

SARKISSIAN - BLACKSMITH SHOP
4019 EDGE'S MILL ROAD
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Mary Larkin Dugan
House Histories
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History of
Blacksmith Shop–Sarkissian House
4019 Edge’s Mill Road, Caln Township
Chester County, Pennsylvania

In 1689 William Penn had deeded 400 acres in Caln and 100 in Bucks County to James Read, “in consideration of his services to me perform’d.” A rather extensive search has yielded nothing as to what these services were nor any more about James Read, though there was a James Read who owned land in New Castle, Delaware. He may have been the same man, or he may not. In any case, it’s unlikely he ever lived in Caln. Many early purchasers of land in the Pennsylvania colony never occupied it or even saw it. Some never left the British Isles. They were investors, not settlers.

After Read’s death his widow Mary married Thomas Brint (or Brintmade, unclear), and in 1698 they sold the 400 acres to Thomas Musgrave. Musgrave died in 1700, possessed of the 400 acres and half of 1500 acres, co-owned with one John Brook. Musgrave is buried at Merion Meeting near Philadelphia. Records show several Musgrave children were married at Merion and nearby Haverford Meeting, so it’s likely the family lived in what became the Main Line. In 1702 Penn confirmed widow Hannah Musgrave’s ownership of the 400 acres plus 900 of the 1,500 acres. Hannah married David Price. In 1712 Hannah’s son Abraham Musgrave sold 450 acres to Aaron Mendenhall, whose father John had immigrated to Concord Township in 1682. Aaron’s land adjoined that of his brother John, Aaron taking the more hilly land and John the valley land.

Aaron Mendenhall married Rose Pierson in 1714. Their second child, James, married Martha Griffith, and they had a son, Griffith Mendenhall. In 1762 Griffith’s grandparents Aaron and Rose sold him 69 acres, part of the 450-acre tract. On this property the blacksmith shop was built, but it is difficult to know just when. The Chester County Architectural Inventory gives a date of 1725, and there’s an oral tradition dating the shop to 1723. However, the earliest mention of a blacksmith on the property that I could find is in Griffith’s 1793 will, in which he leaves “...my Sadler Tools [and] Smith Tools” to his son John. In the deeds and tax records Griffith is referred to as a sadler, but apparently he had more than one string to his bow.

The trouble is, the 1798 Federal Glass Tax, which supposedly lists all the buildings on a property, has no mention of a smith shop for John Mendenhall. There’s a sadler’s shop, “old in bad repair,” and a couple of other small buildings that could perhaps have been used as a smithy, and it’s most likely Griffith Mendenhall did smith work—but any date for a blacksmith shop remains elusive.

Ten years after Griffith’s death his son John sold the 69 acres to John Taylor and John Valentine. Valentine is listed as a blacksmith in the tax records. In 1811 Taylor and Valentine sold the property to Thomas and John Vickers, who kept it for just over a month and then sold to Hunt Downing two tracts, of 74+ acres (a separate tract and three quarters of an acre. The latter contained the blacksmith shop. Twenty years later Hunt and Deborah Downing sold their son Joseph four tracts, which included the mill property and the 3/4-acre tract with the blacksmith shop.

In 1835 Joseph and Grace Downing sold the mill, smith shop, and tracts to Thomas Steel Jr., who quickly sold the greater part of it to Daniel Beaver. Daniel Beaver and his wife Hannah sold a 145-perch tract—about three quarters of an acre—to Davis Hoopes. This deed mentions a messuage (dwelling) and blacksmith shop, so there was a house on the property, perhaps part of the current dwelling. The Hoopeses lived there until Davis died around 1859 and his wife Sarah sold the place to George P. McFarlan. This deed gives 152.7 perches as the size of the tract, but the metes and bounds are the same as in the previous deed. In fact, the metes and bounds for this tract vary slightly here and there through the deed descent.

In 1864 George Washington White and James White Jr. bought the place. Genealogical information gives G. W. White's trade as blacksmith and also states that he and his wife Esther had ten children. White owned the place for ten years, and after his death, his widow sold a half interest in the house and blacksmith shop to Thomas Powell. In 1887 Powell offered "Powell's Shops" for sale: "stone blacksmith and wheelwright shops, a comfortable dwelling, and a frame stable."

James and Mary Hurtt bought it and lived there until 1921. Hurtt's obituary says he rented the blacksmith shop at Edge's Mill, so perhaps he worked at the shop before his 1887 purchase. He was, it goes on, "known to every farmer in that section as a good, practical workman." Thomas and Rebecca Flowers bought the shop and house from the Hurtt's in 1921, selling in 1929. As the automobile was replacing the horse, smithing was a dying trade. The Flowers sold to Theodore and Grace Patterson in 1929, and four years later Maria Martin purchased a portion of the tract, with the old blacksmith shop on it.

Maria Martin perhaps fell victim to the Depression; in 1939 three tracts, including Martin's portion, were sold to Security Trust Co., which promptly sold all three tracts to George and Muriel Gillen. Gillen, a Lukens executive, and his wife were from New York but were active in local affairs. Sadly, both died in their early fifties. After George's death, his widow sold the Edge's Mill property to John and Alyse Baron, who kept it only a year. Ed and Sophie Hiestand were the next owners, for about three years.

In 1958 the present owners, the Sarkissians, bought it, and it is still in the Sarkissian family fifty years later. According to Mr. Sarkissian, sometime in the 1920s or 1930s the old blacksmith shop and a springhouse (probably early 19th-century) a few yards to the west were joined by the addition of a dining room. The builder kept to the style of the older structures, using thick stone walls and wide floorboards. The smith shop is the present living room and the former springhouse is sometimes used as a bedroom. A kitchen and second floor were also added at that time. In the 1970s the Sarkissians further enlarged the house, adding a north wing with garages and above them, more bedrooms. Although the house is made up of two older structures and two 20th-century ones, it incorporates them charmingly and appears all of a piece.

