

PETER AND JOCELYN IPPOLITO "POTTER'S GLEN"
525 Barley Sheaf Road, Caln Township
Chester County, Pennsylvania

MARY LARKIN DUGAN HOUSE HISTORIES
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PETER AND JOCELYN IPPOLITO "POTTER'S GLEN"
525 Barley Sheaf Road, Caln Township
Chester County, Pennsylvania

In 1689 William Penn sold 400 acres to James Read. After Read died, his widow Mary married Thomas Brint, and this couple sold the land to Thomas Musgrove, at some unknown date. Thomas Musgrove died in 1699. In 1712, Abraham Musgrove, son of Thomas and Hannah Musgrove, and David and Hannah Musgrove Price (Hannah had remarried) sold the 400 acres to John Mendenhall. John Mendenhall Jr. sold Nathaniel Newlin two tracts, 200 acres and 50 acres--with a dwelling (messuage)--in 1728. The eminent Newlin lived in Concord, and his descendants resided in that area and in Newlin Township; they are not associated with the Caln area. After only three years, Newlin's heirs sold the same property back to John Mendenhall, who later moved to Lancaster County and finally to Virginia.

This land straddled the Conestoga Road, an important artery between Philadelphia and Lancaster. Based on an Indian trail, it was improved in the 1730s and renamed the King's Highway, sometimes also called the Provincial Road. Commerce and population along this highway were on the increase.

Around the middle of the 18th century, Thomas and Elizabeth Rossiter bought the farm. The deed is unrecorded so the exact date is not known, but in 1764 they took out a mortgage. Four years later, having been unable to keep up the payments, they sold their property to Rudolph Zook, whose widow Veronica sold it to Thomas Vickers Sr. in 1776. The 200-acre tract and the 50-acre tract had been merged into one of 246 acres 27 perches--the latter actually the same as the former, according to the deeds, but perhaps measured more accurately.

In 1783 Vickers sold a 40-acre tract to Edward Brooks. This tract contained the present-day "Potter's Glen" property. Two years later, Brooks sold this tract to Joel Davis, who apparently built a house on it, because in 1799 Davis and his wife Mary sold a messuage and two tracts (one of 40 acres and another of 1 acre 9.5 perches) to Jesse Harry, a blacksmith.

Then, in 1817 Thomas Vickers Jr. and his wife Jemima sold a 33-acre tract to Jesse Harry. In 1825 the property Harry had bought from Davis and Vickers (three tracts: 40 acres with messuage; 1 acre 9 perches; 33 acres) was sold by the sheriff but stayed in the family, as William and David Harry bought it. Sheriff's sales were pretty common in the 18th and 19th centuries; there were fewer social safety nets then, and illness, injury, unfavorable weather,

Eight years later, in 1833, William and David Harry sold the three-tract property to Jesse Harry Jr., who, like his father, seems to have run into difficulties, which forced him to put 45 acres in the hands of an assignee, Gravner Marsh. Marsh sold the house and tract to Hugh Sloan in 1838, and in 1841 Sloan and his wife Mary Ann sold the property to James Maitland.

When Maitland died in 1859, it passed to his son J. Grier Maitland, who owned it until 1892. After Orr's death in 1924, his heirs kept it until 1928, when they sold to co-heir Sarah Orr. Nine years later, in 1937, Sarah Orr sold the property, and there followed a series of quick turnovers: Warren and Harriet Henderson 1937; Everett and Pearle Hendrson 1937; John and Loretta McCandless 1938; Kathleen Roulette 1940, at which time the property was reduced to 8 acres. Ms. Roulette stayed there eleven years, selling in 1951 to Nathan and Fannie Eachus. Widow Fannie Eachus, who had some artistic leanings (see Families), sold in 1978 to Howard and Judith Warren. The Warrens sold the property in 2000 to Douglas and Kathleen DeAngelis. Two years later the property was bought by Christopher Martino. In 2008 Martino sold to Peter and Jocelyn Ippolito, the present owners.

Mary Larkin Dugan

February 2011

DEED DESCENT
 PETER AND JOCELYN IPPOLITO "POTTER'S GLEN"
 525 Barley Sheaf Road, Caln Township
 Chester County, Pennsylvania

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
<u>Back references from C, 345:</u>		
10/16/1689	William Penn, Proprietor & Governor, to James Read, tract of land. James Read died and his widow Mary married Thomas Brint.	400 acres
Date not given	Thomas & Mary Brint to Thomas Musgrove, tract of land	400 acres
1699	Thomas Musgrove died, making wife Hannah sole executor.	
C, 345 1/20/1712	Abraham Musgrove, son & heir of Thomas, and David & Hannah Musgrove Price to John Mendenhall, tract of land	400 acres £85
D, 371 5/4/1728	John Mendenhall Jr. to Nathaniel Newlin, messuage (dwelling) & two tracts of land in Caln Twp., the larger of which is part of the 400 acres.	200 acres, 50 acres £100
E, 32 5/4/1731	Heirs of Nathaniel Newlin to John Mendenhall, messuage and two tracts of land	200 acres, 50 acres £100
Mortgage, N, 504 10/24/1764	Thomas & Elizabeth Rossiter mortgaged their property to Samuel Emlen. The deed for the Rossiters' purchase from Mendenhall is unrecorded but the transaction is referred to in the Reid-Gordon title search papers at the Chester County Historical Society.	246 acres 27 per.
T, 512 3/11/1768	Thomas & Elizabeth Rossiter to Rudolph Zook, two tracts of land: 1) 246 acres 27 per.; 2) .75 acre. The Rossiters having been unable to pay off their £200 mortgage, Zook paid it and took possession of the property.	£200
T, 498 7/9/1776	Veronica Zook, executor of Rudolph Zook will, to Thomas Vickers, two tracts of land ,same as above	£807

X, 413 3/6/1783	Thomas Vickers Sr. to Edward Brooks, tract of land, part of the 246-acre tract	40 acres £200
X, 410 4/29/1784	Thomas Vickers Sr. to Thomas Vickers Jr., three tracts of land, part of the 246-acre tract: 1) 71 acres, 2) 33 acres, 3) .75 acre	
Z, 89 3/30/1785	Edward and Margaret Brooks to Joel Davis, tract of land	40 acres £237 12 shillings
S2, 80 8/5/1799	Joel and Mary Davis to Jesse Harry, messuage and two tracts: 1) 40 acres; 2) 1 acre 9.5 perches	£512 10 shillings
O3, 252 8/1/1817	Thomas & Jemima Vickers to Jesse Harry, tract of land	33 acres \$1,650.00
Z3, 292 1925	Sheriff Jesse Sharp to William & David Harry, three tracts, 1) 40 acres with messuage, 2) 1 acre 9 perches, 3) 33 acres. Seized and taken at suit of Caleb Brinton against Jesse Harry.	74 acres 9 perches \$1,600.00
G4, 53 3/19/1833	William & Ann P. Harry and David Harry to Jesse Harry Jr., messuage & tract	74 acres 9 perches \$3,001.00
Misc. Deed Book 4, p. 40 8/5/1837	Jesse and Hannah Harry to Gravner Marsh, messuage and tract	45 acres
P4, 239 4/3/1838	Gravner Marsh, assignee of Jesse Harry, to Hugh Sloan, messuage and tract	45 acres \$1,750.00
U4, 134 3/24/1841	Hugh and Mary Ann Sloan to James G. Maitland, messuage and tract, part of preceding transaction	43 acres 130.5 per. \$1,550.00
Est. file #13637 1859	James G. Maitland died, leaving property to son J. Grier Maitland.	
Y10, 378 4/1/1892	J. Grier Maitland to Charles H. Orr, two tracts: 1) 39 acres; 2) 4 acres 10 perches. The 39-acre tract is said to have been the same as in U4, 134. The discrepancy in acreage may have been due to a resurvey.	\$1,200.00
1924	Charles H. Orr died	

V17, 31 2/28/1928	Mary Belle Ramsay et al, heirs to Charles H. Orr, to Sarah J. Orr, two tracts as above	\$1.00
X19, 167 9/21/1937	Sarah J. Orr to Warren S Henderson , two tracts as above	
X19, 178 9/27/1937	Warren S. and Harriet M. Henderson to Everett G Henderson, two tracts as above	\$1.00
E20, 60 7/20/1938	Everett G. and Pearle C. Henderson to John C. and Loretta M. McCandless, tract	39 acres \$1.00
P20, 92 10/21/1940	John C. and Loretta M. McCandless to Kathleen K. Roulette, tract, part of preceeding transaction	8 acres \$1.00
A25, 523 10/24/1951	Kathleen K. Roulette to Nathan C. and Fannie H. Eachus, messuage and tract	8 acres \$1.00
L53, 79 8/9/1978	Fannie M. Eachus, widow, to Howard W. and Judith M. Warren, messuage and tract	8 acres \$92,500.00
4788, 1735 7/14/2000	Judith M. Warren, widow, to Douglas and Kathleen DeAngelis, messuage and tract.	8 acres \$235,000.00
5882, 360 8/14/2002	Douglas and Kathleen DeAngelis to Christopher A. Martino, messuage and tract	8 acres \$285,000.00
7448, 1214 6/4/2008	Christopher A. Marino to Peter and Jocelyn Ippolito, messuage and tract	8 acres \$300,000.00

AR 6.1.1825

ALSO,

By virtue of a writ of Levari Facias to me directed, will be sold at public sale, on Saturday the twenty-

in the afternoon, at the house of Peter Worthington, in the Borough of West Chester, in the county of Chester, a certain messuage, plantation and tract of land, composed of several adjoining tracts, situate in the township of East Caln, in the county aforesaid, bounded by lands of Robert Miller, Thomas Vickers, John Walker and others, containing seventy-four acres and nine perches, be the same more or less, with the appurtenances. The improvements are a comfortable stone dwelling house, near to a spring of water, stone barn, log tenement and an orchard of choice fruit trees. A reasonable proportion of said tract is woodland.

Seized and taken in execution as the property of Jesse Harry.

49.25.1959

Fannie and Nate Eachus warranted their "new" house on Barley Sheaf road, Thorndale. Saturday night with a buffet served in the garage converted for the evening into a supper room. On hand to eat baked ham, potato salad and other fine fare as well as to tour the house and wish the Eachus well were many friends from all over the County. All were impressed by the wonderful



job done on the old house which Fannie and Nate have painted, papered, scraped and redone in their "spare time". Floors are even covered with the hooked rugs which the dynamic proprietor of the Brandywine Avenue Beauty Shop "hooked" evenings and off hours.

