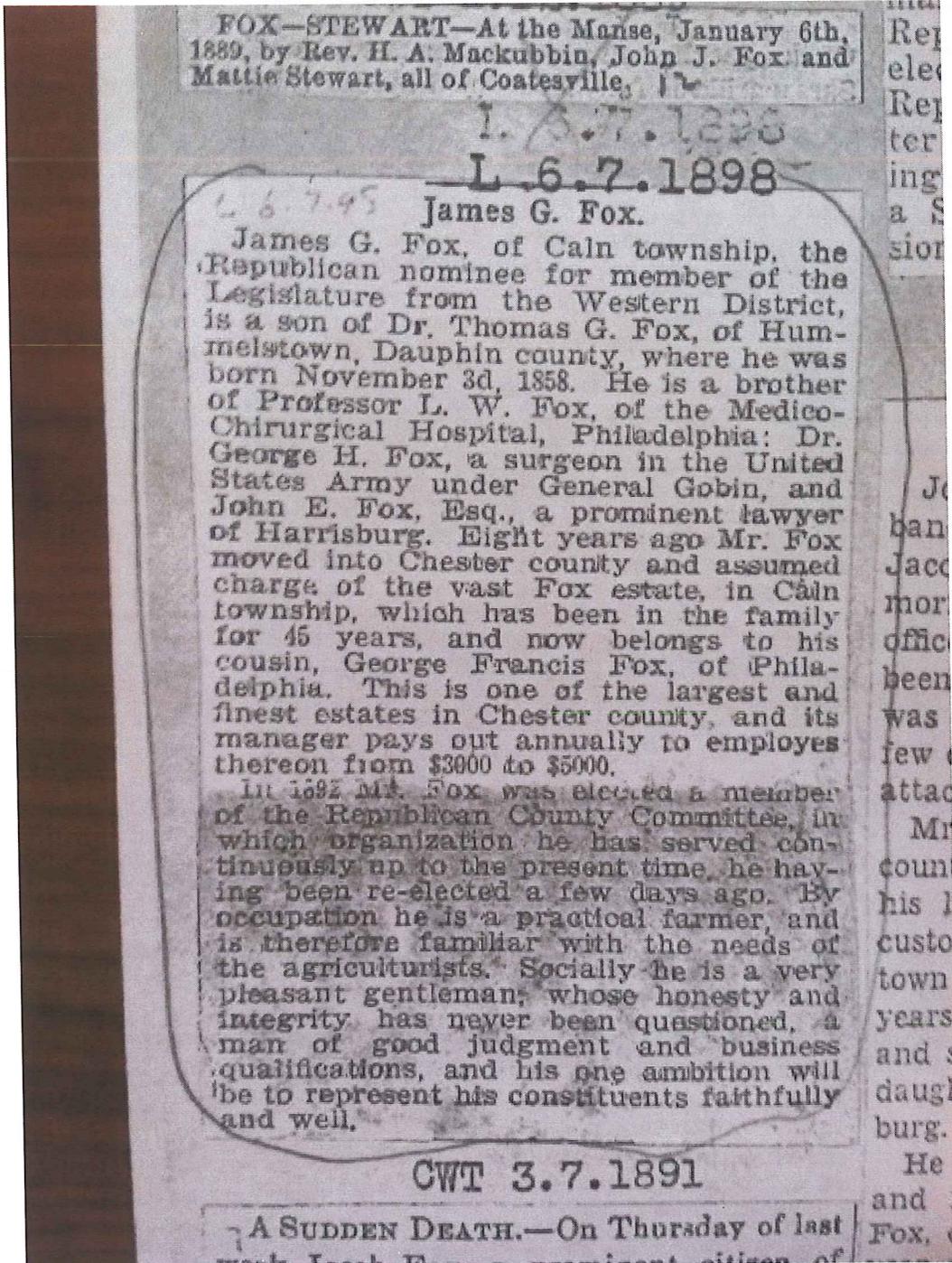
Born May 1806, son of Samuel Mickle and Sarah, graduated 1825 UPenn and Med. Dep. 1828, married Sep. 1850 to Sarah Downing. Died Feb. 9, 1888

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

The following draft family tree was sketched for the Foxes at Gallagherville, George Fox's son and nephew were also "George". One of several cousins, James, was Register of Wills.



B. James Fox



1.20.1922

FOX—Near West Grove, Pa., on Jan. 19, 1922, Jacob M. Fox, aged 79 years. Relatives and friends of the family are invited to attend the funeral without further notice from Heulah Baptist Church, in Russellville Pa., on Sunday, Jan. 22. Services at 2.30 p. m. Interment in adjoining cemetery. 1.20

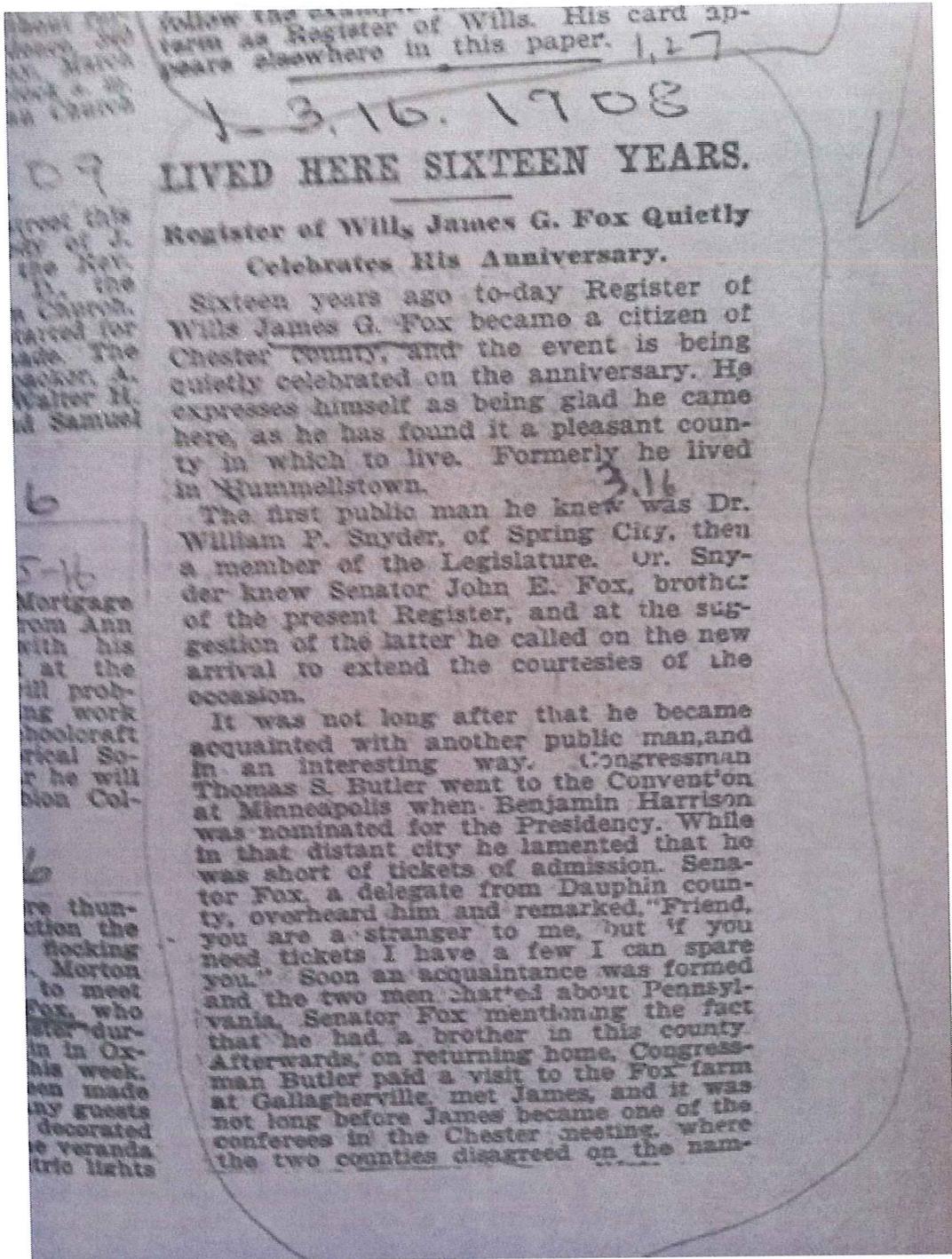
1.27.1908

West take survive several office later Noe of g this children in the Fox, of Phila- dent at bers of and he School an or- of the of this the Cit-

9
Theraton a. 3.29 mily are hout fur- ence, 340 v. March ock a. m. a Church

James G. Fox, Register of Wills, is a candidate for re-nomination, and in submitting his name to the Republican voters at the primaries to be held April 14th, promises that if nominated an elected, he will give the office his personal attention, as he has been doing since the beginning of his present term. Mr. Fox stands upon his record of public service. While a member of the State Legislature, he introduced the first bill that carried with it an appropriation for the establishment and support of the township high schools. He has always been an advocate of a better system of maintaining highways, and through his efforts the proportion paid by the State, in building highways under the Sproul-Roberts bill, was increased from 1-3 to 1/2 the whole cost. Mr. Fox believes the State should really bear the entire cost. He also introduced a bill which secured an appropriation of \$240,000 for the purpose of teaching agriculture at State College. This building is now completed and in use. The friends of Mr. Fox feel that as it has been customary in other counties to reward faithful servants by a continuance in office, Chester county might well follow the example and give him a second term as Register of Wills. His card appears elsewhere in this paper. 1.27

3.16.1908



in Chunking, and these compliments from
Mr. Fox highly on his compliment from
the Briton. 5-19 1909

L. 9. 6. 1909

MARRIED.

FOX—COX.—On Saturday, September 18,
1909, at 513 South High street, by Rev.
Charles R. Williamson, Ph. D., George
van Fox, of Unionville, and Emma May
Cox, of West Chester. 1909

L. 4. 15. 1910

Dr. George H. Fox.

Says a special from Hummelstown:
Dr. George H. Fox, former bacteriologist
at the Mont Alto Tuberculosis Sani-
tarium, died on Thursday. He was a
son of Dr. Thomas G. Fox, of this place,
and a brother of Senator John E. Fox, of
Harrisburg, and Dr. L. Webster Fox, of
Philadelphia. Another brother is James
G. Fox, of Downingtown, Treasurer of
the Chester County Agricultural Asso-
ciation. 4-15 1910

one g

...said residue estate, shall vest and be equally divided between such of the several charities mentioned, as shall at that time be in existence." The testator also devised \$100 to each man, woman, boy and girl in his employ at the time of his death.