Mary Larkin Dugan

May 2008

Deed Descent
 Blacksmith Shop–Sarkissian House
 4019 Edge’s Mill Road, Caln Township
 Chester County, Pennsylvania

Deed book, page Date of Purchase	Grantor, grantee, other information	Acreage Price
<u>Back title</u>		
10/16/1689	William Penn to James Read “..in consideration of his service to me performed”	400 acres in Chester County (+ 100 acres in Bucks)
unrec. deed	James Read’s widow Mary & husband Thomas Brint to Thomas Musgrave	400 acres
3/17/1698	William Penn to Thomas Musgrave and John Brook Thomas Musgrave died seized of, among other property, part of the 1,500 acres which, “being 500 acres,” was laid out in Caln.	1,500 acres
Patent Bk. A-2, p. 571 7/10/1703	Commissioners of William Penn confirmed two tracts (400 & 500 acres) to widow Hannah Musgrave, who married David Price.	900 acres 1 English silver shilling/100 acres
1/23/1712	Abraham Musgrave, heir of Thomas Musgrave and David Price & wife Hannah Musgrave Price, to Aaron Mendenhall, part of land in Musgrave’s will	450 acres
S, 32 1/27/1762	Aaron & Rose Mendenhall to son Griffith Mendenhall, message and tract, part of the 450 acres	69 acres
Est. file 4343 Died 1/1/1794	Griffith Mendenhall left the 69-acre tract to son John Mendenhall, also “...my Sadler Tools, <i>Smith Tools</i> , and Clock...”	
Y2, 63 3/29/1804	John & Sarah Mendenhall to John Taylor & John Valentine, message and tract	69 acres
F3, 287 2/26/1811	John Taylor & John Valentine to Thomas Vickers & John Vickers, message and tract	69 acres
U3, 295 4/10/1811	Thomas & Jemima Vickers and John & Abigail Vickers to Hunt Downing, two tracts: 1) 74 acres 136 perches; 2) 3/4 acre, on which the blacksmith shop was located	2 tracts
E4, 610 11/22/1831	Hunt & Deborah Downing to Joseph Downing, four tracts, of which #4 includes the 3/4-acre tract	4 tracts \$1.00
L4, 139 3/1/1835	Joseph M. & Grace Downing to Thomas Steel Jr., three tracts: #1) with buildings and grist mill, 28 acres 12 perches; #2) 9 acres 87 perches; #3) .5 acre (between turnpike and railroad)	three tracts \$8,566.00

K4,380 11/2/1835	Thomas & Abigail Steel to Daniel M. Beaver, message, grist mill, and tracts: #1) 28 acres 12 perches; #2) .5 acre	two tracts \$18,500.00
P4, 331 3/20/1838	Daniel H. & Hannah Beaver to Davis Hoopes, message, blacksmith shop, and tract, part of previous deed	145 perches \$726.00
M6, 73 3/31/1859	Sarah Hoopes et al, administrators of estate of Davis Hoopes, to George P. McFarlan, message, blacksmith shop, and tract	152.7 perches \$587.50
A8, 205 11/17/1864	George P. & Elizabeth McFarlan to George Washington White & James White Jr., message, blacksmith shop, and tract	152.7 perches \$1,200.00
R8, 475 3/25/1876	Esther Ann White, executrix of G. W. White, to Thomas B. Powell, half interest in message, blacksmith shop, and tract	152.7 perches \$465.00
E11, 130 3/26/1886	Thomas B. Powell to James H. Hurtt, message, blacksmith shop, and tract	152.7 perches
Y15, 554 11/4/1921	Jams H. & Mary P. Hurtt to Thomas Flowers, message, blacksmith shop, and tract of land	152.7 perches \$1.00
I18, 461 9/7/1929	Thoms P. & Rebecca H. Flowers to Theodore Patterson Jr., message, blacksmith shop, and tract of land	152.7 perches \$1.00
Y18, 252 7/15/1933	Theodore Patterson Jr. & Grace L. Patterson to Maria E. Martin, message and tract	14,181 sq. ft. \$1.00
O19, 508 5/16/1939	Fred J. Wahl, Sheriff, to Security Trust Co., message and three tracts: 1) 14,181 sq. ft.; 2) 15,600 sq. ft.; 3) 15,340 sq. ft. The message is on tract #1.	\$10,200.00
B20, 174 7/28/1939	Security Trust Co. to George M. & Muriel S. Gillen, message and three tracts as above	\$1.00
W25, 18 12/15/1954	Muriel S. Gillen (George Gillen having died) to John J. Baron Jr. and Alyse B. Baron, message and three tracts as above	\$24,500.00
U27, 527 11/15/1955	John J. Baron Jr. & Alyse B. Baron to Ed A. & Sophie Hiestand, message and three tracts as above	\$26,000.00
Y29, 558 2/27/1958	Ed A. & Sophie Hiestand to Victor B. & Eileen B. Sarkissian, message and three tracts as above	\$35,000.00
E30, 105 5/24/1958	J. Lawrence & Myrtle E. Webster to Victor B. & Eileen B. Sarkissian, tract of land	.703 acre \$1,600.00

Kitchens 20 20 stone 1 3 6 } some cage
 Spring house 10 12 stone 1
 1798 Federal "Glass" Tax

133 Griffith Lewis } Griffith Lewis 1 30 20 stone and dots } 0 0 } John Bowen & John Jones 1/2
 Mary Lewis } round logs } 2 6 8 }
 20 27 stone } 6 11 }

Kitchens 23 18 stone 1/2
 do do 18 16 stone 1
 Milk house } 13 12 stone 2
 & Smoke house }

11 Thomas Mills Samuel Harris 1 16 18 stone 2 3 9 } Joseph Downing & Jas. Webb 1/2
 2 6 }
 2 11 }
 Spring House 8 10 stone 1

18 John Mathers Turnpike Comp. 1 12 12 frame 1/2 3 6 } Samuel Hunt & John Edge 1/2
 2 11 }
 Kitchens 8 10 do do

26 John Mendonah In. Mendonah 1 10 20 stone 2 11 12 } John Hoopes & John Bickney 1/2
 3 6 }
 2 11 }

39 William Mills Thomas Walker 1 17 20 round logs 1 2 9 Thomas Pomm & Robt. Miller 1/2

53 Alexander Morrison D. Downing farm 1 12 15 stone 2 3 6 Joseph Downing & Geo. Valentine 1/4

54 James Matson D. Downing farm 1 18 16 round logs 1 3 11 do do 1/2

57 Thomas Morris Tho. Morris 1 28 20 stone do 2 11 9 } William Beate & Dennis Whelan 1/2
 3 11 }
 Springhouse 10 14 stone 1

73 Thomas McGuire Smt. Coates 1 20 18 hewn logs 1/2 2 6 Isaac Coates & Robt. Miller 1/2
 Family 7 9 round logs

CALN TOWNSHIP.