Guests were the Horace Millers, George Bousums, Herbert Ash, Les Schramms, Henry and Albert Crescentinis, John Forbes, Wilson Pollocks, W. I. Pollocks, 3rd, John Rogers, Robert Planks, Everett Pollocks, James Diffeenders, Nelson Norris, B. F. Diffeenders, Art Andersons, C. O. Browns, William Gibbs, Clinton Laws, Robert McCorkies, Sara Chalfants, Bruce Richeys, Dick Deets, Paul Morans, Paul Kirks, Jackson Newlins, Oswald Plets, Lewis Arnings, Miss Leta Tweed, Miss Betty Zook, Dr. Norman MacKenzie, Jim Kennedy, Miss Jean ...

5.28.1970

An art exhibit currently on display at the Downingtown National Bank includes the works of Mrs. Fanny M. Eachus of 525 Barley Sheaf rd., Coatesville.

Included in this display are oil paintings of the Lyndell Store, Old Mill Scene, two doorway scenes of colonial Philadelphia and several still life scenes. Also, there are two examples of handwork illustrating Crewel and fabric art work.

A Montage composed of portions of many other pictures all pasted together to form a story developed by the artist is also included.

Mrs. Eachus received her art training from Mary Allen Manning, a local artist.

Although painting consumes much of her time, Mrs. Eachus also operates a beauty shop on a regular basis.

The exhibition will be on view during banking hours and will continue through June 19. The public is invited.



Farm on Barley Leaf Road, ~~in~~ ^{near} ~~the~~ ^{top} ~~of~~ ^{of} Chester Co., Pa.
Belonged to Sarah Jane Osborn. Picture taken about 1918.





Potters Glen Farm
525 Barley Sheaf Rd.
Coatesville, PA 19320

Howard and Judy Warren purchased the property located at 525 Barley Sheaf Rd., Coatesville, PA in 1978 and named it Potters Glen Farm. At that time the farmette consisted of a stone farmhouse, cottage, and 8 acres of land. The estate originally consisted of 300 acres under a William Penn patent. The stone farmhouse was built in 1799 by its first owner, Jesse Harry, a blacksmith. A stone barn and springhouse were part of the original estate, the barn foundation stands today; a four-room cottage stands in the area of the original springhouse. Beneath the cottage is a hand-dug artesian well still bringing water to two homes after 208 years.

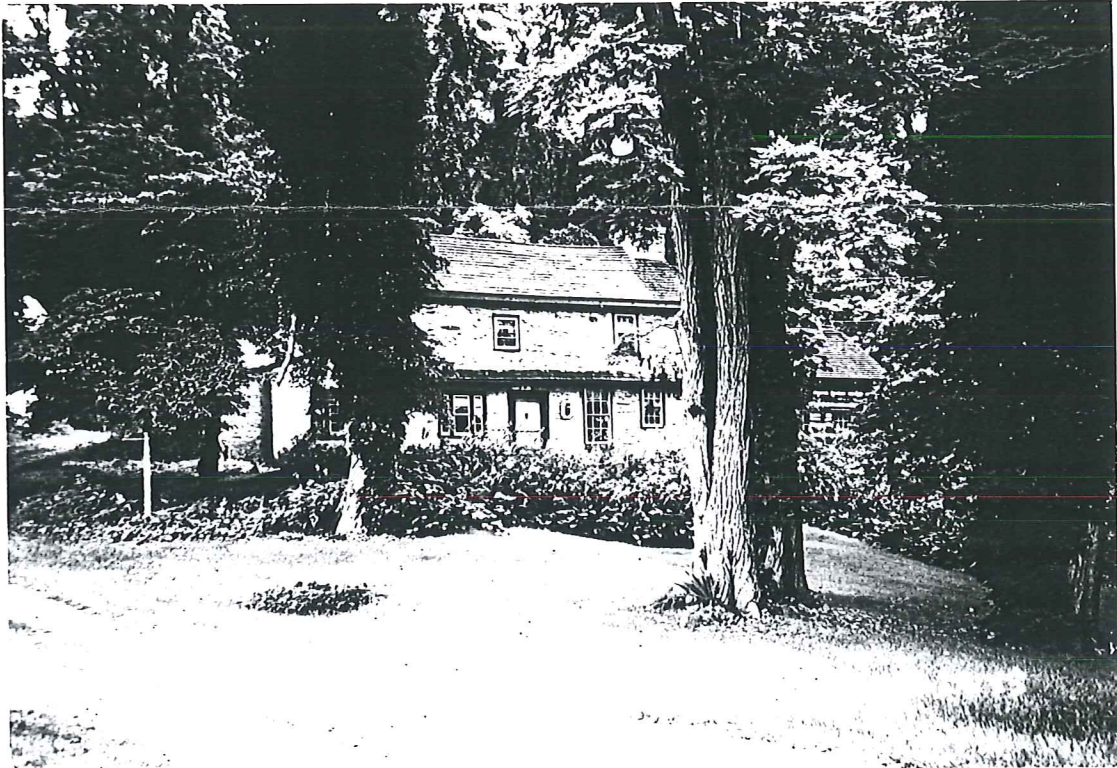
There had been twelve owners of the property before the Warrens purchased it in 1978. Among the owners: two brothers who eventually put the property on the auction block due to financial problems, two sisters, and a single woman. The Warrens purchased the property from Nathan and Fannie Eachus who were responsible for a considerable amount of the home's restoration. The Warrens built an authentic log cabin addition to the right side of the stone farmhouse in 1981.

The Warrens were often asked about spiritual hauntings within the farmhouse. Their response: "the home has much character, charm, and historical significance and at times we would have hauntings, most of which occurred in the first year of owning the property. We assumed they were welcoming our family to their home of the past. Bedroom lights would be turned on during the early hours of the morning and the temperature in the house would become very warm even though it had been turned down upon retiring. An older woman, small in stature, would appear occasionally in the kitchen – she must have enjoyed cooking during her time period."

The Warrens owned Potters Glen Farm until July, 2000. Since that time, two families have made additional changes to the farmhouse and property.



Eachus Property



Warren Property

1799 tax
 E. Colm
 (Chester Co. Hist
 Soc)

Joseph Downing, Fuller

1 stone House	.....	Doll:	500
1 stone Barr	.....		150
1 Do. Fulling Mill	.....	Doll:	150
70 Acres Valley	.....	15	1050
2 Horses	.....	30	60
6 Cattle	15	90
		Doll:	<u>2000</u>

Jacob Downing, Merch: Phil: D:

1 stone House & Lott		1000
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Joel Davis - Blacksmith

1 Log House	Doll:	100
1 Stone smith shop		40
40 Acres Hill land	Doll:	400
2 Horses	.....	30	60
2 Cows	.....	13	26
			<u>626</u>

John Edge, Farmer: D:

1 stone House	.....	Doll:	800
1 Barn, log & stone	.....	Doll:	100
40 Acres Valley land	.....	17	2380
65 Do Hill do	.....	10	650
4 Horses	.....	28	112
10 P H.	.....		160

1802 Map
 E. C. C. Co.
 (Chester Co. Pa.
 Soc.)

Stone House	1000	
Stone and Log Barn	550	
Log Shed	100	
Whackwright's Shop	100	
120 Valley Lane	14	2040
30 Hill	9	270
3 Horses	300	90
3 Cattle	14	42
	3292	3292
William Hawley Carpenter	50	
Stone House & Lot	300	
Stone Shop		
Stone Stable	150	
1 Horse	40	
1 Cow	14	
	554	554
<i>John Harry Blacksmith</i>		
Stone and Log House	130	
Log Barn	30	
Log Blacksmith Shop	20	
Whack Lane & 2	328	
1 Horse	50	
	530	530
Anton Jones Tailor	30	
Stone & Log House	200	
Log Barn	100	
Small Log Shop		
12 Valley Lane	14	168
21 Hill	9	189
1 Horse		25
1 Cow		10
	414	414

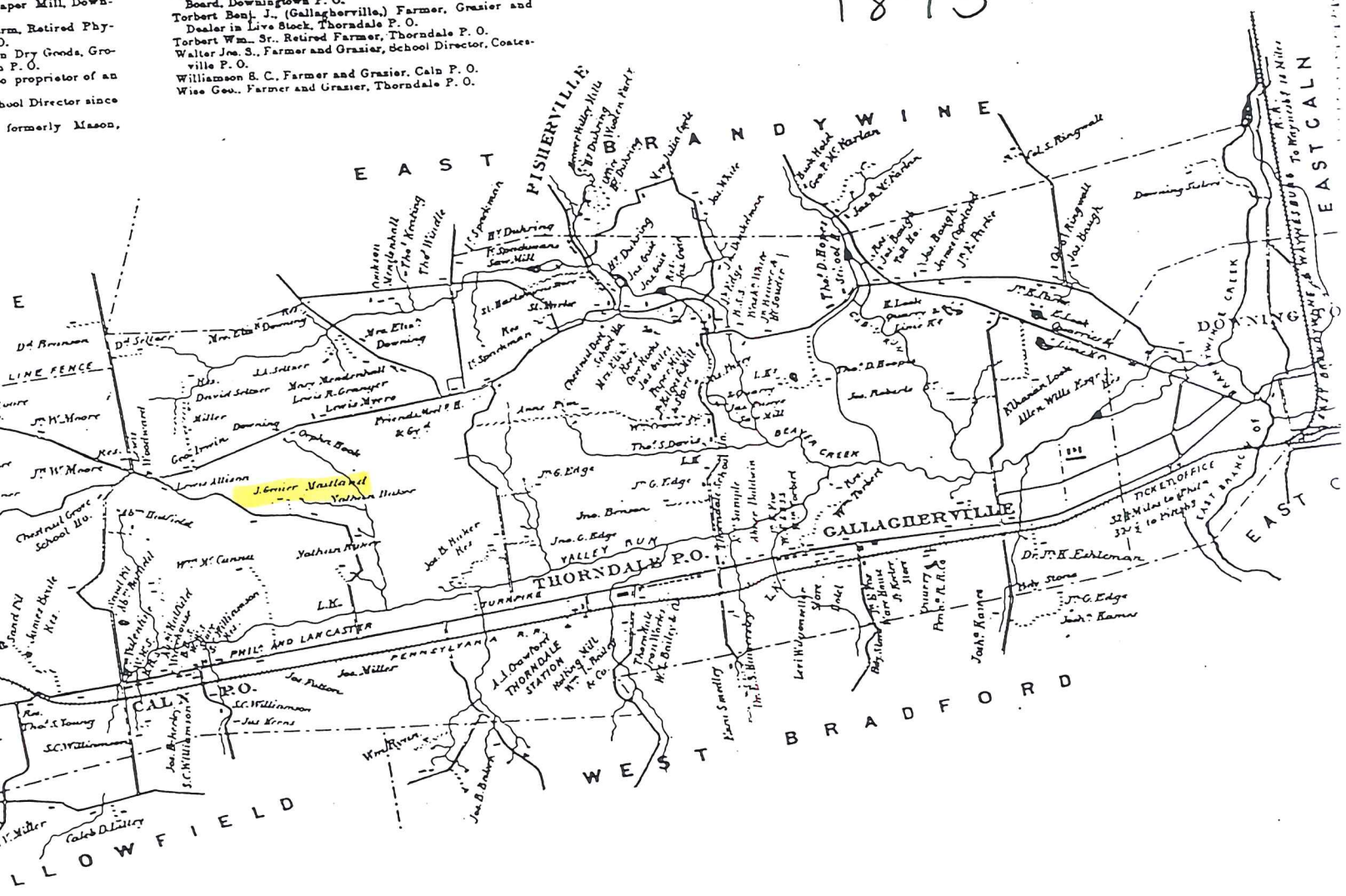
D.
 Miller Plate Iron.
 Merly Gen. Supt.
 Farm, Downing-
 town P. O.
 at Maker, Sawyer
 le P. O.
 rdale P. O.
 eale and Retail
 ington P. O.
 Dealer in every
 aper Mill, Down-
 town P. O.
 m. Retired Phy-
 o. Dry Goods, Gro-
 d P. O.
 o proprietor of an
 hool Director since
 formerly Mason.