Mr. Fox was the owner of considerable real estate at Gallagherville, this county, and was a cousin of Register of Wills James G. Fox.

L. 4. 11. 1908

Return to Order of Sale.

In the estate of George Francis Fox, deceased, return has been made to the Chester County Court that the real estate has been sold at public sale to Elizabeth L. Fox, executrix, for \$35,000. 1908

L. 5. 9. 1909

Drop a cat and it will fall on its feet. The same is true of a Fox, if he be a son of James G. Fox, ex-Register of Wills. All the boys are doing nicely, but the eldest son, George, sets the pace. At present George is in China, where he has been for over a year. He is at Chungking, assisting the British Consul who is looking after American interests there because no United States Consul is in that city. In this way he comes into close touch with international affairs.

Mr. Fox writes home that on Thanksgiving Day last, he dined with the British Consul, who honored him by running up the stars and stripes on the British flagstaff and letting it remain there for an hour. There are about 600 Americans in Chungking, and these congratulated Mr. Fox highly on his compliment from the Britons.

Cousin's son

L. 9. 6. 1909

MARRIED.

L 3. 15. 1901

FOX-WEST.—At the Presbyterian manse, Oxford, Pa., on the 13th of March, 1901, by the Rev. Robert Watson, George R. Fox and Tillie West, both of West Grove, Pa. 3-15

L 5. 27. 1901

son

Under the caption, "Local Boys to Study War," the Philadelphia Press gives three portraits and a sketch of each. One of them is a son of Representative Fox, of Caln township. Here it is:

George Francis Fox was born in Hummelstown, this State, March 20, 1883. He is the oldest son of Representative James G. Fox, and nephew of Dr. L. Webster Fox, of this city. A few years after he was born his family moved to Downingtown, where George was sent to school. He was graduated from the Downingtown High School in 1899 with honors. Although having attended schools in Downingtown, he has spent most of his time in Philadelphia with his uncle. He is now a special student at the Penn Charter School, in this city. Senator Boies Penrose is his sponsor. 3-27

Charles H. Pennypacker, Esq., is today attending United States Court in Philadelphia. L-1901

L 6. 16. 1902

Dropped From West Point.

George F. Fox, son of Representative James G. Fox, is one of a number of cadets dropped from the fourth class at West Point Military Academy. Mr. Fox resides at Thorndale, and last summer he was appointed through the influence of United States Senator Penrose. The cadet from the Sixth Congressional District is Walter Singles, of Colwyn, Delaware county, who used to attend the West Chester State Normal School. 1-16

L 11. 20. 1905

Philadelphia paper of last

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

... this afternoon at 5 o'clock in St. Mary's Chapel of the Washington Cathedral. The Rev. Raymond Wolden will officiate.

L. 1. 20. 1944

Promotion of George F. Fox, III, of Westtown, from second to first lieutenant was announced today by headquarters of the 2nd Ferrying Group, Ferrying Division, Air Transport Command, at New Castle Army Air Base, near Wilmington.

L. 1. 20

The son of Mr. and Mrs. George F. Fox, Jr., of West Hill Farm, in Westtown, Lt. Fox was born April 15, 1915, at West Chester, and was educated at Episcopal Academy in Overbrook and at Harvard College and Harvard Law School. He also studied in China and Switzerland as an exchange student.

After graduation from Harvard Law School, Lt. Fox held positions as an attorney for the Canadian Colonial Airways and Pan-American Airways and as legal assistant to the vice-chairman of the Civil Aeronautics Board in Washington, D. C.

Lt. Fox held a private pilot's license for 10 years before his enlistment as an aviation cadet in May, 1942. He studied at Maxwell Field, Ala.; Jackson, Tenn., and Greenville, Miss., before receiving his second lieutenant's commission at Blytheville, Ark., on February 16th, 1943. He has been attached to the 2nd Ferrying Group as a pilot since March 3, 1943.

Lt. Fox's wife, Mrs. Virginia Campbell Fox, lives at 1018 S. Rod-

13 the son of Cousin's son?

1937

... cut glass, ... after ... were served ... at ... were ... by Mrs. ... the ... ago.

... old ... 1937 ... Fox had ... estate ... who was ... of the ... and two ... of West ... twelve ... of ... of the ... get home ... as Dep- ... of the ... conducted ... 1937

C. George F. Fox

at Nineteenth and Arch streets. 1906

L. 10.4.1906

George Francis Fox. 10.4

In Philadelphia yesterday, George Francis Fox, who owned extensive lands at Gallagherville, this county, died in his 64th year, in a private hospital at 18th and Vine streets. He had been suffering from ulcerated stomach, and some weeks ago an operation was performed, but he could not recover.

He belonged to the firm of John F. Fox & Co., brokers, of Philadelphia, his late father having established the house in 1842, and in 1866 the son was taken into the firm.

Mr. Fox had spent the greater part of his life at Gallagherville, making regular trips to and from Philadelphia during the Summer season, and in the Winter occupying his town house, 1322 Spring Garden street. During the past Summer he took a long trip West, while a new dwelling was being erected for him at Gallagherville, and on his return, as the new home was not completed, he remained in Philadelphia.

His property at Gallagherville is in charge of his cousin, James G. Fox, Register of Wills.

Mr. Fox is survived by his wife, Mrs. Bessie L. Fox, and two sons, G. Francis Fox, Jr., and Richard L. Fox. 1906

7
9.6-1906
Funerals. 9.6
Funeral services over the remains of the late George Francis Fox were held Tuesday afternoon, at 2 o'clock from his late residence, 1322 Spring Garden street, Philadelphia, and were conducted by Rev. E. H. Dell, D. D., pastor of St. Matthew's Lutheran Church, of which Mr. Fox was a member.
The honorary pall bearers were: Charles Jeffris, B. S. Kunkel, W. F. Williams, W. H. Carpenter, Dr. Frederick C. Orth, Harry Lawson, Dr. George W. Sullivan and William J. Gray.
Mr. Fox was the son of the late John E. Fox, head of the well known firm of John E. Fox & Co., bankers and brokers for sixty-four years located in Philadelphia. On the death of his father in 1880 Mr. Fox became the head of the firm and continued the business under the old name until December 31st last, when he retired from business.
Mr. Fox was a thoroughly safe and conservative business man. During the many years of his active business career he labored unselfishly on behalf of those whose interests he had in charge. He was a man of sterling integrity and attraction personality and he will be greatly missed by those with whom he came in daily contact and who were endeared to him by his many excellent qualities as a man and a citizen.
Mr. Fox was proud of his native city, and was generous in his support of its charitable institutions. He was distinctively a man of domestic habits, and his life was divided between his home and his office. In 1886 Mr. Fox married Miss Elizabeth M. Lauman, daughter of Edward J. Lauman, deceased, who, with two sons, George Francis, Jr., and Richard Lauman Fox survive him. 1906
L. 10.16.1906
Says a Philadelphia special of last evening

The
ding
Berwy
affair
lowing
Pho
Hisho
Mr.
daugh
Jerom
Coa
Smith
Laird
Rev
Taylo
We
Siden
and
Wa
Mab
Arc
The
Ph
Fox
Ha
and
Box
Mr.
Addi
Miss
Mrs.
Mont
Willi
Mrs.
Alice
Miss
ces N
Mr.

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

two sons
and Lauman Fox survive

L. 10.16.1906

Says a Philadelphia special of last evening: In disposing of his estate, which is valued at over \$300,000, the testament of George F. Fox, late of No. 1323 Spring Garden street, who died in St. Joseph's Hospital, on the 3d inst., admitted to probate to-day, devises \$3,000 each to the following named institutions:—

10.16
 Friends' Asylum for the Insane, Frankford; Friends' home for Children; Old Ladies' Home of Philadelphia, at Wissinoming; Old Man's Home, Presbyterian Home for Aged Couples and Aged Men; Presbyterian Home for Widows and Single Women; Lutheran Orphan Home and Asylum; Children's Aid Society; Hayes' Mechanics' Home; Little Sisters of the Poor, Home for Aged and Infirm Colored Persons.

906
 The instrument appoints the widow, Elyzabeth L. Fox, sole executrix, and devises to her \$100,000 absolutely. The sum of \$200,000 is also devised in trust, the income of which is to be paid to the widow during her life, and upon her death, the trust is to be continued, the income to be paid to the two sons, George F. Fox, Jr., and Richard L. Fox, the principal to revert upon their decease to their children, or the children of deceased children. "And," the will continues, "in case both my sons die without leaving child or children or lawful issue of deceased child or children surviving them, then the whole of said sum of \$200,000, as well as any addition to the same from my said residue estate, shall vest and be equally divided between such of the several charities mentioned, as shall at that time be in existence." The testator also devised \$100 to each man, woman, boy and girl in his employ at the time of his death.

Mr. Fox was the owner of considerable real estate at Gallagherville, this county, and was a cousin of Register of Wills James G. Fox.

L. 4.11.1908

Return to Order of Sale. 4.11

representative
number of
class at
Mr. Fox
number he
ence of
he cadet
strict is
elaware
West

of last
s, which
, and in
g part,
en Miss
H. Fox,
married,
of No.
Fox, of

Mr. Fox
ce office
licenses.
immedi-
e of Mr.
ready for
their
The mar-

M
C
M
V
M
C
F
M
B
ar
er
ne
C
M
ar
Jo
ley
Ma
H
R
N
R
B
E
lin
din
A
wh
sen
Ma
the

G. F.
estate
State
an illn
For
been e

... said residue estate, shall vest
 and be equally divided between such of
 the several charities mentioned, as shall
 at that time be in existence." The tes-
 tator also devised \$100 to each man, wo-
 man, boy and girl in his employ at the
 time of his death.

Mr. Fox was the owner of considerable
 real estate at Gallagherville, this county,
 and was a cousin of Register of Wills
 James G. Fox.