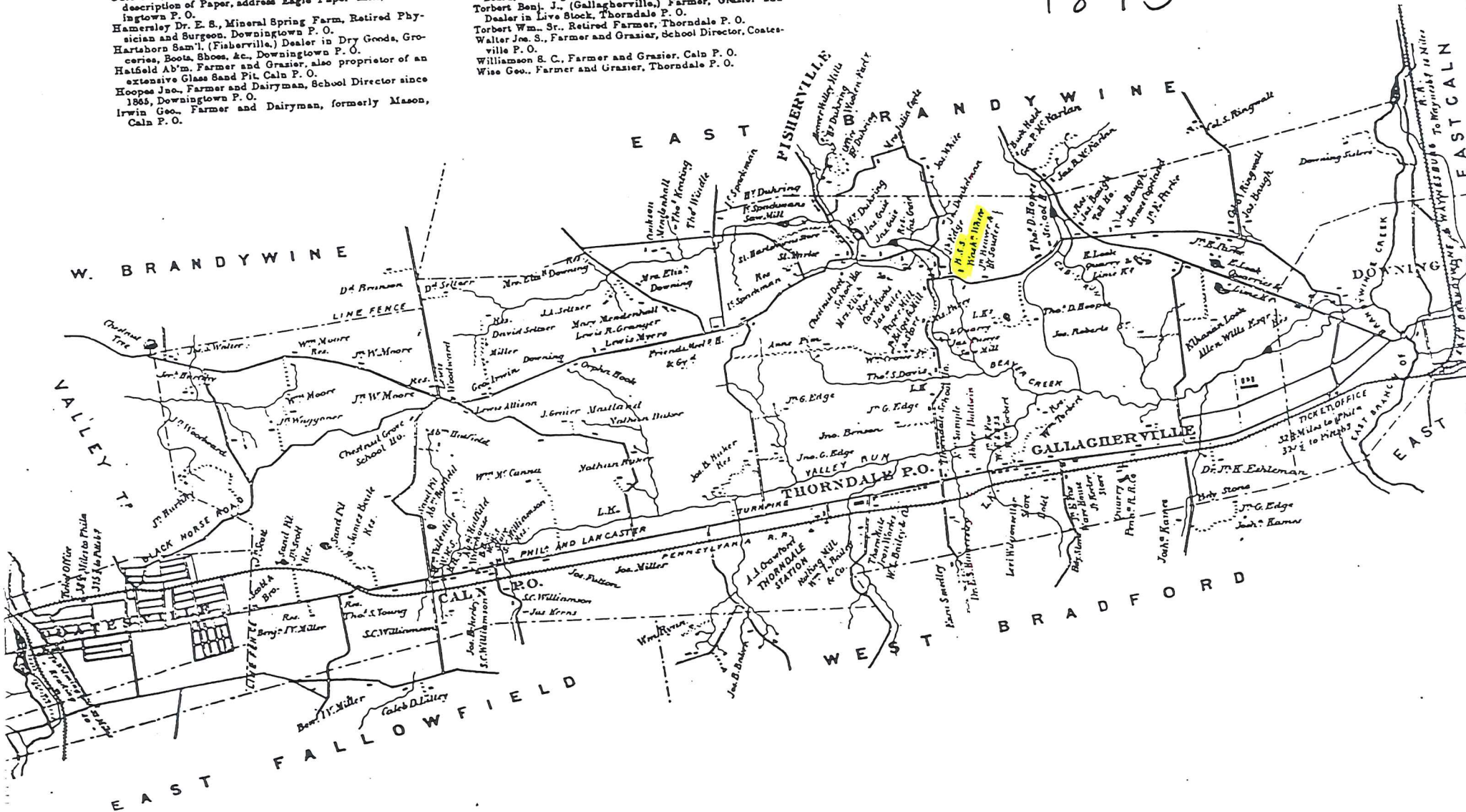
Bally Wm. L. & Co., Manufacturers of Boiler Plate Iron, Thorndale P. O.
 Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Central R. R., Thorndale P. O.
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.
 Baugh Jos., Farmer and Grazier, Downingtown P. O.
 Bayne Wm., Sr., House Carpenter,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

Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.
 Mason Wm. P., Farmer and Grazier, Guthrieville P. O.
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.
 Moore Jas. 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, Thorndale P. O.
 Spackman Amanda, Teacher, Downingtown P. O.
 Spackman Ie., Farmer and Grazier, Secretary of the School Board, Downingtown P. O.
 Torbert Benj. J., (Gallagherville,) Farmer, Grazier and Dealer in Live Stock, Thorndale P. O.
 Torbert Wm. Sr., Retired Farmer, Thorndale P. O.
 Walter Jos. S., Farmer and Grazier, School Director, Coatesville P. O.
 Williamson B. C., Farmer and Grazier, Caln P. O.
 Wise Geo., Farmer and Grazier, Thorndale P. O.