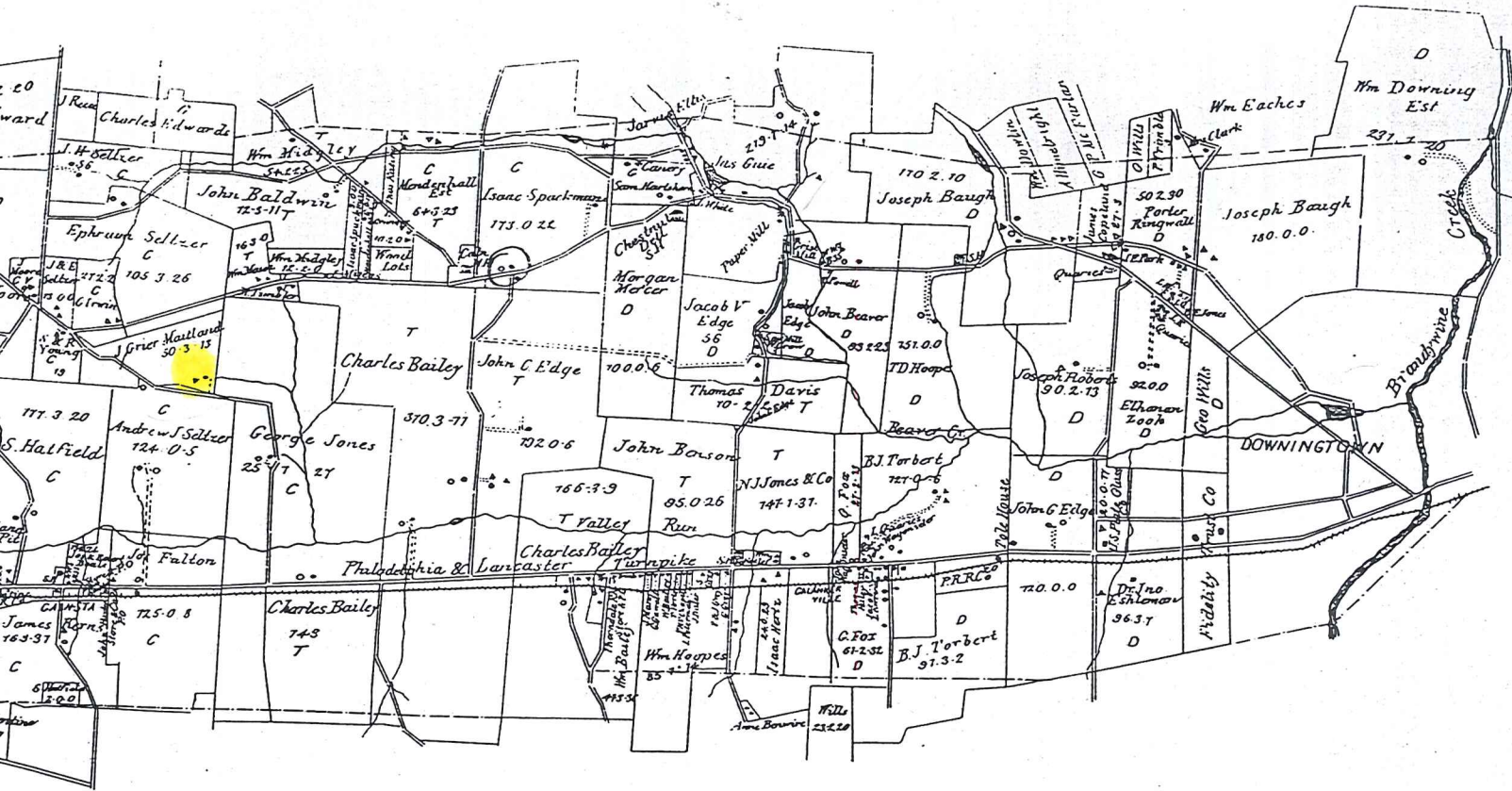
Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe
 Maker, Downingtown P. O.
 Mason Wm. F., Farmer and Grazier, Guthrieville P. O.
 Mendenhall Cookson, Farmer, Dairyman and Carpenter,
 Guthrieville P. O.
 Moore Jno. W., Dairyman and Grazier, Coatesville P. O.
 Moore Wm., Farmer, Dairyman & Grazier,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

CALN

Scale 2 Inches to One Mile.

1873





Stone House	○
Stone Barn & Outbuildings	●
Frame House	△
Frame Barn or Outbuilding	▲
Spring House	•

We believe this to be an accurate map and it gives us pleasure to affix our official endorsement

The Philadelphia & Lancaster Turnpike

Joseph Reynolds
H. C. James
W. MacFent

County Commissioners

CALN

Scale 100 Perches to the Inch.

- C.V. Coopersville P.O.
- C. Coopers P.O.
- T. Thornville P.O.
- C. Guthrieville P.O.
- D. Downingtown P.O.
- Stone House
- Stone Barn & Outbuildings
- Frame House
- Frame Barn or Outbuilding
- Spring House

Whosoever to the said Described Tract of land belonging or in
 anywise appertaining and the Reversions and Remainders
 rents Issues & profits therof & all the Estate Right Title Interest
 use Profits & Properties therein and Demand whatsoeuer of them
 the said Grantors or either of them of or to or out of the same or
 any part thereof **Have granted to have** the said forty acres
 of land by the mees & bounds above described hereditaments & premises
 unto him the said Joel Davis his heirs and assigns to the only
 just use and behoof of the said Joel Davis his heirs & assigns
 forever Under and subject to the Yearly quitrent hereafter to
 become due and payable for the same to the Chief Lord or Lords of the
 Fee thereof **as** the said Edward Brooks doth Covenant perform
 and his heirs to and with the said Joel Davis his heirs & assigns
 the said Forty acres of land hereditaments and premises with the
 appurtenances unto him the said Joel Davis his heirs & assigns
 against him the said Edward Brooks his heirs and assigns 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 either of them shall hold warrant
 and forever defend by these presents In witness whereof the parties
 first above named have hereunto set their hands & seals the day & Year
 first above Written Edward Brooks ^{seal} Margaret Brooks ^{seal}
 sealed & Delivered in the presence of us Beator Jonathan Smith
 Received the day of the date of above Written Indenture of the
 above named Joel Davis the sum of two hundred & thirty seven
 pounds 12/ in Gold Silver coin it being the full consideration
 money above mentioned we say received of Edward Brooks
 witness at signing Beator Jonathan Smith the Twentieth day
 of March Anno Domini 1785 Before me John Beator one of the
 Justices of the County of Chester came the above named Edward
 Brooks and Margaret his wife and did acknowledge the above
 Written Indenture to be their act and Deed and Described the same

thereof being made Subscribed to the said Witness my hand & Seal the 11th day of May 1783

Recorded the 11th day of May 1783

Edward Brooks
Died to Joel Davis

Gifts Indenture

made the Thirtieth day of the third month in the year of our Lord one thousand seven hundred and eighty three between Edward Brooks of the Townships of East Calm in the County of Chester in Pennsylvania Yeoman and Margaret his wife of the one part & Joel Davis of the same place Blacksmith of the other part whereas Thomas Bickers by his Indenture bearing date the sixth day of March in the year of our Lord one thousand seven hundred & eighty three for the consideration did grant and confirm unto the above named Edward Brooks a Tract or piece of land situate lying and being in the said Township of East Calm Bounded and Described as follows Beginning at a Chesnut tree thence by Thomas Coates land west thirty six perches to a post by the Lancaster Road thence along the same north Sixty Seven degrees and thirty minutes West one hundred perches to a post being a corner of land sold to Alexander Sowerman thence by the same land of Thomas Bickers respectively north Sixty Seven degrees East one hundred and thirty seven perches to a Post in the line of lands of the heirs of Warwick Miller thence by the same south ninety one Perches to the place of Beginning containing forty acres to hold to him the said Edward Brooks his heirs and assigns forever As by the same Indenture recorded in the Office for Recording deeds in and for the County of Chester in book No 22 page 113 &c. relation being thereunto had may more fully & at Large appear Now this Indenture witnesseth that the said Edward Brooks & Margaret his wife for and in consideration of the sum of two hundred & thirty seven pounds five shillings in gold and silver born to them in hand well & truly paid by the said Joel Davis at and before the sealing and Delivery hereof the receipt whereof they do hereby acknowledge and thereof do acquit and forever discharge the said Joel Davis his heirs & assigns by these presents Have granted bargained

This Indenture Made the fifth day of the
 month in the year of our lord one thousand seven hundred and ninety nine between
 of East Cain Township in the County of Chester in the State of Pennsylvania Yeoman
 his wife of the one part and Jesse Harry of Lantry Township in the County
 Blacksmith of the other part Witnesseth that the said Joel Harry Davis & Mary his
 in consideration of the sum of Five hundred and twelve pounds and ten shillings
 money to them in hand well and truly paid, the receipt whereof they do hereby
 acknowledge and thereof do acquit and forever discharge the said Jesse Harry his heirs
 and administrators by these presents have Granted Bargained Sold Released and
 confirmed by these presents do Grant Sell Release and confirm to the said Jesse
 and to his heirs and assigns all that Leasehold or Tenement and two Tracts or pieces
of land in the said Township of East Cain The one of them beginning at a Chestnut
tree on the land formerly of Thomas Coates West thirty four perches to a post by the old Lancaster
road along the same sixty seven degrees and a half west one hundred perches to a post being
land sold to Alexander Seremin thence by the same and ~~land~~ Thomas Vickers
North sixty seven degrees east one hundred and thirty seven perches to a post in a line
the line of Baruch Miller thence by the same South ninety one perches to the place of Begin-
ning forty acres to the same more or less. The other of them beginning at a stone being
the corner of Thomas Vickers thence South eighty eight degrees
East by the old Lancaster Road sixty seven perches to a post thence by Robert Millers
the four degrees and a half West six perches to a post thence by the above described Tract of land
the four degrees and a half West fifty six perches to a half to the place of Beginning
of one acre and nine perches and a half be the same more or less [The first above
described Tract or Piece of land was conveyed to the said Joel Davis by Edward Brooks
and his wife in their Indenture dated the thirtieth day of the third Month Anno
1775. The other of them was conveyed to him by Thomas Coats by Indenture dated the
first day of the fourth month Anno Domini 1778 and both in fee] Together with and
other the Buildings Improvements Ways Woods Waters Water Courses Rights liberties
Hereditaments and Appurtenances whichsoever thereunto belong in any manner