L. 4. 11. 1908

Return to Order of Sale. 4. 11. 08

In the estate of George Francis Fox,
 deceased, return has been made to the
 Chester County Court that the real estate
 has been sold at public sale to Elizabeth
 L. Fox, executrix, for \$35,000. 1908

L. 5. 9. 1909

Drop a cat and it will fall on its feet.
 The same is true of a Fox, if he be a
 son of James G. Fox, ex-Register of
 Wills. All the boys are doing nicely, but
 the eldest son, George, sets the pace.
 At present George is in China, where he
 has been for over a year. He is at Chun-
 king, assisting the British Consul who
 is looking after American interests there
 because no United States Consul is in
 that city. In this way he comes into
 close touch with international affairs. 5. 19

Mr. Fox writes home that on Thanks-
 giving Day last, he dined with the Brit-
 ish Consul, who honored him by running
 up the stars and stripes on the British
 flagstaff and letting it remain there for
 an hour. There are about 600 Americans
 in Chunking, and these congratulated
 Mr. Fox highly on his compliment from
 the Briton. 5. 19 1909

L. 9. 6. 1909

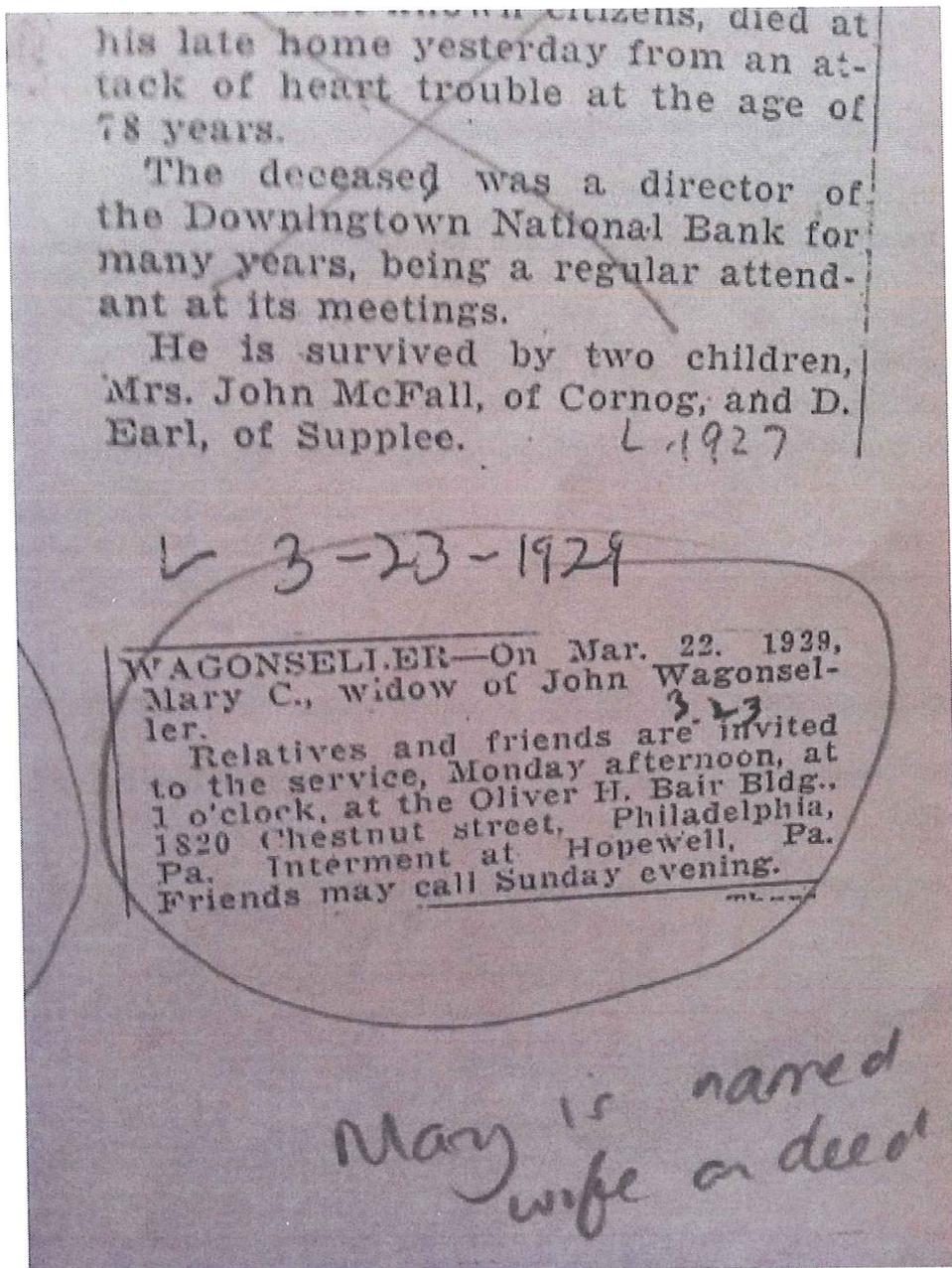
L. 9. 6. 1909 MARRIED. September 18

Cowins son

D. Wagonseller

As mentioned in the Grantor and Grantee section above, John Wagonseller might have owned the tract.

and conditions made known, by
1-13-18 Jacob Wagonseller
Dec. 29, 1817. 24
APR 14 1824
By the same, on the twenty-fifth,
JOHN WAGONSELLER, to Miss MAI
ANN NORTON, both of Charleston, Ches
county. By Rev. C. Moore '24.
173. 1911
A Business Change. 7.3
J. E. Wagonseller, formerly of Gal-
lagherville, Chester county, but who now
resides at Norristown, Montgomery coun-
ty, has recently purchased the Standard
Casket Company Inc., of Philadelphia.
Mr. Wagonseller was formerly with the
Standard Gasket Company Inc., but with-
drew his interests about four years ago
and formed the Gasket Supply Company,
also of Philadelphia, being with this new
company but a short time when he ac-
quired full interest.



V. The house today

The house is currently vacant and the renovations to the interior have commenced, but are not completed.

VI. Recommendations for any future research

Details were included in the report text, but a list of suggested possible future research follows:

- Determine when the original property deed was split.
- Research each of the other the deed thread for the other two properties which are part of the building.
- Follow the Wagon seller deed back.
- Plot the tract co-ordinates.
- Establish the date of construction.
- Establish a more conclusive link of the Foxes of Gallagherville to the Foxes who arrived from England in 1686.

VII. References

Dague, P., Clang, Clang, Clang went the trolley, Mr Downingtown (online), 2013

Mowday, M.A & B. E; Squire Cheyney Books, Spanning the Centuries: The History of Caln Township in the American Landscape, 2009.

Pinkowski, E. Chester County Place Names, Sunshine Press, Philadelphia, 1962

VIII. Acknowledgements

Chester County Historical Society and librarians

Chester County Deed Office and staff

Cliff Parker (Chesco Archivist)

Doreen Jacoby (Old Caln Historical Society)

Kirk Smith (#4200 E. Lincoln Highway property owner)

Phil Dague (Mr Downingtown)

IX. Appendix and Deeds

Clang, clang, clang” went the trolley....

Phil Dague, Mr. Downingtown | May 20, 2013



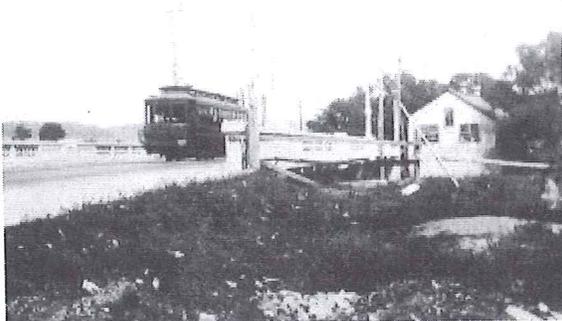
I love this old postcard that depicts the trolley heading down Brandywine Avenue. I grew up on Brandywine Avenue, a few years after this photo was taken. Many years, actually.

“Clang, clang, clang” went the trolley,

“Ding, ding, ding” went the bell,

“Zing, zing, zing” went my heartstrings,

for the moment I saw him, I fell!”



This 1902 picture depicts a trolley crossing the bridge over the Brandywine. The white building in the background is part of the Bicking Mill, now home to Firecreek Restaurant.

When Judy Garland sang “The Trolley Song” in the classic 1944 film “Meet Me In St. Louis”, she wasn’t singing about Downingtown, but she might as well have been. Try to imagine if you

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

will, what life in Downingtown was like in the late 1800's. Few of our citizens in that era were wealthy enough to own automobiles, which was relatively new technology at the time. Most of Downingtown's residents were still getting around by horse and buggy. And those few who did have cars were limited as to where they could go with them. Modern streets and roadways were barely even thought of yet, and dirt roads were the norm.

Then in 1902, the West Chester Street Railway Company (WCSR) commenced trolley service in Downingtown. By this time, WCSR had already been successfully operating trolley service in West Chester for over ten years, and service to Downingtown was a logical route for expansion. The first trolley rolled into Downingtown from West Chester on Monday morning, September 1, 1902. The trolley left West Chester out of route 322, running parallel to the then dirt road, before it made its' own path through the Copeland Schoolhouse area, then curved over to Sugar's Bridge, then back over the roadway where it ran along the east bank of the Brandywine. It came into Downingtown on Brandywine Avenue, travelling under the train bridge that is still there today, before its run ended at Lancaster Ave.

The trolley was such a success that work immediately began to extend the line to Coatesville. The trolleys of Chester County connected our communities in ways that were never possible before. What was once a day's journey now could be made in hours or minutes. The first trial run of the trolley, whose passengers were mostly officials and employees of the WCSR Co., left West Chester at 4:37 pm, and made it to the Swan Hotel in Downingtown at 6:57pm. According to my source book "Trolleys Of Chester County" by Stanley F. Bowman Jr., the initial runs of the trolley moved slowly at first to avoid any mishaps. The trolley then made it back to West Chester at 8:25 pm, bettering its' time by fifty minutes. Still, this was a marked improvement on the half day or more it would have taken to make the journey by horse and buggy. What a gloriously scenic ride it must have been!

With two trolleys running at hourly intervals, the West Chester-Downingtown line became a huge success, perhaps even more so with the residents of West Chester than Downingtown. You see Downingtown was an industrial town, and the better paying jobs that we had here were suddenly available to West Chester residents in a way that they were never available before. Impromptu trolley parties were thrown, where groups of party-goers would board the trolley and show up unexpectedly at a friend's house in the other town, a "trolley flash mob" of sorts. In the 1920's, the Downingtown-Coatesville line became the WCSR Co.'s most profitable line, running at 30 minute intervals and shuttling people to high paying jobs at places like Lukens' Steel.