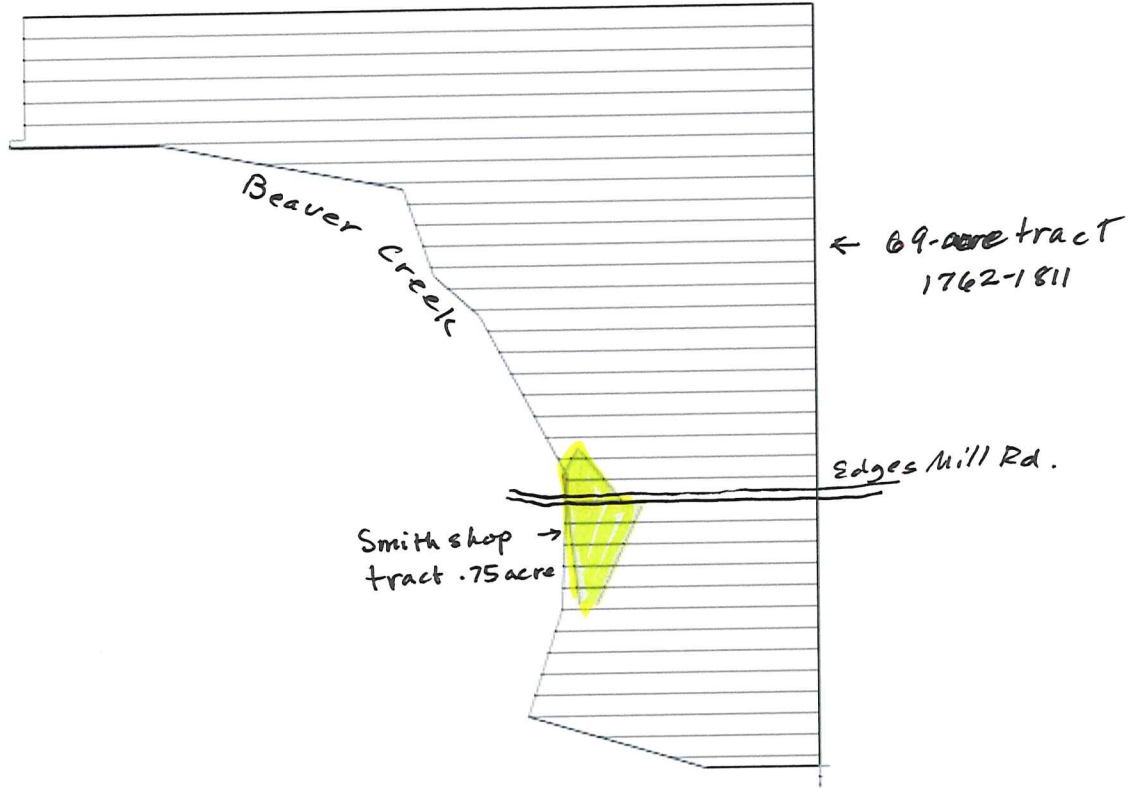
CALN

Scale 2 Inches to One Mile.

1873



W. W. W. W. W.



CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

Form No.

C

4-1982

Form No. 029

Recorded by Downington

Date

County 09

Region 09

Municipality 39

Site # 057

USGS Quad D0119

Street # 40119

Street Name EDGE'S MILL ROAD

UTM

West

East

Reference South

North

Photographic Log

Roll No. 09-39-C Frame(s) 19A + 20A

Photographer: E. C. REMERS

Owner/Contact

VICTOR B. SARKISSIAN

Phone 269-3340

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

A Present Use

A. Residence - Non-Farm

G. Industrial

M. Park/Cemetery

C Original Use ^{SHOP}

B. Residence-Farm

H. Museum

N. Row House

C. Commercial

I. Military

O. End Row House

D. Educational

J. Religious

P. Semi-Detached or Duplex

E. Entertainment

K. Scientific

Q. Can't Determine

F. Government

L. Transportation

R. Other

BLACKSMITH SHOP IS SOUTH END OF STRUCTURE NEAREST ROAD. REST OF HOUSE BUILT IN 1930s

III. Date of Construction

1725 - BLACKSMITH SHOP

A Core

___ Major Wing

A. 1680-1730

C. 1780-1820

E. 1860-1900

B. 1730-1780

D. 1820-1860

F. 1900-1930

Source of Date

___ Estimate

___ Datestone

___ Hearsay

X Deed, Tax list, etc.

X Other OWNER

Sketch Datestone

(Optional)

Architect/Builder (if known)

IV. Historical Significance (if known)

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

___ 1873 Witmar's Farm Atlas

___ 1883 Breou Farm Atlas

___ Sanborn Maps

___ Franklin Maps

Additional Maps/Information:

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

___ Barn(s)

___ Carriage House

___ Springhouse

___ Kiln

___ Smokehouse

___ Outhouse

___ Ice house

___ Corn Crib

___ Root Cellar

___ Cemetery

___ Shed

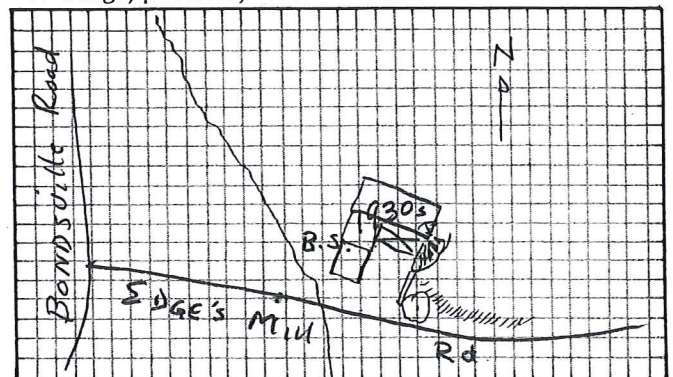
___ Windmill

___ Stable

___ Tenant house

___ Other

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



Mrs. Maria Martin

Mrs. Maria E. Martin, aged seventy-two years, of 1106 Chestnut street, Lebanon, was found dead in bed at eight o'clock this morning at the home of her daughter, Mrs. Thomas U. Schock, 222 Stuart avenue, Downingtown, where she had been visiting for the past three weeks.

Mrs. Martin, a widow, had not been under medical treatment, and a certificate of coronary thrombosis was issued by Deputy Coroner Fred B. Manship, Coatesville. Dr. H. B. F. Davis, Downingtown, who was called, gave it as his opinion Mrs. Martin had probably died in her sleep shortly after midnight.

According to her daughter, Mrs. Martin had complained of severe pains two nights ago, but appeared in usual health when she retired last night. Mrs. Schock is the only child.

Funeral services will be held at Lebanon.

L 1110. 1887

PUBLIC SALE OF DWELLING, BLACKSMITH AND WHEELWRIGHT SHOPS. Will be sold on the premises, on TUESDAY, NOVEMBER 29, 1887, all that valuable business stand known as Fowall's Shops, near Edge's Mills, on the public road leading from Fisherville Mills to Downingtown, in Cain township, Chester county, Penna. The improvements are STONE BLACKSMITH AND WHEELWRIGHT SHOPS, a comfortable DWELLING and a FRAME STABLE. About an acre of land, an abundance of fruit, good well of water at the door. This is an excellent business stand, and would afford a first-class opening for a young man. Sale to commence at 2 o'clock. Conditions at sale. THOMAS B. POWELL, U. P. Brown, auc. 11. 10 Staw

L. 4. 11. 1925

James H. Hurtt.