... and to hold that full six perches to half to the place of Beginning
 the acre and nine perches and a half be the same more or less [The first above
 several Tract or Piece of Land was conveyed to the said Joel Davis by Edward Brooks
 this was in their Indenture dated the thirtieth day of the third Month Anno
 1785. And the same was conveyed to him by Thomas Coats by Indenture dated the
 day of the fourth month Anno Domini 1788. and both in fee Together with and
 the Buildings Improvements Ways Woods Waters Water Courses Rights Liberties
 and appurtenances whatsoever thereunto belonging or in any
 manner pertaining and the Reversions and Remainders Rents Issues and profits thereof
 Right Title Interest Property Claim and Demand whatsoever of them
 the said Joel Davis and Mary his wife of in to or out of the same To have and to hold the
 same or Tenement and Two Tracts or pieces of Land above described Hereditaments
 and premises hereby granted or mentioned or intended to be with the appurtenances unto
 the said Joseph Harry and Assigns to the only proper use and Behoof of the said Joseph Harry
 and Assigns forever and the said Joel Davis for himself his heirs Executors and Administrators
 the said premises granted and agreed to and with the said Joseph Harry his heirs and Assigns
 that he the said Joel Davis and his heirs the above mentioned Messuage or Tenement
 and pieces of Land above described Hereditaments and premises hereby granted or men-
 tioned to be with the appurtenances unto the said Joseph Harry his heirs and Assigns
 the said Joel Davis and his heirs and against all and every other person and
 manner Lawfully claiming or to claim by from or under him them or any of them
 in witness whereof these presents In witness whereof the said
 presents have Interchangeably set their hands and seals hereunto. Dated the day
 first above written Joel Davis Seal Mary Davis Seal Sealed and Delivered
 in presence of William Bailey Joshua Stapleton Received of Joseph Harry the full con-
 tented in the above written Indenture. Witness my hand the day of the date
 Davis Chester County ss on the fifth day of August Anno Domini 1790 Before me
 or one of the Justices for the said County came the above named Joel Davis
 his and did acknowledge the above written Indenture to be their act and deed

Handwritten marginal note on the right edge of the page.

Recorded January 4, 1827

To all people to whom these presents shall come, Jesse Sharp, Esquire, High Sheriff of the County of Chester in the Commonwealth of Pennsylvania, send Greeting. Whereas Jesse Curry for securing the payment of the sum of Eight hundred dollars of fine coined silver, into six each dollar weight, and six grains, at the least with lawful interest into Caleb Brinton, did on the twenty second day of May, according to the form of the Act of the Act of Assembly in that behalf made and provided by his Indenture of Mortgage duly executed and sell unto the said Caleb Brinton - heirs and assigns, messuages, plantation, and three tracts of land, situate in the Township of East Calver, County of Chester and State of Pennsylvania, to-wit: the Messuages situate beginning at a chestnut tree of Thomas Coates West thirty four perches to a post, by the said and along the same - sixty seven degrees and an half North and Thomas Vickers, North sixty seven degrees East one hundred and even perches to a post in a line later of Wardwick Miller, South six degrees to the beginning. Containing forty acres. One other beginning corner of Thomas Vickers thence south eighty eight degrees and an half to the Old Lancaster Road fifty seven perches to a post, thence by the said and North four degrees and an half West six perches to a post, above described tract south eighty five degrees and an half North to the place of beginning. Containing one acre and nine perches or thereabouts, more or less. (Being the same premises sold by said Mary his wife by Deed, dated the Fifth day of the eighth month of the said year, executed and recorded in the Recorder's Office for the County of Chester, Book S 2 Vol. 42 Page 50 &c, granted & conveyed to the said Jesse Curry) Tract beginning at a post on the North side of a public road corner of Thomas Coates one hundred and fifty one perches to a post, and Walker North seventy perches to a post, on the North side of a public road thence by Thomas Vickers land South fifty two degrees and an half West sixty seven degrees and an half East one hundred and even perches to a post, and South sixty seven degrees and an half East one hundred and even perches to the place of beginning. Containing thirty three acres of land or thereabouts, more or less. The premises which Thomas Vickers and

In case made and provided by his Indenture of Mortgage duly executed
 it bargain and sell unto the said Caleb Brinton, heirs and assigns
 that certain messuages, plantation, and three tracts of land here-
 described, situate in the Township of East Oak, County of Chester and State
 of said one of them on which the Messuages stands Beginning at a cheamut
thence by said of Thomas Coates West thirty four perches to a post by the
Lancaster Road, and along the same - sixty seven degrees and an half
to one hundred perches to a post in corner of land late of Alexander Gore
by the same and Thomas Vickers, North sixty seven degrees East one hun
and thirty seven perches to a post in a line late of Warwick Miller, South
ty one perches to the beginning. Containing forty acres. One other Beginning
at stake, a corner of Thomas Vickers thence south eighty eight degrees and
all East by the Old Lancaster Road fifty seven perches to a post, thence by
at Miller's land North four degrees and an half West six perches to a
thence by the, above described tract south eighty five degrees and an half
to fifty six perches to the place of beginning. Containing one acre and nine per
of land be the same or the of show more or less. (Being the same premises
of Joel Davis and Mary his wife by Deed dated the Fifth day of the eighth month
Ann. 1799, duly executed and recorded in the Recorder's Office for Chester Coun
said, in Book S² Vol. 42 Page 50 &c, granted & conveyed to the said Jesse Harr
lee) One other Tract Beginning at a post on the North side of a public road
and by land of Thomas Coates one hundred and fifty one perches to a
and by John Walker North seventy perches to a post on the North side of a
ic road, a foresaid thence by Thomas Vickers land South fifty two degrees
seventy one perches to a post, and South sixty seven degrees and an half East on
hundred perches to the place of beginning. Containing thirty three acres of land
or the same more or less. (It being the same premises which Thomas Vickers and
in a his wife by their Indenture bearing date the first day of the Eighth month A.
1817, duly executed and recorded in the Recorder's Office in & for Chester County,
said, in Book O Vol 62 Page 252 &c granted and conveyed to the said Jesse
of said County of Chester before the Judges at West Chester, by Default of paymen
of aforesaid Debt & interest, according to the proviso or condition of redemption in the said
enture, contained, recovered against the said Jesse Harry, by the consideration of the said
at, as well the aforesaid debt, with the interest thereon, as also the sum of seventy two shilling
and damages which he had sustained by occasion of the detention of that debt, as for his costs and charge
in said suit and in which the said Jesse Harry is convict, as appeared of Record. Whereupon the

that on the sixteenth day of January Anno Domini One Thousand Eight Hundred and thirty three before me the Subscriber one of the Justices of the Peace in and for said County came the above named John Dwyer and acknowledged the above written release of dower to his act and Deeds, and desired that the same might be recorded as such according to Law. In Testimony Whereof I have hereunto set my Hand and Seal the day and Year above written. (Hugh Thompson Seal)

Deeds (Recorded March 30th 1833)

William Harry and wife } This Indenture made the nineteenth day of March
 and David Harry } in the Year of our Lord One Thousand Eight
 Hundred and thirty three Between William Harry

of East bath in the County of Chester and State of Pennsylvania and Ann P his wife and David Harry of the Township of Strafford in the County of Dauphin and State aforesaid of the one part and Jesse Harry Jun of the Township of Brandegee in the County of Chester aforesaid (Father of the other) part Witnesseth that the said William Harry and Ann P his wife and David Harry for and in consideration of the sum of three thousand and one dollar good and lawful money of the United States of America to them in hand paid by the said Jesse Harry Jun at and before the executing and delivering hereof the receipt and payment whereof they do truly fully acknowledge, and thereof do acquit and forever discharge the said Jesse Harry Jun his heirs Executors and Administrators by their presents) Have granted bargained, sold, aliened, conveyed, released and confirmed, and by these presents ^{do} granted bargained, sold, alien, conveyed, release and confirm unto the said Jesse Harry Jun and to his heirs and assigns. All the following described Mevnage and tract of Land situate in the Township of East bath aforesaid bounded and described as follows viz Beginning at a Stake a corner of Samuel Roberts lands thence by the same and lands of Samuel Hatfield West One Hundred and fifty one perches to a post a corner of lands formerly of John Walker thence by the same North seventy nine perches to a post a corner of lands late of Stephen Bennett thence by the same South fifty two degrees East ^{thence by the same and lands formerly of John as 75 3/4 by North thirty seven degrees East One hundred and seventy one perches to a Stake a corner of the same land thence by the same South ninety one perches to a Stake thence by the same East twenty two perches and a half to a post a corner of Robert Millers lands thence by the same South four degrees and a half East six perches to a post a corner of Samuel Roberts lands thence by the same North eighty eight degrees and a half West fifty seven}

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some named in a schedule hereto annexed and all other the goods and
 Chattels Stock and furniture and effects of the said Sir Henry and
 Kariet his wife unaltered and unalienated the same may be found although
 not named or expressed in the said schedule and in his and her wills,
 the debt and sum of Money due owing and payable to the said Sir
 Henry and Kariet his wife, together by Judgment, Testimony and
 Note Book account or otherwise howsoever although not expressed or con-
 tained in the annexed will together with all other the real and personal
 estate of the said Sir Henry and Kariet his wife or to which he or
 they are in any manner entitled in law or equity in possession or
 remainder with the right privilege and appurtenances to the same
 in any part thereof belonging, he have and to hold the said estate real
 and personal hereto, granted, acquired and received or intended to be
 with the appurtenances and the said Governor, March and to the executor
 administrator and assigns of the said Governor, March upon the special
 trust and confidence following, that is to say that the said Justice shall
 as soon as conveniently may be make sale of the said estate real and per-
 sonal and convert the same into Cash and collect the said debt and
 sum of Money, now due and payable to the said Sir Henry and
 Kariet his wife and after paying and discharging the necessary expenses
 of executing the trust shall pay and satisfy each of the creditors of the said
 Sir Henry and Kariet his wife without any distinction or preference
 in account of the nature of the debt or of the security for the same, the
 amount of the respective debt and claims, if the proceeds of such sales and
 collections will extend to pay and satisfy the same but if not that the
 said Justice shall pay and satisfy the said the said Creditors a rate-
 ble proportion of their said debt and claims according to the same, and
 that if after paying and satisfying the said Creditors there should be any
 residue beyond the amount of the said debt then upon the further
 trust and confidence, that the said Justice will pay such residue to
 the said Sir Henry and Kariet his wife, or to their executor adminis-
 trator or assigns. And this Indenture further Witnesseth that the said
 Sir Henry and Kariet his wife, hath made ordained constituted
 and appointed and by these presents hath made certain Creditors and