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

By 1927 however, ridership had begun to dwindle. Automobile ownership became available to more and more people, due in part to the fact that folks were able to get to better paying jobs thanks to trolley service. Year by year or road system steadily improved, and the unpaved dirt roads soon went the way of the horse and buggy. The last trolley on the West Chester-Downingtown-Coatesville line ran on November 30, 1929. The West Chester Street Railway Co. soon dissolved, and the steel tracks were taken up and used for scrap during WWII. That 27 year period saw a revolution of change in the Downingtown area, and the trolley era bridged the gap between the horse and buggy days of yesteryear with the age of the automobile. The old trolley beds can still be found today, as many of them make up parts of our trail systems, such as the East Branch Brandywine Trail that runs in West Bradford between Downingtown and West Chester along route 322.

Today, modern trolleys run on the SEPTA system in and around Philadelphia. The trolleys of yesteryear can be seen only in museums like The Pennsylvania Trolley Museum in Washington, PA, out near Pittsburgh. If you've ever been on a cable car in San Francisco, then you have already experienced a ride similar to the old Downingtown Trolley, minus Chester County's rolling green hills and the Brandywine River to admire. Someday another form of transportation will come along and render automobiles obsolete. Perhaps one day one of my sons will take his grandchildren to a museum full of cars, and they will marvel at how quaint things were back in the old days. - *Phil Dague*



This modern day photo echoes the same view as the postcard to the below.

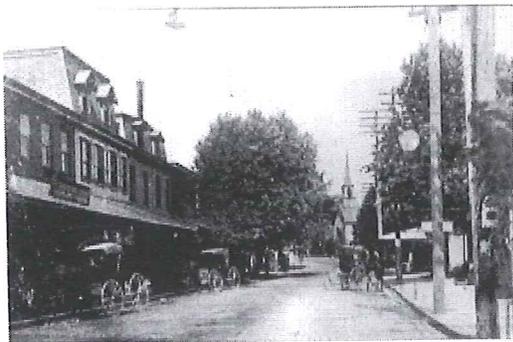
Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



As seen from rt. 322, outdoor enthusiasts enjoy the East Branch Brandywine Trail that largely exists on the former trolley line bed.

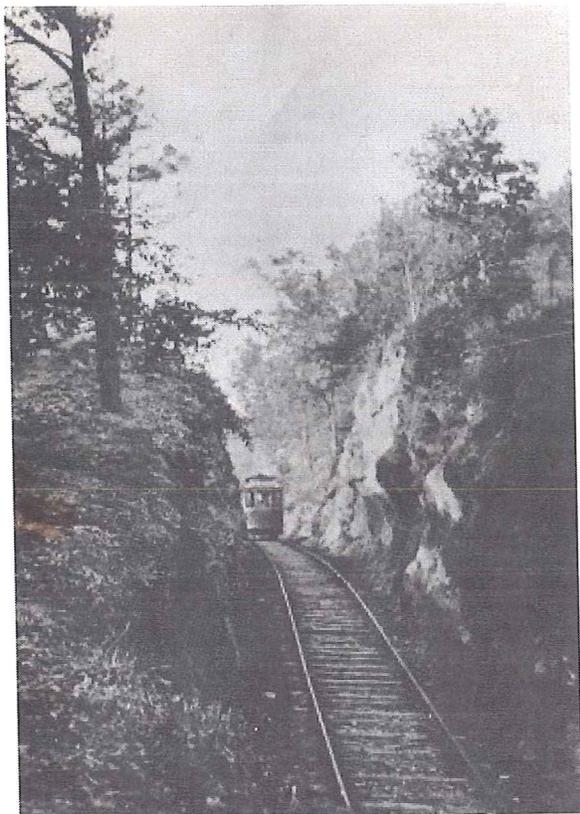


This old postcard of the Trestle Bridge also depicts a trolley passing on the left side of the image.

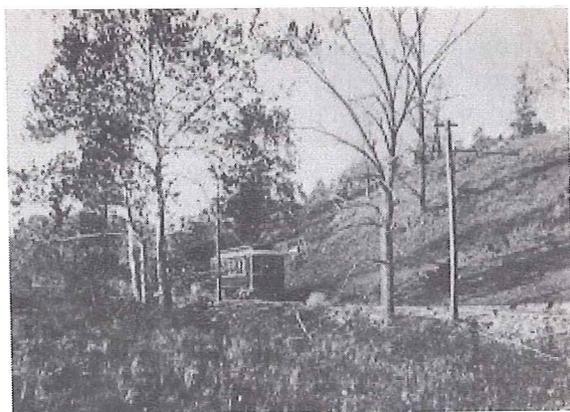


This turn of the century photo shows that the horse and buggy was still the dominant form of transportation in Downingtown. All of that was about to change. You'll note the old Central Presbyterian Church in the background. That church is now home to Dane Décor Furniture store.

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA

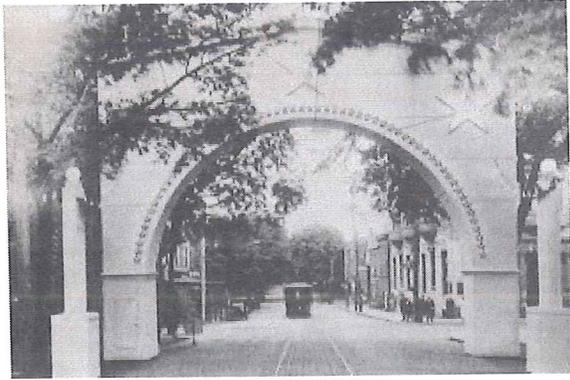


This 1902 photo shows the trolley entering the cut at Sugar's Bridge heading towards West Chester from Downingtown.

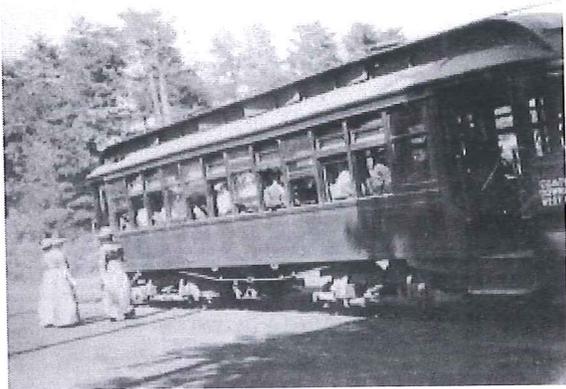


Here the trolley is seen near Sugar's Bridge heading to West Chester.

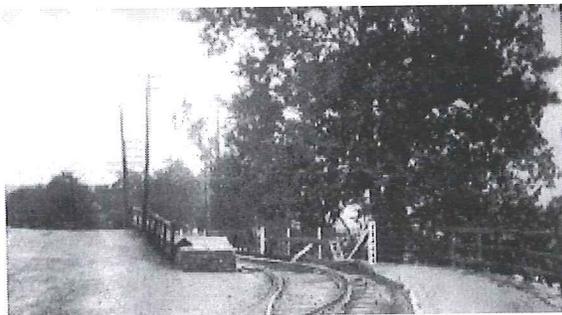
Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



This is the gateway to the trolley station on High Street in West Chester. It resembles something that you would see in old Hollywood, doesn't it?

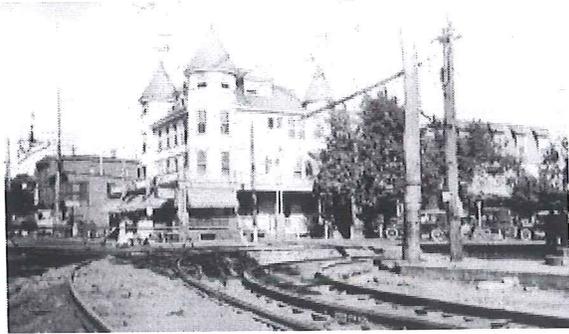


For a time at least, riding the trolley was more than just a means of getting from one place to another. It was the socially "in" thing to do. Moving "parties" would start in one borough or the other, then hop onto the trolley then take the party to the other town. Do think that these ladies are getting ready to push the trolley?



This photo shows the steel trolley bridge next to the original Lancaster Avenue bridge that crossed the Brandywine.

Some background history of 4200 East Lincoln Highway, Thorndale, Caln Township, Chester County, PA



Here are the trolley tracks in front of the old Swan Hotel at Brandywine and Lancaster Avenues.

Thanks as always to The Downingtown Area Historical Society, and to the go to resource book "A History Of Downingtown" by Jane L.S. Davidson, without this article could not have been written. Another valuable source of information for this article was the book "Trolleys Of Chester County" by Stanley F. Bowman Jr. and Harold E. Cox. Next month I will have an article ready that I am working on now on the filming of the movie "The Blob" in the borough and the true untold story of the original Downingtown Diner, so look for that in late June. Don't forget to "like" Mr. Downingtown on Facebook and follow me on Twitter. *Phil Dague*

This Indenture Made the 30TH day of

OCTOBER in the year of our Lord two thousand and two (2002)

Between

Dorothy E. Jameson

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

Kirk A. Smith

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

Witnesseth That the said Grantor(s) for and in consideration of the sum of FIFTY-ONE THOUSAND TWENTY-TWO (\$51,022.00, DOLLARS) lawful money of the United States of America, unto her well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) his heirs and assigns,

4/2
46
39



SEE ATTACHED EXHIBIT A

5952-02
Record and Return
Security Search & Abstract Co.
Title Dept.
326 Pine Street
Philadelphia, PA 19107

RETURN TO
RECORD & RETURN TO
SECURITY SEARCH & ABSTRACT CO
22 E. MARKET ST.
WEST CHESTER, PA 19380

UPIA 39 - 5 - 30

This Document Recorded
11/09/2002 State RTT: \$10.22
11:56AM Local RTT: \$10.22
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10147873
Receipt #: 00665
Rec Fee: 48.50



10147873
Page 1 of 4
B-5446 P-1069

EXHIBIT A

ALL THAT CERTAIN message and lot or tract of land.

SITUATE on the South side of Lincoln Highway, in the Township of Cain County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the middle of the said Lincoln Highway a corner of remaining land now or late of Paul L. Nelms and Anna M. Nelms his wife, and also a corner of land now or late of Frank Kuch and wife; thence on a line passing through the middle of a partition separating the dwelling erected on the lot herein conveyed from the dwelling erected on the lot adjoining wall on the East now or late of the said Frank Kuch and wife South one degree forty-three minutes East one hundred fifty-four and five tenths feet to a point in the said Frank Kuch land; thence continuing along the same South eighty degrees forty minutes West sixty-eight and seven tenths feet to another point in the said Frank Kuch land; thence along the same North two degrees eight minutes West one hundred sixty-four and twenty-two one-hundredths feet to another point in the center line of the said Lincoln Highway; thence along the same North eighty-seven degrees fifty-two minutes East sixty-eight and eighty-four one-hundredths feet to the place of beginning.