James H. Hurtt died yesterday at his home, 316 West Washington street, this place, in the 74th year of his age. The deceased was formerly of Edge's Mill, above Downingtown, before coming to this place about twelve years ago. He was born in Baltimore and came to Chester county when he was a young man, where he rented the blacksmith shop at Edge's Mill and conducted it for many years, and was known to every farmer in that section as a good, practical workman. He enjoyed a good patronage while he conducted his business.

Besides his widow, he is survived by one daughter, Elsie, of Downingtown, and four sons, Henry of Downingtown, George of Pittsburgh; John, of Florida, and Walter, of North Dakota.

1925
Fraternally he belonged to Downingtown Council, No. 804, O. of I. A., being one of its early members.

CR 3.29.1937.

Mrs. Mary P. Hurtt

James H. Hurtt, jr., Mary Sr., of Downingtown received word on Saturday of the death of his mother, Mrs. Mary Phoebe Hurtt, which occurred on Friday at the home of her son, Walter W. Hurtt at Fort Scott, Arkansas, with whom she has made her home since the death of her husband, James H. Hurtt, sr., who for many years conducted a blacksmith shop at Eagle's mill. 329

The remains will be brought East for interment, the funeral taking place Tuesday afternoon from the funeral home of Kelm and Wilson. Interment will be at Hephzibah.

CR 1.8.1953



GEORGE M. GILLEN

George M. Gillen, manager of marketing service in the market development service of Lukens Steel company, died suddenly of a heart attack at noon yesterday in Coatesville hospital. He was in the fiftieth year of his age.

Gillen, who resided at Edge's Mill, Downingtown RD, was taken ill earlier in the morning at a garage here whence he had taken an auto for servicing, and was removed to the hospital after being examined at a physician's office. He had suffered from a heart condition for several years.

Born in New York city, he was a son of Mrs. Margaret Gillen and the late John Gillen.

CR 3.24.1961

A well known former Coatesville resident, Mrs. Muriel S. Gillen, wife of the late George M. Gillen, died suddenly Thursday at her home, 79 Rockland Ave., Larchmont, N. Y. She was 54 years old. CR 3.24

Mrs. Gillen resided in this city until two months ago. From 1956 until October 1960, she was employed in the Hospitality Shop, Coatesville Hospital.

A resident of Coatesville for 25 years, she served as chairman of the local Needlework Guild Ingathering for several years, and participated in numerous community activities.

She was a member of the Century Club, Town and Country Garden Club, Coatesville Country Club, Woman's Auxiliary of the Coatesville Hospital, and St. Cecilia's R. C. Church.

Born in New York City, she was the daughter of Mabel Sowerby Saunders, Larchmont, N. Y., and the late Walter S. Saunders.

In addition to her mother, she is survived by two sons and three daughters, George M. B. Gillen, Columbus, Ohio; Anne, wife of Ernest C. Wills, and Mrs. Patricia Fagan, both of this city; also John L. and Linda Gillen, both of Larchmont, N. Y.

Also nine grandchildren, two brothers and a sister, including Harold M. Saunders and Walter S. Saunders, both of Marnaoneck, N. Y., and Mrs. Elsie Stein, of Larchmont.

Funeral services will be held Monday at 9 a.m. from Archie S. Maclean's Funeral Home, Fifth Ave. and E. Lincoln Hwy., followed by Solemn High Mass of Requiem in St. Cecilia's R. C. Church at 10 a.m. Interment will be in St. Cecilia's Cemetery.

Friends may call at the funeral home Sunday evening after 7 p.m.



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MRS. GEORGE M. GILLEN

More About George Washington WHITE:

Residence: In 1848, a son, Thomas J. was born in "Steam Boat, near Downingtown". In 1850 census the family was listed in Uwchlan Twp., Chester Co., Pa. In 1858, a daughter, Ruth Ella was born in Caln Twp, near Edge's Mill, near Downingtown, Pa.

Trade: Blacksmithing

grandmother

Marriage Notes for George WHITE and Esther RICHARDSON:

A geneology record states "They resided at Downingtown, Pa." However, in 1858 they were living near Edge's Mill as Ruth Ella White was born Aug. 28, 1858 at that home. This is per her own statement.

Children of George WHITE and Esther RICHARDSON are:

- 13 i. Joseph⁴ WHITE, born September 27, 1838; died 1886.

More About Joseph WHITE:

Residence: Resided in Downingtown, Pa.

Trade: Blacksmith

- 14 ii. Julia Ann WHITE, born January 31, 1840.
15 iii. James WHITE, born October 18, 1842; died November 25, 1871.
16 iv. Lewis WHITE, born January 11, 1844.
17 v. Isaac N. WHITE, born March 06, 1846.

More About Isaac N. WHITE:

Residence: In later life resided in Bondsville, with address Downingtown, Pa., R.D.1

- + 18 vi. Thomas Jefferson WHITE, born September 17, 1848 in Steam Boat, near Downingtown, Pa.; died April 01, 1933 in 21 Depot St, Lewistown, Pa..
19 vii. Rebecca WHITE, born March 16, 1851; died December 12, 1894.
20 viii. Susanna WHITE, born January 11, 1854.
21 ix. Mary Emma WHITE, born October 29, 1855.
+ 22 x. Ruth Ella WHITE, born August 28, 1858 in Chester County, Pa.; died January 26, 1952 in West Caln Twp, Chester Co., Pa.

Edge's mill

grandmother

7-15-89

To - Sara Sweet Hampton
From - Vic Sukesian

As we discussed this evening, I list
an incomplete record of our property
from the Chester County Deeds records:

M6-134 Hoopes to Edges 2-3-1840

RS-189-472/25 Edge to Powell 3-25-1876

ELI-252 p.130 Powell to Hurtt 3-26-1888

Y15 371 554 James + May Hurtt to

Thos. + Becky Flowers 9-4-1921

I-18 431 p.461 Flowers + Patterson 9-7-29

Y-18 446 p.252 Patterson to Martin 7-22-33

I-19 508 } Martin to T. Schock '33 ?