MDB.
440
1837

claim that he had to him some land and some
from after deducting his reasonable tax and charges and
pay all the just debts of him the said John & Latta and
legally without distinction or preference except the claims of
debt to the Crown. To Lewis Philip & Jeffrey and their heirs
who have execution upon the goods and Merchandise sold & buying
to me Witness my hand and seal the day and year above
written and delivered

in the presence of us
John & Latta
John & Latta the within named assignee accept the with
in trust Witness my hand this twentieth day of August 1837
John & Latta

Charles County
On the twenty ninth day of August 1837
We the undersigned one of the Justices of the Peace in and for
said County of Charles personally appeared the within named
John & Latta who doth acknowledge the within written Indenture
of Assignment to be his act and deed and do hereby certify that the same
might be recorded as such according to Law In testimony whereof
I have hereunto my hand and seal the day and year first above
written

Recorded 30th August 1837
Wm Weaver

Debt of Assignment
To the Honorable
Graves Marsh
his Indenture made the fifth day of
the eighth month in the year one
and one thousand eight hundred and
thirty seven between John & Latta and
Heirs of the township of East Calver County
of Chester and State of Pennsylvania and Hannah North of the
one part and Graves Marsh of the township of County and State of
said of the other part Witness that the said John & Latta and Hannah
his wife in and in consideration of the just conditions and agreements
herein after declared and expressed and of the sum of one dollar to them
in hand paid by the said Graves Marsh the receipt whereof the said
John & Latta doth acknowledge both granted baraine sold assigne ware and convey

Witnesses at signing
Samuel Miller

Joe M. Downing

Chester County Pa: Be it remembered that on this 27th day of
March Anno Domini one thousand eight hundred and thirty
eight before me the subscriber one of the justices of the peace in
and for the said County came the above named Joseph M.
Downing and Grace his wife and acknowledged the above
written indenture to be their act and deed and desired the same
might be recorded as such according to law. The said Grace being
of full age and by me duly examined separate and apart from
her said husband and the contents thereof being first made
known to her declared that she did voluntarily and of her
own free will and accord seal and deliver the said indenture
without any coercion or compulsion
of her said husband. In Testimony whereof I have hereunto
set my hand and seal the day and year above written.

Samuel Miller (Seal)

(Recorded April 3rd A.D. 1838)

Deed
Gravenor Marsh Acre
To
Hugh Sloan

This Indenture made the third day
of April in the year of our Lord one thou-
sand eight hundred and thirty eight
Between Gravenor Marsh of the Township
of East Calverton Chester County and State
of Pennsylvania (Assigned of J. P. Harry Junr) of the one part and
Hugh Sloan of the Township of Sadsburg in the County of Chester
aforesaid of the other part. Witnesseth that the said Gravenor
Marsh for and in consideration of the sum of One thousand
and seven hundred and fifty one dollars lawful money of
the State of Pennsylvania aforesaid to him in hand paid
by the said Hugh Sloan at and before the executing and
delivery hereof (the receipt and payment whereof he doth hereby
fully acknowledge and thereof doth acquit and forever discharge
the said Hugh Sloan his heirs executors and administrators
(the said Hugh Sloan) have wanted bargained sold aliened conveyed

stump thence by the said Thomas Halls land North fifty seven
 degrees West thirty perches and four tenths to a stone thence by land
 of Sarah Achin and Rachel Moore south forty eight degrees and a
 half East twenty nine perches to a stone thence by the same South six
 degrees East seven tenths perches and six tenths to a stone thence by the
 same North eighty nine degrees East fourteen perches and five tenths
 to a stone thence by the same South fifty nine degrees and a half East
 forty eight perches to a stone in a line of Samuel Torbets land thence
 by the same north eighty seven degrees and a half East twenty per
 perches to a stone thence by the same South eighty seven degrees East
 fifty seven perches to a post in a line of Robert Millers land thence
 the same north three degrees West six perches to a post a corner of
 the said Robert Millers land thence by the same South eighty six degrees
 West twenty two perches and five tenths to the beginning containing
 forty five acres of land (be there some more or less) Its that same
 tract of land which J. Joe Barry Junr and Harriett his wife by their
 indenture bearing date the fifth day of the eighth month Anno Domini
 1837 did grant assign and convey unto the said Granvers March
 his Executors Administrators and assigns reference therunto being
 had fully appears said Deed is recorded in the Records Office
 of Chester County in Miscellaneous Deed Book No 4 Page 40 Together
 with all and singular the houses out houses edifices and buildings
 thereon erected and being and all ways woods waters water courses
 trees fences gardens orchards rights liberties privileges advantages
 incidents and appurtenances whatsoever therunto belonging
 or in anywise appertaining and the reversions remainders rents
 issues and profits thereof And also all the estate right title interest
 use trust property possession claim and demand whatsoever of
 them the said Granvers March in law or equity or other wise how
 soever by or in or out of the same To have and to hold the said
 above described messuages and tract of forty five acres of land
 hereditaments and premises hereby granted ^{and conveyed} (or mentioned or intended
 to be) with the appurtenances unto the said Hugh Sloan his heirs
 and assigns to the only proper use benefit and behoof of the
 said Hugh Sloan his heirs and assigns forever And that the

1831. Before me James M. Gibbons, Esquire, one of the Justices of the Peace in and for said County
came John Miller & Maria his wife, grantors above named and in due form of law, severally
a knowledge the above written Indenture to be their and each of their act and deed, in order
that the same may be recorded as such according to Law. The said Maria being of full
age and by me duly examined separate and apart from her said husband, and the contents
thereof being first by me made known to her, the said Maria, she did declare upon said sepa-
rate examination that she did voluntarily & of her own free will and accord seal and as her
act and deed deliver the said Indenture without any coercion or compulsion of her said hus-
band, In Testimony whereof I have hereunto set my hand and seal the day and year
above written. Recorded May 11th 1841. James M. Gibbons

Deed
Hugh Sloan & wife
to
James Maitland

This Indenture made the twenty fifth
day of March in the year of our Lord one thousand eight hundred
and forty one between Hugh Sloan of the Township of East
Calum in the County of Chester and State of Pennsylvania and
Mary Ann his wife of the one part, and James Maitland
of the same Township, County and State of the other part. Witnesseth that the said Hugh
Sloan and Mary Ann his wife for and in consideration of the sum of one thousand five
hundred and fifty dollars lawful money of the State of Pennsylvania to them
in hand paid by the said James Maitland at and before the making and delivery
hereof, the receipt and payment whereof they do hereby acknowledge, and thereof acquit
and for ever discharge the said James Maitland his heirs, executors and Administrators
by these presents, have granted, bargained, sold, aliened, enfeoffed, released and confir-
med, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto
the said James Maitland his heirs and assigns, All that Messuage and tract of
Land situate in East Calum Township aforesaid limited, bounded and bounded as fol-
loweth, to wit: Beginning at a Willow Tree a corner of Robert Millers land, thence by the same

North two degrees West, ninety two perches, to a post a corner of David Seltzer's land, thence
by the same and land of Thomas Hall, South sixty five degrees West, one hundred and
thirty eight perches to a chestnut stump thence by land of the same North fifty seven degrees
West thirty perches, and four tenths to a stone, a corner of Sarah Milkin & Rachel Moore
land, thence by land of Sarah Milkin & Rachel Moore South forty eight degrees and
half East twenty nine perches to a stone, thence by the same South sixty degrees East
half East twenty nine perches to a stone, thence by the same North eighty nine degrees East

at a Willow Tree a corner of Robert Millers land, thence by the same
North two degrees West, ninety two perches, to a post a corner of David Seltzer's land, thence
by the same and land of Thomas Hall, South sixty five degrees West, one hundred and
thirty eight perches to a chestnut stump thence by land of the same North fifty seven degrees
West thirty perches, and four tenths to a stone, a corner of Sarah Milkin & Rachel Moore
land, thence by land of Sarah Milkin & Rachel Moore South forty eight degrees and
half East twenty nine perches to a stone, thence by the same South sixty degrees East
half East twenty nine perches to a stone, thence by the same North eighty nine degrees East

and thirty three & Recorded in the Records office of Chester County in Deed Book A 4
 Vol 79, page 53. and also so much, and a part of that Messuage and that tract of Land
 sold conveyed and confirmed to Hugh Sloan (aforesaid) in fee by Aaron Marsh of East
 (Assignee of Jesse Harry Junr. by Deed dated the third day of April April A.D. 1838 and Re-
 corded in the Records office of Chester County in Deed book P. 4. 18387. Page 239 the Andra
 of the aforesaid Assignors, Jesse Harry Jr. and Jesse Harriet his wife being dated the 1st
 day of August A.D. 1837 and recorded in Miscellaneous Deed book N. 4. page 40. as reference
 therunto being had will fully appear. Together with all and singular the Houses, out-
 houses, Edifices and buildings thereon erected and being and all ways waters water courses
 woods trees, fences Gardens or chards, rights, liberties privileges, hereditaments and appur-
 tenances whatsoever therunto belonging or in any wise appertaining; and the reversions
 remainders, rents, issues, and profits thereof and also all the Estate right, title, interest, us-
 trust property possession, claim and demand whatsoever of them the said Hugh Sloan and
 Mary Ann his wife in law or equity or otherwise howsoever of, in, to, or out of the same.
 Do have and do hold the said above described Messuage and tract of Forty three
 acres and one hundred and thirty and a half perches of Land & hereditaments and prem-
 ises hereby granted and released (or mentioned or intended so to be), with the appurtenan-
 ces unto the said James Mailland, his heirs and assigns to the only proper use and behoof
 the said James Mailland his heirs and assigns forever. And the said Hugh Sloan and
 Mary Ann Sloan for themselves their heirs Executors and Administrators do covenant pro-
 vise grant and give to and with the said James Mailland his heirs and assigns by the
 presents that they the said Hugh Sloan and Mary Ann Sloan and their heirs the ab-
 smentioned Forty three acres and one hundred and thirty and a half perches of Land
 Hereditaments and premises hereby granted and released (or mentioned & intended so
 with the appurtenances unto the said James Mailland his heirs and assigns against
 them the said Hugh Sloan & Mary Ann Sloan and their heirs and against all and
 every other person or persons who whatsoever lawfully claiming or to claim by, from or un-
 them or any of them, shall and will warrant and forever defend by these presents
 In witness whereof the said parties to these presents have interchangeably set their
 hands and seals dated the day and year first above written