BEING Tax Parcel No. 39-5-30. ✓

BEING the same premises which James H. McQueen, Sheriff by Deed Poll dated September 19, 1972 and recorded September 19, 1972 in the County of Chester in Deed Book W-40 Page 975 conveyed unto Theodore R. Jameson and Dorothy E. Jameson, in fee.

AND the said Theodore R. Jameson departed this life on or about the 23rd day of OCTOBER A.D., 1901, whereby title to the above described premises vested in Dorothy E. Jameson, by right of survivorship.



10147673
Page 3 of 4
B-5446 P-1960

AFFIDAVIT, ELEM

SHERIFFS DEED No. 11748

SEP 19 11 32 AM '72

Printed and sold by J. G. Clark Co., 1118 Walnut St., Phila.

Know all Men by these Presents

THAT, JAMES H. MC OMBRY Sheriff of the County of Chester

in the Commonwealth of Pennsylvania, for and in consideration of the sum of

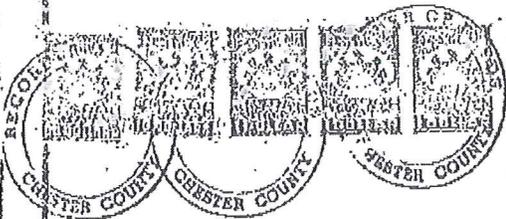
Six Thousand Three Hundred (\$6,300.00)

dollars, to me in hand paid, do hereby grant and convey to THEODORE R. JAMESON and DOROTHY B. JAMESON

ALL THAT CERTAIN message and lot or tract of land situate on the South side of Lincoln Highway, in the Township of Cain County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the middle of the said Lincoln Highway a corner of remaining land now or late of Paul L. Nohes and Anna M. Nohes his wife, and also a corner of land now or late of Frank Kuch and wife; thence on a line passing through the middle of a partition wall separating the dwelling erected on the lot herein conveyed from the dwelling erected on the lot adjoining on the East now or late of the said Frank Kuch and wife South one degree forty-three minutes East one hundred fifty-four and five tenths feet to a point in the said Frank Kuch land; thence continuing along the same South eighty degrees forty minutes East sixty-eight and seven tenths feet to another point in the said Frank Kuch land; thence along the same North two degrees eight minutes West one hundred sixty-four and twenty-two one-hundredths feet to another point in the center line of the said Lincoln Highway; thence along the same North eighty-seven degrees fifty-two minutes East sixty-eight and eighty-four one-hundredths feet to the place of beginning.

CONTAINING 10,811 square feet of land be the same more or less



69

W 40 975

the same having been sold by me to the said grantees, on the 25th day of
May Anno Domini one thousand nine hundred and Seventy-two after due
advertisement, according to law, under and by virtue of a writ of Execution
issued ~~by the Court~~ on the 21st day of April Anno Domini
one thousand nine hundred and Seventy-two out of the Court of Common Pleas
of Chester County, Pennsylvania as of April Term, one thousand nine
hundred and Seventy-two Number 22 of the suit of

DOMINION NATIONAL BANK
VS.
ROBERT A. LEE, SR.
ANTHONY M. LEE

In Witness whereof, I have hereto affixed my signature, this 21st day of September Anno Domini one thousand nine hundred and Seventy-two (1972)

SEALED AND DELIVERED
IN THE PRESENCE OF

Evelyn C. Ford

James H. McQuinn
JAMES H. MC QUINN

A Example which not applicable.

M 40 977

Law Office in Harrisburg, Pa.
Pa. 188, Page 21
4-8-1970

This Deed, made this 15th day of August 1966

between FRANK P. CROSSON and MARY N. CROSSON, his wife, of the Township of Cain, County of Chester and State of Pennsylvania, (hereinafter called the "Grantor(s)");

of the one part, and ROBERT A. LEE and MATHALIE N. LEE, husband and wife, of the 6688 Place, (hereinafter called the "Grantee(s)"); of the other part;

Witnesseth, That to consideration of Seventy-nine hundred _____ Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do hereby grant and convey unto the said Grantee(s), their heirs and assigns, as tenants by the entirety,

ALL THAT CERTAIN messuage and lot or tract of land situate on the South side of Lincoln Highway, in the Township of Cain, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

C-3960-20

BE BEGINNING at a point in the middle of the said Lincoln Highway a corner of remaining land now or late of Paul L. Helms and Anna E. Helms, his wife, and also a corner of land now or late of Frank Kuch and wife; thence on a line passing through the middle of a partition wall separating the dwelling erected on the lot herein conveyed from the dwelling erected on the lot adjoining on the East now or late of the said Frank Kuch and wife South one degree forty-three minutes East one hundred fifty-four and five-tenths feet to a point in the said Frank Kuch land; thence continuing along the same South eighty degrees forty minutes forty seconds West sixty-eight and seven-tenths feet to another point in the said Frank Kuch land; thence along the same North two degrees eight minutes West one hundred sixty-four and twenty-two one-hundredths feet to another point in the center line of the said Lincoln Highway; thence along the same North eighty seven degrees fifty-two minutes East sixty-eight and eighty-four one-hundredths feet to the place of beginning.

CONTAINING 10,111 square feet of land, be the same more or less, BEING the same premises which Benjamin Van Cleave and Anna E. Van Cleave, his wife, by their deed dated January 6, 1954, and recorded in the Office for Recording of Deeds in and for Chester County, Pa., in Deed Book M-26, Vol. 634, page 533, granted and conveyed unto Frank P. Crosson and Mary N. Crosson, his wife, parties of the first part hereto, in fee.

TOGETHER with certain rights and privileges, if any, incident to water, as more fully described in the aforementioned deed.

D 37 REC 718

Deed

Made the 8th day of

March in the year of our Lord one thousand nine hundred and Forty-eight (1948) Between PAUL L. HELMS, of said Township, County of Chester and State of Pennsylvania, and ANNA H. HELMS, his wife,

DEED

PAUL L. HELMS & WIFE.

TO

FRANCIS VAN CLOVE & SONS.

(Witnesses and the Deedee), of

the one part, and FRANCIS VAN CLOVE, of the said said Township, County and State aforesaid, and ANNA C. VAN CLOVE, his wife,

(Witnesses and the Deedee).

of the other part: WITNESSETH, that the said Grantor is for and in consideration of the sum of One dollar and other good and valuable considerations in lawful money of the United States of America, unto whom well and truly paid by the said Grantee: and of and to the effect and delivery of these presents, the receipt whereof is hereby acknowledged, that the said Grantee, his heirs, assigns, personal, sole, lawful, and beneficial, and confirmed, and by these presents do grant, bargain, sell, alien, convey, release and confirm unto the said Grantee, his heirs and assigns, as aforesaid by the said parties,

ALL THAT CERTAIN messuage and lot or tract of land situate on the north side of the Lincoln Highway in said Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the said Lincoln Highway a corner of remaining land of the said Paul L. Helms and Anna H. Helms, his wife, and also a corner of land formerly conveyed to Frank Koch and wife; thence of a line passing through the middle of a partition wall separating the dwelling situated on the lot herein conveyed from the smaller parcel, at the lot adjoining on the East belonging to the said Koch and wife South one degree 43 minutes East 151.6 feet to a point in the said Koch's land; thence continuing along the same South 89 degrees 40 minutes 40 seconds West 60.7 feet to another point in the said Koch's land; thence along the same North 7 degrees 3 minutes West 184.88 feet to another point in the center line of the said Lincoln Highway; thence along the same North 07 degrees 03 minutes East 60.54 feet to the place of beginning.

CONTAINING 10,611 square feet of land to the same more or less.

BEING a part of the same premises which Marjorie Juston Childs and Edward Childs, her husband, by deed dated the 24th day of March, A.D. 1947 and recorded in the Office for the recording of Deeds in and for Chester County, Pa., in Deed Book B-22, Vol. 552, page 134, granted and conveyed unto the said PAUL L. HELMS and ANNA H. HELMS, his wife, as aforesaid herein.

Together with the right and privilege to take water from a certain pipe line supplying water to the within premises for domestic purposes only, for and during the term of one year from the date hereof and with the expressed condition that the said parties of the first part shall discontinue said supply at the expiration of the said one year period; condition further that the parties of the second part shall have at that time no right to damages or claim of any kind or nature against the said parties of the first part their heirs, executors, administrators, or assigns.

177880-100

rec'd 3/9/1948
A-23/84

DEED

ABRAM P. HASTON & WIFE

TO

MARJORIE H. HATHAWAY

Witnesses: ...

Witnesses: ...

MARJORIE H. HATHAWAY, wife of Charles Hathaway, of the Township of ...

All THOSE CERTAIN parcels and tracts of land situated in the Township of ...

CONTAINING one hundred and sixty acres and twenty three hundredths parts of land to the same here

BEING the same premises which Charles P. Hampton, et al by instrument bearing date the 21st day of ...

TOGETHER with the rights more fully set forth in the foregoing instrument.

Rec'd 1/29/1929
4-17/100

Vertical text on the left margin, possibly a date or reference number.

Vertical text on the right margin, possibly a page or document number.

DEED

Wm. H. Hester, Notary Public, Fifty First May of the year of our Lord one thousand nine hundred and nineteen.

Between CHARLES P. HAMPTON and PAULINE M. HAMPTON, his wife of the City of Gettysville, County of Chester and State of Pennsylvania, of the first part;

AND ABRAM P. HUSTON of the same place, of the first part;

Witnesseth that the said Charles P. Hampton and Pauline M. Hampton, his wife, of the first part, do hereby convey unto the said Abram P. Huston, of the second part, all that certain lot or parcel of land situated in the Township of Fall, County of Lancaster and State of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in a line of the Pennsylvania Railroad Company, known by lands of Charles ...

Containing one hundred and sixty acres and twenty three hundredths of land by the name of ...

TO HAVE AND TO HOLD the said premises with all and singular the appurtenances unto the said party of the first part, his heirs and assigns forever.

Witness my hand and Notary Public seal the day and year aforesaid. W. J. Bauseld, Notary Public, Seal.