V-19 191 ~

B-20 474 p.308 - to Gillen (George)

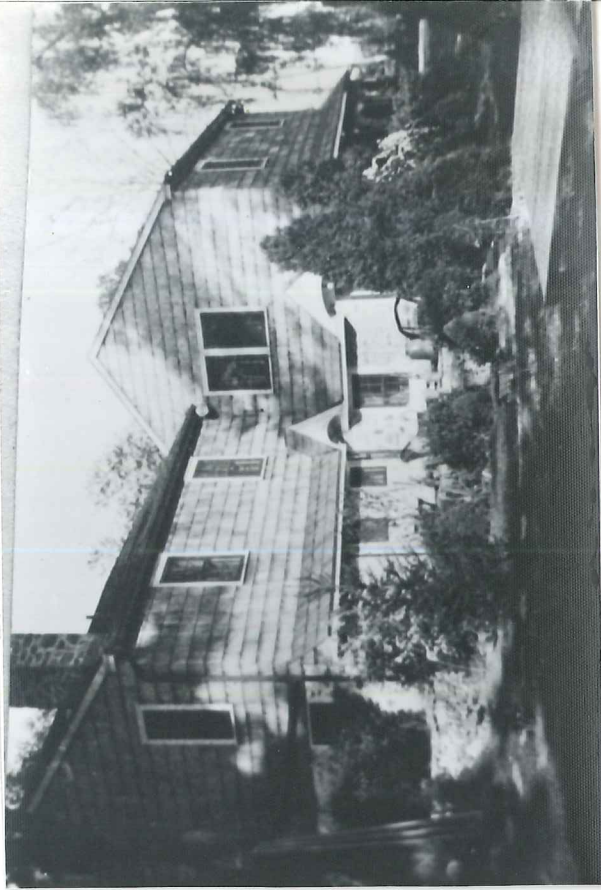
N-25 18 Gillen to Barron

Q-27 527 J. Barron to E. Heistand

Y-29 558 Heistand to Sarkisian 3-1-58

Sorry I can't make the 7-16 meeting.







Deed {32} Aaron Mendenhall & Wife to Griffith Mendenhall

On the 14th day of the first month called January

One thousand seven hundred and... Aaron Mendenhall of Carlisle in the County of... Province of Pennsylvania... Griffith Mendenhall of said aforesaid... in consideration of the sum of One Hundred... of lawful money of the said Province... the said Griffith Mendenhall the Receipt Wherof they do hereby acknowledge have granted... confirmed and confirmed land by these presents do give grant alien... confirm unto the said Griffith Mendenhall in his actual possession now being by Verue of a Bargain and Sale to him thereof made by Indenture bearing date the day next before the day of the date of these presents and by force of the Statute For Striking of Writs into Possessions and to his Heirs and Assigns forever... Plantation and Tract of Land Situate in East Caln aforesaid Beginning at a post in Joseph Pickers Line being the Corner of Aaron Mendenhalls and George Stalkers Land thence along S. Pickers Line South Twenty four perches to a post then west three perches to a post then South two perches to James Mendenhalls Corner stone in S. Pickers line then East Twenty nine perches and an half to a hickory then South seventy nine degrees East Forty eight perches to a Whit oak then South nine teen degrees East Eighteen perches to a Black oak then South Forty Eight Degrees East Twelve perches to a Chestnut then South Twenty eight degrees East Thirty six perches to a Whit oak then South three degrees west Twenty six perches to a Whit oak then South eighteen degrees west Twenty two perches to a Spanish oak all along James Mendenhalls land then by Aarons Henricks other land South seventy three degrees East thirty six perches to a Whit oak then East Twenty four perches to a Stone then North one Hundred and fifty four perches to a post in George Stalkers line near a Chestnut much like a Corner then West by said Stalkers Land One Hundred and fifty four perches to the place of Beginning - Containing Sixty nine Acres or there abouts or the same more or less being part of One Hundred Acres which Aaron Mendenhall & Wife by Indenture of the fourteenth day of the first month called March Anno Domini 1709 for the Consideration therein Mentioned granted and conveyed unto their eldest son George Mendenhall in fee it being Part of Four hundred and Fifty Acres whereof Abraham Musgrave and heir of Thomas Musgrave Deceased by David Price and Deborah his Wife by their Indenture of Release bearing date the Twenty third Day of the first Month then called March Anno Domini 1712 for the Consideration therein Mentioned granted and Covered unto the said Aaron Mendenhall in fee Containing Five Hundred Acres which the late Commissioners of William Penn late Proprietary and Governour of the said Province by

Confirmed land by these presents do give grant alien ~~the~~ and
 Confirm unto the said Griffith Mendenhall in his actual possession
 now being by virtue of a Bargain and Sale to him thereof made
 by Indenture bearing date the day next before the day of the date
 of these presents and by force of the Statute For strengthening of these
 into Possessions and to his Heirs and Assigns forever that he have
 Plantation and Tract of Land Situate in East Parish
 Beginning at a post in Joseph Riches Line being the corner of
 Mendenhall and George Stalkers said then along
 or Riches Line South Twenty four perches to a post then west
 three perches to a post then South two perches to James Mendenhalls
 Corner stone in S. Riches line then East Twenty nine perches and
 an half to a hickory then South Seventy nine degrees East Forty
 eight perches to a White oak then South nine and a half degrees East
 Eighteen perches to a Black oak then South Forty Eight Degrees
 East Twelve perches to a Chestnut then South Twenty eight de
 grees East Thirty six perches to a White oak then South three de
 grees West Twelve six perches to a White oak then South fifteen
 degrees West Twenty two perches to a Spanish oak also long
 James Mendenhalls land then by Arons Hendersalls other land
 South Seventy three degrees East thirty six perches to a White oak
 then East Twenty four perches to a Corner Stone then North one hundred
 and fifty perches to a post in George Stalkers line near a Chestnut
 mulberry Corner then West of said Stalkers land one hundred
 and fifty perches to the place of Beginning - Containing Sixty
 nine acres or there abouts or the same more or less being part of one
 Hundred acres which Aaron Mendenhall & Wife by Indenture
 of the fourteenth day of the first month called March Anno Dom
 1739-40 for the Consideration therein Mentioned granted and convey
 ed unto their eldest son George Mendenhall in fee it being Part of
 four hundred and fifty Acres whereof Abraham Musgrave and
 heir of Thomas Musgrave Deceased & David Price and Hannah his Wife
 by their Indenture of Release bearing date the Twenty third Day of the first
 Month then called March Anno Dom 1712 for the Consideration therein
 Mentioned granted and conveyed unto the said Aaron Mendenhall in
 fee Containing three Hundred Acres which the late Commissioners of
 William Keith late Proprietary and Governour of the said Province by
 Patent under their hands and the great Seal of the said Province
 bearing date the ninth day of August Anno Dom 1703 for the
 Consideration therein Mentioned granted and confirmed unto
 Hannah the Executrix of Thomas Musgrave Deceased the then
 Wife of David Price upon the trusts in the said Tho. Musgraves last
 Will specified the which one Hundred Acres the above said George
 Mendenhall and Sarah his Wife by Indenture of Release the
 sixteenth of the sixth Month called August Anno Dom 1744 for
 the Consideration therein Mentioned Reconveyed unto the said
 Aaron Mendenhall together also with all and singular the
 Buildings Fields Fences Orchards Meadows Gardens woods
 ways Waters Watercourses Rights Liberties Privileges Improve
 ments Hereditaments and Appurtenances whatsoever the same