Sealed and delivered in the presence of,
 Edmund Griffith, Robert P. Miller

Hugh Sloan
 Mary Ann Sloan

Received on the day of the date of the above Indenture of the aforesaid James Mailland
 one thousand two hundred and fifty dollars in full for the said portion money ab-

I James Maitland of the Township of
 Valley in the County of Chester and State of
 Pennsylvania, Being weak in body but of sound
 mind and memory do for the settlement of
 my worldly Estate that it hath pleased God
 to bless me with, do make this my last will
 and Testament in the following manner to wit,
 It is my will and I hereby order and direct
 that all my just debts and funeral Expenses to
 be paid out of my Estate as soon as convenient
 after my decease by my Executor herein after named
 Item, I give and bequeath to my wife Elizabeth
 Maitland a good and complete inventory
 of my Estate, I give and bequeath Four
 hundred and fifty Dollars to be Equally divided
 between my six Daughters, namely Sarah
 Maitland Rachel Maitland and M. Davis,
 Caroline Maitland Elizabeth H. Miller and
 Mary Jane M. Toiskins, Item, I give and bequeath
 to my Grand Children of Richard Maitland seventy
 five Dollars to be equally divided between them
 as they live at lawfull age, namely James
 Maitland Sarah Maitland George Maitland and
 Milton Maitland, Item, I give and bequeath to my
 son James Guier Maitland all my real and
 personal property at my death and lastly I do
 nominate and appoint my son James Guier
 Maitland Sole Executor to this my last will and

Signed Seal'd this ninth day of November in the year of
our Lord one thousand eight hundred and fifty
six

James G. Maitland ^{Testator}

Signed Seal'd and declared by the Testator in the
presence of us who in his presence and at his request
have subscribed our names as witnesses

Robert B. Miller

William B. Robert

West Chester November 9. 1859 then personally appeared Robert
B. Miller and William B. Robert who on their solemn affirma-
tions did respectively say that they were personally present and
did see and hear James G. Maitland the Testator in the fore-
going instrument of writing named sign seal publish pronounce
and declare the same as and for his last will and
Testament and that at the time of so doing he was of a
sound and well disposing mind and memory to the best of
their knowledge and belief

Affirmed before me John S. Worthington Dep. Reg.

Be it remembered that on the ninth day of November AD
1859 the last will and Testament of James G. Maitland
deceased was proved and approved in due form of law and
Letters Testamentary thereon were duly granted to James
Grier Maitland who was affirmed well and truly

This Indenture, Made the First day of

April in the year of our Lord one thousand eight hundred and ninety-two (1892)

BETWEEN J. Greer Maitland of Baltimore City Greater County Prince of the first part

Witnesseth, That the said party of the first part, for and in consideration of the sum of twelve 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 party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, hath sold, aliened, conveyed, released, conveyed, and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, and confirm, unto the said party of the second part, his heirs and assigns all those several tracts of land situated in Baltimore City and more particularly described as follows. The first one begins at a stone in front of Andrew Bellger's house... [Detailed description of land parcels with bearings and distances follows]

G. S. #10

all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both of the said party of the first part, of, in, and to the said premises, with the appurtenances.

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 second part, his heirs and assigns forever.

J. Greer Maitland his

heirs, executors, and administrators do

046-71

DEED

MARY BELLE RAMSAY, ET AL

TO

SARAH J. ORR.

This Indenture, Made the 28th day of

February in the year of our Lord one thousand nine hundred and twenty-eight.

BETWEEN Mary Belle Ramsey and Charles I. Ramsey, her husband, Estella C. King and John H. King, her husband, and Gail H. Reiter and Clinton G. Reiter, her husband, daughters of the late Charles H. Orr, dec'd together with their respective husbands, parties of the first part

AND

Sarah J. Orr, widow of said decedent, party

of the second part: Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of One Dollar

lawful moneys of the United States of America, well and truly paid by the said part 2d of the second part to the said part 1st of the first part at and before the enclosing 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 part 2d of the second part her heirs and assigns,

ALL THOSE CERTAIN tracts of land, situate in Caln Township, Chester County, Pennsylvania, more particularly described as follows.

TRACT NO. 1. BEGINNING at a stone in land now or late of J. Andrew Seltzer, a corner of land now or late of George Jones; thence by his land north two degrees west, ninety-five and nineteen perches to a corner of land now or late of Ephram L. Seltzer; thence by his land south sixty-five degrees west, ninety-seven and eighty-six hundredths perches to a stone, a corner of land now or late of George Irwin; thence by land sold to George Irwin and Joanna Irwin, south six degrees and fifty-three minutes east, thirty-seven and forty-one hundredths perches to the middle of the Public Road and by the said Road south fifty-nine and one-half degrees east, thirty and seventy-one hundredths perches to said land of J. Andrew Seltzer; thence north eighty-seven and one-half degrees east, twenty-seven perches to a stone; thence south eighty-eight degrees east, thirty-four and seven-tenths perches to the place of beginning.

CONTAINING thirty-nine acres of land, more or less.

TRACT NO. 2. BEGINNING at a limestone in land now or late of Lewis R. Granger, a corner of land now or late of L. Umstead; thence by his land south five hundred and thirty-five feet to a public road leading to Caln Meeting House; thence by said road north eighty-seven and ninety-eight minutes east, three hundred and twenty-nine and five tenths feet to land now or late of George and Joanna Irwin; thence north five hundred and fifty-one feet to said Granger's land; thence south eighty-four degrees and forty-two minutes west, three hundred and twenty-nine and five-tenths feet to the place of beginning;

CONTAINING four acres and ten perches of land more or less.

BEING the same premises which J. Orier Maitland, by deed dated April 1, 1892, and recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book Y-10, Vol. 246, Page 378, granted and conveyed unto the said Charles H. Orr, in fee.

AND THE said Charles H. Orr, being so thereof seized, died in the year 1904, intestate, and leaving to survive him as his only heirs at law, a widow, the said Sarah J. Orr, and children as follows: Mary Belle, intermarried with Charles Ramsey, Estella C., intermarried with John King, and Gail H., intermarried with Clinton Reiter and Alice Orr, to whom said premises descended and came under and by virtue to the Intestate Laws of the Commonwealth of Pennsylvania.

AND THE said Alice Orr, seized of an undivided interest in the above described premises, died on or about March 3, 1919, intestate unmarried without issue, leaving to survive her as her only heirs at law her mother, the said Sarah Jane Orr, and the above named three sisters, to whom her undivided interest in said premises descended and came under and by virtue of the Intestate Laws aforesaid

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DEED

SARAH J. ORR
TO
WARREN S. HENDERSON

10-562-029-A

This Indenture, Made the twenty-first day of

September in the year of our Lord, one thousand nine hundred and thirty-seven (1937).
BETWEEN Sarah J. Orr, of the Township of Caln, in the County of Chester
and State of Pennsylvania, widow, party of the first part, AND Warren
S. Henderson, of the Borough of Downingtown, in the County and State
aforesaid,

of the second part, Witnesseth, that the said party of the first part, for and in consideration of the sum of One dollar, and other
good and valuable consideration 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 signing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, aliened, conveyed, released, confirmed, and by these presents does grant, bargain, sell, alien, convey, release,
convey and confirm unto the said party of the second part, his Heirs and Assigns,

ALL THOSE CERTAIN two tracts of land, situate in the Township of Caln, in the County of Chester,
State of Pennsylvania, more particularly described as follows:-

TRACT No. 1. BEGINNING at a stone in land now or late of J. Andros Seltzer, a corner of land now or
late of George Jones; thence by his land North two degrees west, ninety five and nineteen perches to a cor-
ner of land now or late of Ephram L. Seltzer; thence by his land south sixty five degrees west, ninety seven
and eighty six hundredths perches to a stone, a corner of land now or late of George Irwin; thence by land
sold to George Irwin and Joanna Irwin, south six degrees and fifty three minutes east, thirty seven and forty-
one hundredths perches to the middle of the Public Road and by the said Road south fifty nine and one-half
degrees east, thirty and seventy-one hundredths perches to the said land of J. Andros Seltzer; thence North
eighty seven and one-half degrees east, twenty seven perches to a stone; thence south eighty eight degrees
East, thirty four and seven-tenths perches to the place of beginning. CONTAINING thirty nine acres of land,
more or less.

TRACT No. 2. BEGINNING at a limestone in land now or late of Lewis R. Granger, a corner of land
now or late of L. Umsted; thence by his land south five hundred and thirty five feet to a public road
leading to Caln Meeting House; thence by said Road North eighty seven and ninety-eight minutes east, three
hundred and twenty nine and five-tenths feet to land now or late of George and Joanna Irwin; thence North
five hundred and fifty one feet to said Granger's land; thence south eighty four degrees and forty two
minutes west, three hundred and twenty nine and five-tenths feet to the place of beginning. CONTAINING four
acres and ten perches of land, more or less.