Received the day of the date of the above instrument of the above named Abram P. Huston the full consideration money hereon mentioned.

State of Pennsylvania, County of Chester, ON THIS thirty first day of May Anno Domini 1919 before me a Notary Public duly commissioned in and for the Commonwealth of Pennsylvania, and in commission residing in Gettysville, Penna., personally appeared the above named Charles P. Hampton and Pauline M. Hampton, his wife, and in due form of law acknowledged the above INSTRUMENT to be their act and deed, and desired that same might be recorded, which Witness my hand and Notary Public seal the day and year aforesaid. Recorded June 5, 1919.

Arthur R. Yeazley, Notary Public, Commission expires March 23, 1921.

Rec'd 6/3/1919 0-16/47

signs, that they the said Rowland Comly, J. Henry Scattergood and Alfred G. Scattergood and their heirs, all and singular the hereditaments and premises herein above described and granted or mentioned and intended to be to be, with the appurtenances; unto the said Luther M. Tavernier, his heirs and assigns, against them, the said Rowland Comly and Helen Chambers, his wife, J. Henry Scattergood and Anne T., his wife, Alfred G. Scattergood and Mary O., his wife and their heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject to aforesaid warrant and forever defend. IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals: Dated the day and year first above written.

Sealed and delivered in the presence of us: Rowland Comly, (SEAL) Helen Chambers Comly, (SEAL) J. Henry Scattergood, (SEAL) Anne T. Scattergood, (SEAL) Alfred G. Scattergood, (SEAL) Mary O. Scattergood, (SEAL) Paul D. I. Naylor, as to J. H. S. & A. T. S. I. R. I. J. H. S. & A. T. S. I. R. I. G. W. Kelson, Jr., as to H. O. O. STAMP! G. W. Kelson, Jr., as to A. J. S. & M. O. S. Eleanor Clark Kelson.

RECEIVED, the day of the date of the above indenture of the above named Luther M. Tavernier, the full consideration money above mentioned. Witnesses present at signing:

Paul D. I. Naylor, as to J. H. S. & A. T. S. M. L. Irwin, as to R. O. John H. Wood, as to R. O. G. W. Kelson, Jr. Eleanor Clark Kelson.

Rowland Comly. J. Henry Scattergood. Alfred G. Scattergood.

On the sixth day of December Anno Domini 1910, before me, the subscriber, a Pennsylvania Notary, resident in Montgomery County, personally appeared the above named Rowland Comly and Helen Chambers, his wife, J. Henry Scattergood and Anne T., his wife, Alfred G. Scattergood and Mary O., 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 official seal the day and year aforesaid.

Francis R. Taylor, Notary Public. Commission expires Feb. 21, 1919.

Recorded January 20, 1919.

DEED THIS INDENTURE, Made the fifteenth day of January in the year of our Lord one thousand nine hundred and nineteen. BETWEEN Morris T. Phillips and Lucy O. Phillips, his wife of the Township of Sadsbury, County of Chester and State of Pennsylvania of the first part, AND Charles F. Humpton of the City of Coatesville, County of Chester aforesaid of the second part; WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Forty 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 parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, confirmed and by these presents do grant, bargain, sell, alien, convey, release, confirm unto the said party of the second part, his heirs and assigns, ALL THOSE CERTAIN messuages and tract of land situate in the Township of Calh, County of Chester and State of Pennsylvania, more particularly bounded and described as follows: BEGINNING at a point in a line of the Pennsylvania Railroad Company; thence by land of Charles Downing formerly of the said Railroad Company, north thirty six minutes west, two thousand five hundred and forty three and seventy five hundredths feet to a stake in line of land of the Estate of Thomas Davis; thence by the last mentioned land and land now or late of Edward Guff and of the estate of J. D. Gardner, north eighty nine degrees six minutes east, three thousand and twenty three and sixty five hundredths feet to a post; thence still by land of the Estate of J. D. Gardner and land of Lydia Edgo, south six minutes west, two thousand one hundred and twelve feet to a point in the center of the Philadelphia and Lancaster Turnpike; thence along the center of the Philadelphia and Lancaster Turnpike south eighty five degrees six minutes west, fifteen hundred and forty and six tenths feet to a point; thence still along the middle of said Turnpike south eighty seven degrees thirty six minutes west, five hundred and fourteen and three tenths feet; thence leaving said Turnpike south fifteen minutes east one hundred and fifty nine and seven tenths feet to the line of land of the Pennsylvania Railroad; thence along land of said Railroad according to its several courses, ten hundred and eighteen feet to the place of beginning. CONTAINING one hundred and sixty acres and twenty three hundredths acre of land be the same more or less. BEING the same premises which Elizabeth L. Fox by Deed dated January 3, 1912 and duly recorded in the Recorder's Office of Chester County, Pa., in Deed Book 1-14, Vol. 331, Page 3 granted and conveyed unto the said Morris T. Phillips party of the first part hereto, in fee. TOGETHER with such rights as are appurtenant to the premises hereby conveyed, more particularly set forth in an agreement between George Francis Fox and wife, parties of the first part and the West Chester Street Railway Company, party of the second part, dated the Third day of March 1903 and recorded in the Office of the Recorder of Deeds of Chester County in Miscellaneous Deed Book No. 31, Page 70. AND also the right on the part of the Grantor, his heirs and assigns to use and maintain the present pipe line from its source of the two springs only, which now supply said pipe line with water on adjoining lands of Elizabeth L. Fox to the present buildings on the premises hereby conveyed together with the right to have and maintain thereon the outside supply as now arranged and used, excepting and reserving however unto the said Elizabeth L. Fox her heirs and assigns for the benefit of her land lying south of the Pennsylvania Railroad, the right at any time hereafter to tap said pipe line to provide a water supply for her present building and for one additional dwelling to be hereafter erected. BEING the same right with exception which the said Elizabeth L. Fox granted and conveyed unto the said Morris T. Phillips, Grantor herein by Deed dated January 3, 1912 as above recited. TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof. AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the said parties of the first part, of, in and to the said premises, with the appurtenances. TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. AND the said Morris T. Phillips, for himself, his heirs, executors and administrators, does by these presents, covenant, grant and agree to end with the said party of the second part, his heirs and assigns, forever, that he, the said Morris T. Phillips, his heirs, all

DEED MORRIS T. PHILLIPS & WIFE TO CHARLES F. HUMPTON. See Deed in Philadelphia. Ch. No. 107-1919. 355794

and singular be, with t Morris T. or to said presents n have hereu signed, as

RECEIVED, ation mone

State of P on the fif Obonowwal named Morr ture to be hand and n

Recorded J.

DEED FRANKLIN M ATTY-IN-FA TO CHARLES F.

paid by the delivery of enfranch, convey and land situate No. 120 on Ing Deeds 1 ews: BEGIN Oak Street, seconds was five degrees 119 south f of Oak Str to the plac more or les garge by D E 12, Vol. FIRST: No or semi-det and the rob SECOND: No be carried THIRD: An the curb 11 FOURTH: By These coven Nineteen hu agreed that to said Jan successors the buildin the same be rents, issu interest, p first part, with all en only proper AND the sai seats, cover that he, the above desc: the second, and every of from or und WHEREOF, the his hand and signed, seal Jc

M 15/190

and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be, with the appurtenances unto the said party of the second part, his heirs and assigns, against him, the said Morris T. Phillips, his heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them, shall and will by these presents warrant and forever defend. IN WITNESS WHEREOF, the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, sealed and delivered in the presence of,
Mabel E. Entrokin, \$40
W. B. Hablank, I. R.
Morris T. Phillips. (SEAL)
Lucy O. Phillips. (SEAL)
STAMP

RECORDED, the day of the date of the above Indenture, of the above named Charles F. Humpton the full consideration money herein mentioned;

Morris T. Phillips.

State of Pennsylvania, County of Chester, shi.-
On the Fifteenth day of January Anno Domini 1919, before me, a Notary Public duly commissioned in and for the Commonwealth of Pennsylvania and in commission residing in Coatesville, Penna., personally appeared the above named Morris T. Phillips and Lucy O. Phillips, his wife, and in due form of law acknowledged the above Indenture to be their act 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.

Mabel E. Entrokin, Notary Public.
Commission expires Mar. 17th, 1919.
NOTARIAL.
SEAL.

Recorded January 21, 1919.

DEED
FRANKLIN MEGARGEE, BY
ATTY-IN-FACT,
TO
CHARLES F. HUMPTON.
THIS INDENTURE, Made the Ninth day of January in the year of our Lord one thousand nine hundred and nineteen. BETWEEN Franklin Megargee, a widower, of the City of Coatesville, County of Chester and State of Pennsylvania, by George L. Megargee, his Attorney-in-Fact, duly constituted by Letter of Attorney bearing date the 18th day of October 1913 and recorded in the Office for Recording of Deeds etc., in and for the County of Chester aforesaid, in Letter of Attorney Book W 22, Page 284, party of the first part, AND Charles F. Humpton of the said City of Coatesville, party of the second part, WITNESSETH, that the said party of the first part for and in consideration of the sum of Eight hundred and forty 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 sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, his heirs and assigns:- ALL THAT CERTAIN lot of land situated in Township of Oak, County of Chester and State of Pennsylvania, known and designated as Lot No. 120 on a tract called "Megargee Heights", a map or plan of which is recorded in the said Office for Recording Deeds in and for the County of Chester, Penna., in Plan Book No. 1, Page 76, bounded and described as follows: BEGINNING at the intersection of the east curb line of Fourteenth Avenue, with the north curb line of Oak Street; thence by the east curb line of Fourteenth Avenue north four degrees fifty six minutes thirty seconds west one hundred sixty eight feet to the south side of Filbert Street; thence by the same north eighty five degrees three minutes thirty seconds east sixty seven feet to a corner of Lot No. 119; thence by Lot No. 119 south four degrees fifty six minutes thirty seconds east one hundred sixty eight feet to the north curb line of Oak Street; thence by the same south eighty five degrees three minutes thirty seconds west sixty seven feet to the place of beginning. CONTAINING eleven thousand two hundred fifty six square feet of land be the same more or less. BEING part of the same premises which Benjamin Vandever and wife conveyed to said Franklin Megargee by Deed dated March 31, A. D. 1900 and recorded in the Recorder's Office of Chester County in Deed Book E 12, Vol. 277, Page 232. SUBJECT however, to the following express conditions:-
FIRST: No building shall be erected upon said lot but a private dwelling, either detached for one family only or semi-detached for not more than two families; building to be at least two stories in height, with a cellar, and the roof must not be of the character or description known as flat roof. Private stable or garage exempted
SECOND: No article shall be manufactured or sold on these premises and no trade or business whatsoever shall be carried on.
THIRD: Any dwelling house hereafter erected on said plot to be set back at least twenty eight (28) feet from the curb line.
FOURTH: Every dwelling house to be supplied with a vitrified cess pool until public sewerage is provided.
These covenants to run with the land and to be construed as covenants running with the land until January 1st Nineteen hundred and fifty, when they shall cease and terminate, except, however, it is mutually understood and agreed that the above covenants and restrictions, or any of them, may be altered or annulled at any time prior to said January 1st, Nineteen hundred and fifty, by written agreement by and between the seller, his heirs, successors or assigns, and the purchaser, his heirs, successors or assigns. TOGETHER, with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the said party of the first part, of, in and to the said premises with the appurtenances. TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. AND the said party of the first part, for himself, his heirs, executors and administrators, does by these presents, covenant, grant and agree to and with the said party of the second part, his heirs and assigns, forever, that he, the said party of the first part, his heirs, all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, against him, the said party of the first part, his heirs, against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them shall and will by these presents warrant and forever defend. IN WITNESS WHEREOF, the said party of the first part by his said Attorney-in-Fact, George L. Megargee, has herunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in the presence of
John N. Ooolidge.
Franklin Megargee. (SEAL)