Deed
 in Indenture
 to
 Isaac

33 }

And in any wise Appertaining and the Reversions and
 Remains with the Issues and Profits thereof and also all the Estate
 Right Title and Interest Property Claim and Demand whatsoever
 of them the said Aaron Mendenhall and Rose his Wife (only
 Liberty of a Road Twenty feet wide from the Lean into the Mill
 Road on the East side the Creek Excepted to the said Aaron Men-
 denhall his heirs or assigns) as Well in Equity as in Law do and
 to the said Mesnage Plantation Land and Premises and every part
 thereof with the Appertinances and true Copies of all Deeds Evidences
 and Writings concerning the same to be made and Written at the
 Charge of the said Griffith Mendenhall his heirs and assigns to
 have and to Hold the said Mesnage Plantation and Tract
 of Land Hereditaments and Premises hereby Granted or Mentioned
 to be Granted and every part thereof with the Appertinances
 unto the said Griffith Mendenhall and his Heirs to the proper use and
 Benefit of them the said Griffith Mendenhall his Heirs and assigns
 Forever Under the yearly Quitrent hereafter accruing for the same
 to the Lords of the Fee thereof and the said Aaron Mendenhall his
 Heirs the said Mesnage Plantation and Tract of Land and
 Premises hereby Granted or Mentioned to be Granted with the
 Appertinances unto the said Griffith Mendenhall his heirs and assigns
 Against him the said Aaron Mendenhall & Rose his Wife and his
 Heirs and against all and every other person and persons whatsoever
 Lawfully Claiming or to Claim shall and will Warrant and for
 ever Defend by these presents and the said Aaron Mendenhall
 for himself and the said Rose his Wife) and his Heirs Executors and
 Administrators doth Covenant promise and Grant to and with
 the said Griffith Mendenhall his heirs and assigns by these presents
 that he the said Aaron Mendenhall and Rose his Wife and his
 Heirs and all and every other person and persons whatsoever any
 thing having or Claiming in the said Mesnage Plantation and
 Tract of Land hereby Granted or Mentioned to be Granted by him
 or Under him shall and will from time to time and at all times
 hereafter upon the reasonable request and at the cost and Charge
 of the said Griffith Mendenhall his heirs or assigns make do
 and execute or cause to be made done and executed all and
 every such further and other Lawfull and reasonable act and
 acts Deed &c Deeds Device and Devices Conveyance and Conveyan-
 ces in the Law whatsoever for the further Better and more perfect Grant-
 ing Conveying and assigning of all and singular the said Premises with
 the Appertinances unto the said Griffith Mendenhall his heirs
 and assigns as by him or their Counsel Learned in the Law
 shall be reasonably Devised Advised or Requested In Wit-
 nesses whereof the said parties to these presents Interchangably
 set their hands and Seals Hereunto. Dated the day and
 year first above Written. Aaron Mendenhall (Sd.)
 Rose Mendenhall (Sd.) Seald and Delivered in the presence
 of us Stephen Mendenhall Roger Hunt

I John Mendenhall of the Township of East Caln and County of Chester, in the State of Pennsylvania (Saddler) being weak in Body, but of sound and perfect Mind and Memory, for the settling of my worldly Estate, do make this present Instrument of Writing my last Will and Testament, in manner, and form following, that is to say.

First, My Will is, that all my just Debts, and Funeral Expences be paid out of my Personal Estate, as soon as the same can be conveniently done, by my Executors, hereinafter Named.

Secondly, I Give and Devise to my eldest Son, John Mendenhall, the two tracts of Land which make the Plantation, whereon I now live, situate and lying, part in East Caln, and part in Brandywine Townships, Bounded by Lands of John Stroper, Robert Valentine, John Bicking, and Thomas Giddens, with all and singular the Houses, Barns, Buildings, Profits, and Appurtenances, thereto belonging, to hold to him the said John Mendenhall, his Executors, Assigns for ever, clear of all Incumbrances, the back Room over the Store, only Excepted, which I Reserve for my Daughter Elizabeth's use, as long as she liveth unmarried with free Profits and Benefits to, and from the same with the Privilege of cutting Firwood on the above Devised Premises, hauling the same to the Store, and a Yard-Room to store the same on, if she should incline to put a Store in said Room, without any Trouble, or Molestation. I further give and devise to my said son John Mendenhall, one hundred Pounds in Cash to his own proper use.

Thirdly, I give and Devise to my Daughter Maria Mendenhall, the two tracts of Land whereon she now liveth, containing Eighty one Acres & a half, situate in Brandywine Township, and bounded by Land of Joshua Mendenhall, Willm. Sum, and others, with the Buildings, Profits, and Appurtenances, thereto belonging, to her, her Heirs and Assigns for ever; the yielding & paying unto the Child of my Executor the Sum of two hundred Pounds, at & upon the first Day of the fourth Month next after my Decease. And I further Will that my Executor shall pay out of my Estate, the Movers, Carpenters & Plasterers Bills for the new house, now Building on the above Devised Premises, as soon as they shall finish the said Work, and likewise to pay for all the Nails & Glaze that shall be wanted for said Building, or such part thereof, as shall remain unpaid at my Death.