BEING the same premises which Mary Belle Ramsay, et al, by Indenture bearing date the twenty eighth
day of February A. D. 1920, and recorded in the Office for the Recording of Deeds in and for Chester County,
at West Chester, Pennsylvania, in Deed Book V-17, Volume 418, Page 31 &c., granted and conveyed unto the said
Sarah J. Orr, in fee.

xxx The residence of the within-named Grantee is 16 Stuart Avenue, Downingtown, Penna.
E. W. Young, On behalf of the Grantee

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

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances,
unto the said part y of the second part, his Heirs and Assigns, to the only proper use, benefit, and behoof of the said
part y of the second part, his Heirs and Assigns forever.
And the said Sarah J. Orr, for herself, her
do by these presents covenant, grant and agree, to and with the said part y of the second part, his Heirs and Assigns
forever, that she the said Sarah J. Orr, her
the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part y
of the second part, his Heirs and Assigns, against her the said Sarah J. Orr, her
heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof,

~~SHALL AND WILL~~ by, from or under her, him, them or any of them shall and will. WARRANT AND FOREVER DEFEND.
IN WITNESS WHEREOF, The said part y 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
Gertrude C. Martin } : \$2.50 :
E. W. Young } : I. R. : Sarah J. Orr (SEAL)
: STAMP :
: :
: :

Received the day of the date of the above Indenture of the above named Warren S. Henderson, the full consideration therein
mentioned. Witness: Gertrude C. Martin Sarah J. Orr
ss. State of Pennsylvania County of Chester

ON THE 21st day of September Anno Domini 1937, before me, the subscriber, a Notary Public,
duly commissioned in and for the Commonwealth of Pennsylvania, and in residence at
personally appeared the above named Sarah J. Orr

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Chas. J. Fry

DEED

WARREN S. HENDERSON
TO & WIFE
EVERETT G. HENDERSON

This Indenture, Made the 27th day of

Sept embor In the year of our Lord, one thousand nine hundred and thirty-seven (1937);
BETWEEN Warren S. Henderson of the Borough of Downingtown, in the
County of Chester and State of Pennsylvania, and Harriet M. Henderson,
his wife, parties of the first part, AND Everett G. Henderson, of
the Borough of Downingtown, in the County and State aforesaid, party

of the second part; Witnesseth, that the said part 1st of the first part, for and in consideration of the sum of One dollar and other
good and valuable / of the United States of America, well and truly paid by the said part y of the second part to the said
part 1st of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have
granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release,
convey and confirm unto the said part y of the second part, his Heirs and Assigns,

ALL THOSE CERTAIN tracts of land, situate in the Township of Cain, County of Chester, State of
Pennsylvania, more particularly described as follows: -

TRACT NO. 1. BEGINNING at a stone in land now or late of J. Andrew Beltzer, a corner of land now or
late of George Jones; thence by his land north two degrees west, ninety five and nine-tenths perches to a
corner of land now or late of Ephram L. Beltzer; thence by his land south sixty five degrees west, ninety
seven and eighty-six hundredths perches to a stone, a corner of land now or late of George Irwin; thence by
land sold to George Irwin and Joanna Irwin, south six degrees and fifty three minutes east, thirty seven and
forty-one hundredths perches to the middle of the Public Road and by the said Road south fifty nine and one-
half degrees east, thirty and seventy-one hundredths perches to said land of J. Andrew Beltzer; thence North
eighty seven and one-half degrees east, twenty seven perches to a stone; thence south eighty eight degrees
East, thirty four and seven-tenths perches to the place of beginning. CONTAINING thirty nine acres of land,
more or less.

TRACT No. 2. BEGINNING at a limestone in land now or late of Lewis R. Oranger, a corner of land now
or late of L. Umsted; thence by his land south five hundred and thirty five feet to a Public Road leading to
Cain Meeting House; thence by said Road north eighty seven and ninety eight minutes east, three hundred
and twenty nine and five-tenths feet to land now or late of George and Joanna Irwin; thence north five hun-
dred and fifty one feet to said Oranger's land; thence south eighty four degrees and forty two minutes west,
three hundred and and twenty nine and five-tenths feet to the place of beginning. CONTAINING four acres
and ten perches of land, more or less.

BEING the same premises which Sarah J. Orr, by her Indenture bearing date the twenty first day of
September, A. D. 1837, and recorded in the Recorder of Deed's Office at West Chester, Pennsylvania in Deed
Book X-18, Volume 470, Page 187 &c., granted and conveyed unto Warren S. Henderson, party hereto, in fee.

UNDER AND SUBJECT, nevertheless to the payment of a certain mortgage debt or principal sum of one
thousand five hundred dollars (\$1,500.00) with interest thereon as the same may become due and payable.

xxx The address of the within-named Grantee is Downingtown, Penna.

W. S. Henderson, On behalf of the grantee.
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 1st of the first part, of, in, and to the said premises with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances,
unto the said part y of the second part, his Heirs and Assigns, to the only proper use, benefit, and behoof of the said
part y of the second part, his Heirs and Assigns forever. Under and Subject, as aforesaid.

And the said Warren S. Henderson, for himself, his Heirs, Executors and Administrators,
do by these presents covenant, grant and agree, to and with the said part y of the second part, his Heirs and Assigns
forever, that he the said Warren S. Henderson and his heirs, all and singular

the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part y
of the second part, and his Heirs and Assigns, against him the said Warren S. Henderson

and his heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof,
SHALL XXXXXXXX by, from or under him, them, or any of them, shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part 1st of the first part to these presents have hereunto set their hands and seal &
Dated the day and year first above written.

Signed, Sealed and Delivered In the presence of
W. C. Johnson } : \$1.00 :
: I. R. : Warren S. Henderson (SEAL)
: STAMP : Harriet M. Henderson (SEAL)

Received the day of the date of the above Indenture of the above named Everett G. Henderson, party of the second part
hereto, the full consideration money hereinbefore mentioned. Warren S. Henderson
Witness at Signing County of Chester
State of Pennsylvania Anno Domini 19 37, before me, the subscriber a Justice of the Peace
ON THE 27th day of September
for the Commonwealth of Pennsylvania, residing in the Borough of Downingtown,
personally appeared the above named Warren S. Henderson and Harriet M. Henderson, his wife,

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DEED

This Indenture,

Made the 26th day of

July In the year of our Lord, one thousand nine hundred and thirty-eight (1938),

EVERETT G. HENDERSON

TO & WP.

JOHN C. McCANDLESS & WP.

10562029-A

BETWEEN Everett G. Henderson, of the Township of East Brandywine, in the County of Chester and State of Pennsylvania, and Pearlé C. Henderson, his wife, parties of the first part, AND John C. McCandless, of the City of Philadelphia and State of Pennsylvania and Loretta M. McCandless his wife, parties

of the second part: Witnesseth, That the said part 108 of the first part, for and in consideration of the sum of One Dollar and other good and valuable considerations lawful money of the United States of America, well and truly paid by the said part 108 of the second part to the said part 108 of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have sold, aliened, entereff, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, entereff, release, convey and confirm unto the said part 108 of the second part, their heirs and assigns, as tenants by entireties.

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Caln, County of Chester, State of Pennsylvania, more particularly described as follows:-

BEGINNING at a stone in land now or late of J. Andrew Seltzer, a corner of land now or late of George Jones; thence by his land north two degrees west, ninety five and nine-tenths perches to a corner of land now or late of Ephram L. Seltzer; thence by his land south sixty five degrees west, ninety seven and eighty-six hundredths perches to a stone, a corner of land now or late of George Irwin; thence by land sold to George Irwin and Joanna Irwin, south six degrees and fifty three minutes east, thirty seven and forty-one hundredths perches to the middle of the public road and by the said road south fifty five and one-half degrees east, thirty and seventy-one hundredths perches to said land of J. Andrew Seltzer; thence North eighty seven and one-half degrees east, twenty seven perches to a stone; thence south eighty eight degrees east, thirty four and seven-tenths perches to the place of beginning. CONTAINING thirty nine acres of land, more or less.

EXCEPTING AND RESERVING, however, from and out of the above described premises a portion thereof containing fifteen (15) acres and one hundred twenty six perches of land, more or less, which Everett G. Henderson and Pearlé C. Henderson, his wife, parties of the first part hereto, by Indenture bearing date the eleventh day of October, A. D. 1937, and recorded in the Office for the Recording of Deeds in and for Chester County, at West Chester, in Deed Book X-19, Volume 470, Page 119 &c., granted and conveyed unto Mary L. Balderston, in fee, in which deed the said premises therein conveyed are fully described by course and distances, in accordance with a survey made March 27, 1928, by Jerre P. Trout, and to which reference is hereby made.

BEING the same premises which Warren S. Henderson and Harriett M. Henderson, his wife, by their Indenture bearing date the twenty seventh day of September A. D. 1937, and recorded in the Office for the Recording of Deeds in and for Chester County, at West Chester, Pennsylvania, in Deed Book X-19, Volume 470, Page 178 &c., granted and conveyed unto Everett G. Henderson, party hereto, in fee;

UNDER AND SUBJECT, nevertheless, to the payment of a certain mortgage debt or principal sum in the amount of One thousand eight hundred dollars (\$1,800.00) with interest thereon as the same may become due and payable 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 108 of the first part, of, in, and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said part 108 of the second part, their heirs and assigns, to the only proper use, benefit, and behoof of the said part 108 of the second part, their heirs and assigns forever, as tenants by the entireties, Under and Subject as aforesaid. And the said Everett G. Henderson, for himself, his heirs, executors and administrators, do oblige by these presents, covenant, grant and agree, to and with the said part 108 of the second part, their heirs, all and singular the hereditaments and premises herein the said Everett G. Henderson and his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part 108 of the second part, and their heirs and assigns, against him the said Everett G. Henderson and his heirs, and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them, or any of them, SHALL AND WILL. Subject as aforesaid. WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, The said part 108 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
Warren S. Henderson : \$1.00 : Everett G. Henderson (SEAL)
Chandler P. Roberts : I. R. : Pearlé C. Henderson (SEAL)
: STAMP :

Received, the day of the date of the above Indenture, of the above named John C. McCandless and Loretta M. McCandless, his wife, parties of the second part hereto, the full consideration hereinbefore mentioned.
Everett G. Henderson

Witness at signing: State of Pennsylvania County of Chester ss:
ON THE 25 day of July Anno Domini 1938, before me, a Notary Public, commissioned in and for the Commonwealth of Pennsylvania, and in residence in the Borough of Downingtown,

446m
L 558-18281

DEED

This Indenture, Made the twenty-first day of October

in the year of our Lord one thousand nine hundred and forty (1940).
BETWEEN JOHN C. McCANDLESS & WIFE Loretta M. McCandless, his wife, of the City and County of Philadelphia and State of Pennsylvania, parties of the first part; AND Kathleen K. Roulette, of the Borough of Downingtown, County of Chester and State of Pennsylvania, party

of the second part: Witnesseth, That the said part 108 of the first part, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, well and truly paid by the said part y of the second part to the said part 108 of the first part, at and before the executing 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 part y of the second part, her heirs and assigns,

ALL THAT CERTAIN tract of land situated in the Township of Oak, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C. E. October 2, 1940 as follows:

BEGINNING at a spike, a corner of land of Mrs. Preston Baker in line of land of William H. Beltzer; thence along the last mentioned land south eighty-six degrees thirty-one minutes west, three hundred and sixty-three and fifty-one hundredths feet to a stake, a corner of remaining land of John C. McCandless; thence along the same north three degrees twenty-two minutes west, eight hundred and eighty-eight and ninety-one hundredths feet to a stake in line of land of Mary L. Balderston; thence along the same north sixty-nine degrees forty-two minutes east, three hundred and seventy-seven and twenty-seven hundredths feet to a stake in line of land of Mrs. Preston Baker; thence along the same south three degrees twenty-two minutes east, one thousand and forty-two and fifteen hundredths feet to the place of beginning.

CONTAINING eight (8) acres of land, more or less.