19-15 / 191

DEED

This Indenture, Made the Third day of

Elizabeth L. Fox
TO
Morris J. Phillips

January in the year of our Lord one thousand nine hundred and twelve (1912).
BETWEEN Elizabeth L. Fox, widow, of the Township of Calm,
County of Chester and State of Pennsylvania, party of the first
part, and Morris J. Phillips, of the Township of Chaddsberry, County
and State aforesaid, party

cc 214
Bm 328774

of the second part: WITNESSETH, The said part of the first part, for and in consideration of the sum of One Dollar and other val-
uable consideration lawful money of the United States of America, well and truly paid by the said part of the second part to the said
part of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, do grant bargain, sell, alien, enfeoff, release, convey
and confirm unto the said part of the second part, his Heirs and Assigns, all those certain messuages and tract of
land situate in the township of Calm, aforesaid, more particularly bounded and described as follows:
Beginning at a point in a line of the Pennsylvania Railroad Company, thence by land of
the said Railroad Company north no degree thirty-six minutes West two thousand five
hundred and forty-three and seventy-five hundredths feet to a stake in line of land of the
estate of Thomas Davis, thence by the last mentioned land and land of Edward Goff and
of the Estate of J. D. Gardner, north eighty-nine degrees six minutes East three thousand
and seventy-three and sixty-five hundredths feet to a post, thence still by said Gardner's
land and land of Lydia Edge, south no degree and six minutes West two thousand one
hundred and twelve feet to a point in the center of the Philadelphia and Lancaster
Turnpike, thence along the center of the Philadelphia and Lancaster Turnpike, South
eighty-five degrees six minutes West fifteen hundred and forty and six tenths feet to
a point, thence still along the middle of said Turnpike south eighty-seven degrees thirty-
six minutes West five hundred and fourteen and three tenths feet, thence leaving said
Turnpike south no degree fifteen minutes East one hundred and fifty-nine and seven
tenths feet to the line of the Pennsylvania Railroad; thence along said Railroad according
to its several courses ten hundred and eighteen feet to the place of beginning, containing one
hundred and sixty acres and twenty-three hundredths acres of land, be the same more
or less, being a portion of the same premises which Elizabeth L. Fox, executrix and trustee
under the last will and testament of George Francis Fox, deceased, dated the 27th day of
March A.D. 1908, and recorded in the Office of the Recorder of Deeds of Chester County Pa.,
in Deed Book L-13, Vol. 308, page 46 granted and conveyed unto the said Elizabeth L.
Fox in fee. Together with such rights as are appurtenant to the premises hereby conveyed, more
particularly set forth in an agreement between George Francis Fox and wife, parties of the
first part, and the West Chester Street Railway Company, party of the second part,
dated the third day of March 1908, and recorded in the Office of Recorder of Deeds of
Chester County in Miscellaneous Deed Book No. 31, page 48. And also the right on the
part of the grantee, his heirs and assigns to use and maintain the present pipe line from
its source of the two springs only, which now supply said pipe line with water on other
lands of said grantee to the present buildings on the premises hereby conveyed together with
the right to have and maintain thereon the outside supply as now arranged and used,
excepting and reserving however unto the said grantee, her heirs and assigns, for the benefit
of her remaining premises lying south of the Pennsylvania Railroad the right at any time
hereafter to tap said pipe line to provide a water supply for her present building and for one
additional dwelling to be hereafter erected.

of
to
said
vey
of
he
and
to
said
in
me
na
v
of
Pa,
L.
now
of the
of
hom
us
to
it
me
one

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

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

AND the said *Elizabeth L. Fox, for herself, her* Heirs, Executors and Administrators, do *do* by these presents covenant, grant and agree, to and with the said party *if*.....of the second part *his* Heirs and Assigns forever, that *she* the said *Elizabeth L. Fox, her* Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be, with the appurtenances, unto the said part *if*.....of the second part *his* Heirs and Assigns, against *her* the said *Elizabeth L. Fox, her* Heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, *by, from, through or under them or any of them*.

SHALL AND WILL *by these presents* WARRANT AND FOREVER DEFEND. In Witness Whereof, The said part *if*.....of the first part to these presents *has* hereunto set *her* hand and seal. Dated the day and year first above written.

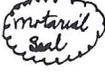
Signed, Sealed and Delivered in the Presence of
A. Logan Rogers
Richard L. Fox

Elizabeth L. Fox 


Received the day of the date of the above Indenture, of the above named *grantee, the within mentioned consideration in full* *Elizabeth L. Fox*

State of *Pennsylvania* County of *Chester* ss:
On the *third* day of *January* Anno Domini 1912, before me *the subscriber, a Notary Public,* duly commissioned and qualified in and for said state and residing at *West Chester Pa* personally appeared the above named *Elizabeth L. Fox* and in due form of law acknowledge the above INDENTURE to be *the* and each of their act and deed, and desired the same might be recorded as such; and the said *being of full age and separate and apart from* said husband by me thereupon privately examined, and the full contents of the above Deed being by me first made known unto *did* thereupon declare and say that *did* voluntarily and of *own free will and accord*, sign, seal and as *act and deed* deliver the above written Indenture, Deed or Conveyance, without *any coercion or compulsion of* said husband.

WITNESS my hand and *Notarial* seal the day and year aforesaid.

Edith M. Russell
Notary Public 
My Commission Expires
March 10th 1918

Recorded *January - 3 - 1912*

George W. W. Porter and Jane M. Porter, being the only children and heirs at law of Joseph W. Porter deceased, by indenture bearing date fourteenth day of May A.D. 1907, and recorded in the Recorder's office of Chester County, in Deed Book, N. 13, Vol. 309, Page, 1014c, for the consideration therein mentioned, granted and conveyed to Alfred H. Rush and Isaac P. Doogan, parties hereto, as tenants in common, together with all and singular the hereditaments and appurtenances thereto 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 the said parties of the first part, in law, equity or otherwise, of, in and to the same and every part thereof. To have and to hold, the above described premises with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, do hereby covenant and agree to and with the said party of the second part, that they, the said parties of the first part, their heirs, executors and administrators, shall and well, warrant and forever defend, the heirs above described premises, with the hereditaments and appurtenances, unto the said party of the second part his heirs and assigns, against the said parties of the first part, and against every other person lawfully claiming, or who shall hereafter claim, the same or any part thereof, by, from, or under him, her, them or any of them. In witness whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of Frank E. Bader, Sec. J. Oberholtzer

Alfred H. Rush
Emma M. Rush.

State of Pennsylvania
Chester County

On this eighth day of June A.D. 1908, before me, the subscriber, a Notary Public, residing in the borough of Phoenixville, personally came the above named Alfred H. Rush and Emma M. his wife, who in due form of law, acknowledged the foregoing Indenture, to be their act and deed, and desired that the same might be recorded as such. Witness my hand and notarial seal, the day and year aforesaid.

Frank E. Bader, Notary Public.
Commission Expires January 3, 1909.

Recorded June 9th 1908.

Deed.
Elizabeth L. Joy, Executrix
Do
Elizabeth L. Joy.

This Indenture, made the twenty seventh day of March, in the year of our Lord, one thousand nine hundred and eight (1908), Between Elizabeth L. Joy, Executrix and Trustee, under the last will and testament of George Francis Joy, late of the City of Philadelphia, deceased, (hereinafter called Grantor) of the one part and Elizabeth L. Joy, formerly of the said City, widow, hereinafter called Grantee) of the other part. Whereas, George Francis Joy, David B. Joy and John H. Weiss, Executors of the last will and testament of John L. Joy, deceased, by Indenture bearing date the twenty sixth day of December, A.D. 1882, recorded in the office for Recording of Deeds &c. in and for the County of Chester, in Deed Book R. 9, Vol. 214, Page 3747c, granted and conveyed part of the premises hereinafter described, (inter alia) unto George Francis Joy in fee. And whereas, The Commonwealth Title Insurance and Trust Company, by Indenture, bearing date the seventeenth day of November A.D. 1891, recorded in the office aforesaid, in Deed Book, N. 10, Vol. 245, Page 4557c, granted and conveyed other part of said premises (inter alia) unto the said George Francis Joy in fee. And whereas, John Wageneller and Mary L. his wife, by Indenture bearing date the eighth day of July A.D. 1897, recorded in the office aforesaid, in Deed Book N. 11, Vol. 267, Page 3487c, granted and conveyed other part of said premises unto the said

ubscribed,
ty of said,
nd in due
emight

the sub-
ate and
S. Rush,
et and
d notarial

wisdom,
d the
e of Penn-
; and
stomery
ties, of
the
d part,
enfeoff,
is and

pages
ill,
is
with
ght
ells,
and
rs of
well
the
two
se of
interest
really
ed of the
and
can