BRING a part of the same premises which Everett G. Henderson and wife by Deed dated July 26, 1938, and recorded in the Office for the Recording of Deeds in and for Chester County at West Chester, Pa., in Deed Book E-20, Vol. 477, Page 60, granted and conveyed to John C. McCandless and Loretta M. McCandless, parties hereto, in fee.

xxx The address of the within-named Grantee is Downingtown, Chester Co., Pa. Thomas C. Gawthrop, On behalf of the Grantee.

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 reversion; 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 108 of the first part, of, in, and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said part y of the second part, her heirs and assigns, to the only proper use, benefits and behoof of the said part y of the second part, her heirs and assigns forever.

And the said parties of the first part, for themselves, their and each of their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part y of the second part, her heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part y of the second part, her heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part 108 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 C. Raymond Young : \$4.05 : John C. McCandless (SEAL) Thomas C. Gawthrop : I. R. : Loretta M. McCandless (SEAL) : STAMP :

Received, the day of the date of the above Indenture, of the above named Kathleen K. Roulette, the within mentioned consideration money in full. \$1.00 John C. McCandless

APED 10.15

DEED

KATHLEEN K. ROULETTE
TO
NATHAN C. PACHUS, UX

This Indenture,

Made the 24th day of

October In the year of our Lord, one thousand nine hundred and fifty-one (1951)
BETWEEN Kathleen K. Roulette, divorced woman, of Chambersburg, Franklin County, Pennsylvania, party of the first part AND
Nathan C. Pachus and Pannie H. Pachus, his wife, of the Borough of Downingtown, Chester County, Pa.,

of the second part: Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration
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 executing 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 doth grant, bargain, sell, alien, convey, release, convey and confirm unto the said party of the second part, their heirs and assigns,

All THAT CERTAIN MESSUAGES and tract of land Situate in the Township of Cain, Chester County, Pennsylvania, bounded and described according to a Survey made by J.W. Harry C.R. October 2, 1940, as follows:
BEGINNING at a spike, a corner of land of Mrs. Preston Baker in line of land of William K. Holtzer; thence along the last mentioned land South 88 degrees 31 minutes West 363.51' to a stake; a corner or remaining land of John C. McCandless, thence along the same, North 3 degrees 22 minutes West 800.01' to a stake in line of land of Mary L. Halderston; thence along the same North 60 degrees 42 minutes East 377.27' to a stake in line of land of Mrs. Preston Baker, thence along the same, South 3 degrees 22 minutes East 1042.15' to the place of beginning. CONTAINING 0 Acres of land more or less.

BEING the same premises which John C. McCandless and Wife, by deed dated October 21, 1940 and recorded in the Office for the Recording of Deeds in Deed Book P-20, Vol. 497, Page 92, granted and conveyed unto Kathleen K. Roulette, grantor herein, in fee.

The undersigned Collector of CHESTER COUNTY, Pennsylvania, hereby certifies that the within and foregoing is the "True and Correct Copy" of said Deed being of the full value conveyed by the within deed is \$2700.00 dollars and that the tax on same has been paid.

Jesse H. Groff
County Collector

The address of the within-named Grantee is 301 Manor Ave., Downingtown, Pa.
Theodore H. Griffith
On behalf of the Grantee

with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any way appertaining, and the revenues and revenues, emolumenta and profits thereof, and of every part and parcel thereof, AND ALSO, all the rights, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, 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, their heirs and assigns forever.
And the said party of the first part, her heirs, executors and administrators, do hereby give, warrant and agree, stand with the said party of the second part, their heirs, executors and administrators, that she, she and singular the hereditaments and premises herein above described and granted, as mentioned and intended to be, with the appurtenances, unto the said party of the second part, their heirs and assigns, against her, her heirs, executors and administrators, and every other person as persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under her, WARRANT AND FOREVER HOLDING.

SHALL AND WILL By These Presents of the first part to these presents has hereunto set her hands and seal. Dated the

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hands and seal. Dated the
day and year first above written.
Signed, sealed and delivered in the presence of
Theodore H. Griffith
Kathleen K. Roulette (S.M.)

For Simple Deed

This Indenture Made this 9th day of August 19 78

Between FANNIE M. EACHUS, Widow

AND HOWARD W. WARREN, III and JUDITH M. WARREN, his wife

Witnesseth That the said Grantor for and in consideration of the sum of NINETY TWO THOUSAND FIVE HUNDRED (\$92,500.00) and no/100 Dollars lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee & their heirs and assigns, as Tenants by the Entireties,

ALL THAT CERTAIN message and tract of land SITUATE in the Township of Cain, Chester County, Pennsylvania, bounded and described according to a survey made by J. W. HARRY, Civil Engineer, October 2, 1940, as follows:

BEGINNING at a spike, a corner of land of Mrs. Preston Baker in line of land of William H. Beltser; thence along the last mentioned land, South 86 degree 31 minutes West 363.51 feet to a stake, a corner of remaining land of John C. McCandless thence along the same North 3 degree 22 minutes West 888.91 feet to a stake in line of land of Mary L. Balderston; thence along the same, North 69 degree 42 minutes East 377.27 feet to a stake in line of land of Mrs. Preston Baker; thence along the same South 3 degree 22 minutes East 1043.13 feet to the place of beginning.

CONTAINING 8 acres of land more or less.

BEING the same premises which Kathleen K. Koulette, unmarried by Deed dated October 24, 1951 and recorded in Chester County in Deed Book A-23 page 323 conveyed unto Nathan G. Eachus and Fannie M. Eachus, his wife.

AND the said Nathan G. Eachus died on June 18, 1976.

RECORDED
CHESTER CO. PA.
Aug 11 10 54 AM

DEED

THIS INDENTURE made the 14th day of July in the year of our Lord, two thousand (2000).

BETWEEN **JUDITH M. WARREN, WIDOW** (hereinafter called the Grantor) party of the one part,

AND

DOUGLAS DEANGELIS AND KATHLEEN DEANGELIS (hereinafter called the Grantees) parties of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of TWO HUNDRED AND THIRTY-FIVE THOUSAND (\$235,000.00) DOLLARS, lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

ALL THAT CERTAIN messuage and tract of land **SITUATE** in the Township of Caln, Chester County, Pennsylvania, bounded and described according to a survey made by J.W. Harry, Civil Engineer, October 2, 1940, as follows:

BEGINNING at a spike, a corner of land of Mrs. Preston Baker in line of land of William H. Seltzer; thence along the last mentioned land, South 86° 31' West 363.51 feet to a stake, a corner of remaining land of John C. McCandless; thence along the same North 3° 22' West 888.91 feet to a stake in line of land of Mary L. Balderston; thence along the same, North 69° 42' East 377.27 feet to a stake in line of land of Mrs. Preston Baker; thence along the same South 3° 22' East 1042.15 feet to the place of beginning.

CONTAINING 8 acres of land more or less.

BEING the same premises which **FANNIE M. EACHUS, WIDOW**, by Deed dated 8/9/1978, and recorded 8/11/1978 in Deed Book L-53 page 79 in the Office for the Recorder of Deeds in the County of Chester and Commonwealth of Pennsylvania, granted and conveyed unto **HOWARD W. WARREN, III AND JUDITH M. WARREN, HIS WIFE**, Grantors herein, in fee.

21/2000

Record & Return to: P.L.T. 03009
RETURN TO PENN LAND TRANSFER CO
1518 WALNUT ST., 9TH FLR.
PHILADELPHIA, PA 19102

This Indenture

Made the 14 day of August, 2002

Between Douglas DeAngelis and Kathleen DeAngelis, husband and wife (Grantors), of the one part, and

Christopher A. Martino

(Grantee), of the other part,

Witnesseth, That the said Grantors for and in consideration of the sum of TWO HUNDRED

EIGHTY-FIVE THOUSAND AND 00/100 (\$285,000.00)----- Dollars
lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN messuage and tract of land situate in the Township of Caln, Chester County, Commonwealth of Pennsylvania, bounded and described according to a survey made by J. W. Harry, Civil Engineer, October 2, 1940, as follows:

BEGINNING at a spike, a corner of land now or formerly of Mrs. Preston Baker in line of land now or formerly of William H. Seltzer; THENCE along the last mentioned land, South 86° 31' West 363.51 feet to a stake, a corner of remaining land now or formerly of John C. McCandless; thence along the same North 3° 22' West 888.91 feet to a stake in line of land now or formerly of Mary L. Balderston; thence along the same, North 69° 42' East 377.27 feet to a stake in line of land now or formerly of Mrs. Preston Baker; thence along the same South 3° 22' East 1042.15 feet to the place of beginning.

CONTAINING 8 acres of land more or less.

BEING UPI #39-4-59.

BEING the same premises which Judith M. Warren, Widow, by Deed dated July 14, 2000 and recorded July 21, 2000 in the Office of the Recorder of Deeds for Chester County in Deed Book Volume 4788, Page 1735, granted and conveyed unto Douglas DeAngelis and Kathleen DeAngelis.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions,

Prepared by and Return to:

American Land Transfer Services
1974 Sproul Road
Suite 402
Broomall, PA 19008
610-356-9600

RETURN TO



File No. 30811

Parcel ID No. 39-4-59 ✓

W

This Indenture, made the 21st day of May 2008.

Between

CHRISTOPHER A. MARTINO

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

PETER A. IPPOLITO AND JOCELYN J. IPPOLITO, HIS WIFE

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

4/3
46.32

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Thousand Dollars 00/100 (\$300,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND SITUATE IN THE TOWNSHIP OF CALN, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY J.W. HARRY, CIVIL ENGINEER, OCTOBER 2, 1940, AS FOLLOWS:

BEGINNING AT A SPIKE, A CORNER OF LAND NOW OR FORMERLY OF MRS. PRESTON BAKER IN LINE OF LAND NOW OR FORMERLY OF WILLIAM H. SELTZER; THENCE ALONG THE LAST MENTIONED LAND, SOUTH 86° 31' WEST 363.51 FEET TO A STAKE, A CORNER OF REMAINING LAND NOW OR FORMERLY OF JOHN C. MCCANDLESS; THENCE ALONG THE SAME NORTH 3° 22' WEST 888.91 FEET TO A

BEING THE SAME PREMISES WHICH DOUGLAS DEANGELIS AND KATHLEEN DEANGELIS, HUSBAND AND WIFE, BY DEED DATED 08-14-02 AND RECORDED 08-21-02 IN THE OFFICE OF THE RECORD OF DEEDS IN AND FOR THE COUNTY OF CHESTER IN RECORD BOOK 5852 PAGE 360, GRANTED AND CONVEYED UNTO CHRISTOPHER A. MARTINO.

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

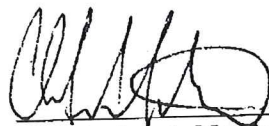
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs, and against all and every person and 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 as aforesaid,

Specially Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



Christopher A. Martino

{SEAL}