L-13, vol 308 pg 461

George Francis Fox in fee, and whereas, Thomas Hooley and Mary his wife by Indenture, bearing date the tenth day of July A. D. 1897, recorded in the Office aforesaid in Deed Book, B. 11, Vol. 266, Page 147c, granted and conveyed their part of the said premises, unto the said George Francis Fox in fee. And whereas, John Naginella, Administrator of the estate of Jacob Lawrence deceased, by Indenture bearing date the fourteenth day of February A. D. 1898, recorded in the Office aforesaid in Deed Book, W. 11, Vol. 269, Page 157c, granted and conveyed their part of said premises, unto the said George Francis Fox in fee. And whereas, the said George Francis Fox, being seized of the premises hereinafter described (inter alia), departed this life on or about the third day of October A. D. 1906, having first made and published his last will and testament in writing, bearing date the thirtieth day of November A. D. 1903, duly proved at Philadelphia, on the twelfth day of October A. D. 1906, and registered in the Office of the Register of Wills, of Philadelphia County in Will Book, No. 281, Page 2287c, wherein he did authorize and direct as follows: "I, the said George Francis Fox, do hereby authorize and direct my said Executor and Trustees, whenever and whenever it may seem it advantageous to my said estate, to bargain and sell all or any of my real and personal estate to any person or persons, whomsoever, for the best price and prices, that can be reasonably had and obtained for the same, and to make and execute good and sufficient deeds, conveyances, assignments and transfers thereof to the purchaser or purchasers thereof in fee simple or otherwise free from all legacies, trusts and payments in this my will contained and without any liability on the part of such purchaser and purchasers to see to the application of the purchase money in the hands of my said Executor and Trustees." And of his said Will did appoint his wife, Elizabeth S. Fox, sole Executor and Trustee, and to whom letters testamentary were duly granted. And at an Orphan's Court, for the County of Chester, held at West Chester, on the eighteenth day of February A. D. 1908, the petition of Elizabeth S. Fox, was presented, setting forth as in said petition mentioned and praying the Court that she might be authorized and permitted to bid at a public sale of the said premises, in said petition and herein particularly described, about to be made by the said Executor, for the purpose of becoming the purchaser thereof, for not less than the price in said petition mentioned, whereupon it was the same day ordered and decreed by the said Court, that the prayer of the said petitioner be granted, and permission was given to the said petitioner, to bid for and become the purchaser of the real estate in her petition mentioned and described at any public sale thereof, if she should be the highest bidder at a price not less than the sum therein named. And on the twenty third day of March A. D. 1908, the return of the said Elizabeth S. Fox, Executor aforesaid, was presented and filed in the Orphan's Court aforesaid, setting forth that the said Executor on the eighteenth day of March A. D. 1908, after having given due public notice thereof by advertisement in various newspapers and by handbills, she did expose for sale at public outcry the said premises hereinafter described and granted, and that she the herein named Grantee thereupon became the purchaser thereof, for the price or sum of thirty five thousand dollars, in her own behalf, and not as Executor or Trustee, that being the highest and best price bid for the same, whereupon the said sale was approved by the aforesaid Court as by reference to the proceedings will appear. Now this Indenture witnesseth, that the said Grantor, for and in consideration of the sum of thirty five hundred dollars, lawful money of the United States of America, unto her, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released and confirmed, and by these presents by virtue and authority of the power in said last will and testament contained, and every other power and authority her thereto enabling, doth grant, bargain, sell, alien, release and confirm unto the said Grantee, her heirs and assigns, All those certain tracts or pieces of land with the buildings and improvements thereon erected, described according to a recent survey made thereof, as follows, to wit: Situate in the township of Leola, County of Chester, and State of Pennsylvania. One of them, Beginning at a stake, a corner of land of the Pennsylvania Railroad Company, thence extending along the same north eighty six

3m 332774

TA
129, 741

late the
inted and
s. John
to the
age 1844,
nd whereas,
departed
his last
duly proved
legit
direct
it ad-
not state
nably
s. convey-
for simple
d without
the pur-
ll did
testamen-
ld at
Pop was
t that
nise, in
entirely,
said pe-
is said
ven to
petition
t bidder
y of March
d and
the eight-
retirement
tery the
red Grantee
and del-
dent
aid Court
hot the
wful
Grantee
acknow-
use parents
and every
clear
a piece
to a
County of
of land
eighty six

3m 332774
TA
129, 744

degrees, thirty six minutes East, four hundred and forty five and sixty three hundredths feet to a point
thence still along the same land, North eighty five degrees, forty nine minutes East, two thousand six
hundred and fifteen and fifty hundredths feet to a stake, thence along land of Lydia Edge, South three
minutes West, one thousand three hundred and sixty six and forty two hundredths feet to a stake,
thence the following courses and distances, viz: South eighty seven degrees, fifty one minutes West, two
hundred and sixty seven and nine tenths feet to a stake, North eighty eight degrees, twenty nine
minutes West, four hundred and twenty eight and forty four hundredths feet to a stake, South
four degrees, thirty nine minutes East, one hundred and ninety eight feet to a stake, South forty
degrees, thirty one minutes West, two hundred and seventy six and fifty four hundredths feet to
a stake, thence along land of S. G. Lyons, and land of C. A. Lyons, South seventy eight degrees
thirty one minutes West, nine hundred and fifty eight and ninety eight hundredths feet to
a stake, South twenty six degrees, thirty one minutes West, two hundred and fifty four and
seventy six hundredths feet to a stake, South sixteen minutes West, nine hundred and
forty five and two tenths feet to a stake, South eighty nine degrees, fifty one minutes West
seven hundred and sixty four and ninety four hundredths feet to a stake, North forty
four degrees, thirty four minutes East, one hundred and forty seven and eighty four
hundredths feet to a point, North twenty six degrees, four minutes East, forty seven and
five tenths feet, North eighty six degrees, twenty six minutes West, eighty eight and four
tenths feet, South seventy two degrees, four minutes West, eighty and five tenths feet,
South fifty five degrees, thirty nine minutes West, seventy one and three tenths feet, thence
along lands of the estates of A. W. Wills and Isaac Morgan and land of the Pennsylvania
Railroad Company, North twenty two degrees West, twenty eight feet, North one degree, thirty
six minutes East, five hundred and eight and five tenths feet, North fourteen min-
utes West, one thousand two hundred and sixty nine feet to a stake, North eighty eight
degrees, fifty nine minutes West, three hundred and ninety six feet to a stake, and
North twenty six minutes West, one thousand, four hundred and ninety seven feet to
the place of beginning. Containing one hundred and forty and seventy eight hund-
redths acres. And the other of them, Beginning at a point, a corner of land of the Penn-
sylvania Railroad Company, thence along said land, North thirty six minutes West
two thousand five hundred and forty three and seventy five hundredths feet to a
stake, and land of the estate of Thomas Davis, thence along said land, and land of
Edward Koff, and of the estate of J. D. Gardner, North eighty nine degrees, six minutes
East, three thousand and seventy three and sixty five hundredths feet to a point,
thence along land of Lydia Edge, South six minutes West, two thousand one hundred
and twelve feet to a point in the middle of the Philadelphia and Lancaster Turnpike,
thence along the same the following courses and distances viz: South eighty five degrees,
six minutes West, one thousand five hundred and forty and six tenths feet and South
eighty seven degrees, thirty six minutes West, five hundred and fourteen and three tenths
feet to a point, thence along the lands of the Pennsylvania Railroad Company, South
fifteen minutes East, one hundred and fifty nine and seven tenths feet to a point, thence
along the said land by various courses, one thousand and eighteen feet to the place of
beginning. Containing one hundred and sixty and twenty three hundredths acres.
Together with all and singular the buildings, improvements, streets, alley, passages, ways,
waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever
thereunto 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 de-
mand whatsoever, which were of the said George Francis Pop, at and immediately be-
fore the time of his decease, or are of the said Grantor, in law, equity, or otherwise, he has
ever of, in, and to the same and every part thereof, do have and do hold the said two tracts
or pieces of land, with the buildings and improvements thereon erected, hereditaments
and premises hereby granted, or mentioned, and intended as to be, with the appurtenances

unto the said grantee, her heirs and assigns, its and for the only purpose and behoof of the said grantee, her heirs and assigns forever, freed and cleared from all legacies, trusts and payments in the will of the said George Francis Fox, deceased, contained. And the said Elizabeth G. Fox, Executrix and Trustee aforesaid, for herself, her heirs, executors and administrators, doth covenant, promise and agree, its and with the said grantee, her heirs and assigns, by these presents, that she the said, Elizabeth G. Fox, hath 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. James G. Wolfe. Chas. J. Klapp.

Elizabeth G. Fox, Executrix, etc. (seal)

Received, the day of the date of the above Indenture, of the above named grantee, the full consideration money therein mentioned.

Witness at signing James G. Wolfe. Chas. J. Klapp.

Elizabeth G. Fox, Executrix, etc.

On the twenty seventh day of March, Anno Domini, 1908, before me, a Notary Public, for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared the above named Elizabeth G. Fox, Executrix and Trustee as aforesaid, and in due form of law, acknowledged the above Indenture to be her act and deed, and desired the same might be recorded as such. Witness my hand and notarial seal, the day and year aforesaid.

James G. Wolfe, Notary Public. Commission expires Jan. 3, 1909 (seal)

Recorded June 13th, 1908

C-72-882-46

Deed. Lydia J. Wright, et. al. - To - George Franklin Wright.

This Indenture, made the twenty first day of May A. D. one thousand nine hundred and eight, between Lydia J. Wright, of the Borough of Ufford, in the County of Chester and State of Pennsylvania, widow of Wilson Wright, late of said Borough, County and State, deceased, W. Taylor Wright and Eva S. his wife, and G. Lawrence Wright and Della H. his wife, of the said Borough of Ufford, J. Wood Wright and Rita, his wife of the township of Kell, in the County of Chester, Edward Carl Barry and Bertha S. his wife, late Bertha S. Wright, of the Borough of Aldan, in the County of Delaware, and State of Pennsylvania, aforesaid, and Elletta Wiley Wright and Jean Langhey, his wife, of the City of New York, in the State of New York, of the first part and George Franklin Wright, of the township of Kell, in the County of Chester and State of Pennsylvania, aforesaid, of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of two thousand four hundred dollars, lawful money of the United States of America, well and truly paid by the said party of the second part, to the said parties of the first part, at and before the signing 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 that certain messuage or tenement and tract of land, situated in the township of Kell, formerly East Nottingham, in the County of Chester and State of Pennsylvania aforesaid

Vertical text on the right margin, possibly a page number or index reference.