Fourthly, I give and bequeath to my Daughter Elizabeth Mendenhall, the Sum of fifty Pounds, to be paid her in three Months after my Decease, together with the Feather Bed and Bedding whomever she preferreth, Care of Drawers, & Smoothing Iron, that was her Mothers; two painted Dishes, six Plates, six newest Silver Spoons, & six spoons; two tea Sets, & six China Tea Cups & Saucers, and six of my newest best Tea Spoons; one Dozen Delf Plates, six pint Bowls, and two Quart Bowls, such as she shall chuse; six new Knives & Forks; six best Dutch bottomed Chairs; Five Shovel & Tonges; and her Saddle & Bridle; together

together, with the Privileges herein before shew'd on her behalf.
 I also bequeath for the Support and benefit of my said Daughter Elizabeth,
 the further Sum of three hundred Pounds, to Remain in my Executors hands,
 if she sees fit to keep it on Interest for her use. And I hereby constitute &
 appoint John Rogers, & Lewis Greter, Trustees, to see that the said Interest
 be Annually paid her during her natural Life. And if by Sickness, or any
 other accident in Life, at any Time, the said Interest should not be sufficient
 for her Support, the said Trustees are hereby Impowred to draw on my said
 Executor for such Sum, or Sums out of said Principal, towards her further
 Support, as to them shall appear needful. And further, if the said Principal,
 or Remaining part thereof, (if part therewith drawn as above) be in Danger
 of being Embegg'd, or wasted in, my said Executors hands, my said Trustees
 are hereby Impowred to draw the Whole out of his hands, and keep it on
 Interest, to receive, or put it out to use where they shall deem it to be
 safe. My said Daughter having the Disposal of said Principal, or Remaining
 part thereof, to Whom she pleases, or at her Decease, at which Time
 my Executor, or Trustees, in whose hand the Money is, shall render it up into
 the hands of her Executors.

Sixthly, I give and bequeath to my Daughter Sarah Davinaton, the Sum of four hundred
 Pounds, including a Account which I have against her of one hundred & thirty
 Eight Pounds, together with things & seven Pence which she hath already had:
 One half of the Remaining two hundred twenty one Pounds, two Shillings, & five pence
 to be paid in three parts, the first the other half of three
 months after my Decease.

Seventhly, I give & devise to my Son, William. Mordenhall, a
 in West-Bradford Parish, adjoining East-falls
 other, containing one hundred Acres, be the same
 Decidings, Rights, Appurtenances thereto belonging,
 for ever. I also bequeath him the Sum of eleven hundred and fifty Pounds, which
 to be paid him at the Age of twenty one, with the Right accruing therefrom
 after one year from my Decease. I likewise give him my Debt & Watch.

And for the Residue & Remains of my personal Estate, I Will and bequeath the same
 to my two sons John and William, to be equally divided between them, and
 also, that my wearing Apparel be equally divided between my said two Sons.
 I further Will that my Executor Deliver to the heirs of Thomas Miller (Dece'd) certain
 Particulars contained in an Inventory, as therein directed. and

Eighthly I constitute and appoint my loving Son John Mordenhall sole Executor of this
 my last Will and Testament, whom I hereby authorize and empower to collect
 my out standing Debts, and Dispose of my personal Property, for the Discha-
 ging the above Legacies hereby Respecting, Discharging and making void all
 former Wills, by me made. In Witness whereof, I have hereunto set my
 hand and seal the 25 Day of the Eleventh Month 1793.

Signed, Sealed, published and Testified by the
 the said Griffith Mordenhall to be his last
 Will and Testament, who had hereunto subscribed
 as Evidence in the presence of the Restator.
 John Mordenhall
 John Hooper

his heirs and assigns and other persons shall lawfully come in or claim as parties and
 join their oaths of them and all and in witness whereof the
 said Abraham Keely and Elizabeth his wife have here set their hands and seals the day
 and year first above written. Witness my hand and seal the day and year
 in the presence of Jacob Keely, Benjamin Keely, Isaac Keely, and the other witnesses
 contain the full continuation always within mentioned & Dec. 2. Abraham Keely, Charles Keely
 upon the first day of April one thousand eight hundred and two before me the Sheriff and of the
 Justice of the Court of Common Pleas in and for said County came Abraham Keely, Elizabeth
 his wife and acknowledged the above written instrument to be their act and deed and desired to be
 recorded as such and being fully examined as the law directs and the contents here made
 known declared they did the same voluntarily. There have set my hand and seal Benjamin
 Keely Sheriff of the County of Albany 30th 1804

Died
 John Mendenhall of the County of Dutchess in the year
 1760. His will sheweth that the twenty fourth day of March in the year
 1760 of our said County of Dutchess was found before me the Sheriff
 head of East Dutchess in the County of Dutchess State of New York the following
 wife of the one part and Jacob Sayer of Dutchess County in the County of Dutchess
 and John Valentine of East Dutchess County in the County of Dutchess the other part
 Mendenhall and his wife in and to their said County of Dutchess the
 twenty seventh day of March 1760 by the said John Valentine and Jacob Sayer
 and seven hundred and thirty two acres of land with appurtenances to be divided
 all the said Marriage Partition and that of said Estate in and to said County
 as a part of the said Dutchess County being the corner of John Mendenhall and George Mathew
 land thence along said Dutchess County South twenty four perches to a post then
 a post then South two perches to James Mendenhall and George Mathew then
 East twenty nine perches and a half to a white oak then South twenty nine perches
 eight perches to a white oak then South twenty nine perches to a white oak then
 Oak then South forty eight degrees East twelve perches to a white oak then South
 degrees East thirty six perches to a white oak then South three degrees East
 to a white oak then South eighteen degrees West twenty two perches to a white oak
 said James Mendenhall's land then by John Mendenhall's land, both South three
 degrees East thirty six perches to a Spanish oak then East twenty four perches to a
 stone then North one hundred and fifty four perches to a post by George Mathew's
 a chain marked as a corner then West by said Mathew's land one hundred and fifty four perches
 to the place of beginning containing Sixty nine acres or thereabouts to the same manner

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Joshua Gregg
is well and
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Received the date of the above Deed of William Mansell full satisfaction for the consid-
eration money above mentioned to Joshua Gregg Witness present at signing James Smith
and Mansell Before the subscriber one of the Justices of the peace in and for the above
said County of Chester came the above named Joshua Gregg and acknowledged the above
Deed in due form according to Law Witness my hand and seal the seventeenth day
of the fifth month 18. one thousand eight hundred and eleven James Smith
Recorded November 4th 1811.

Deed This Indenture made the twenty sixth day of
Jacob Taylor et al. the second month in the year of our Lord one thousand eight hundred
Thomas Vickers et al. and eleven Between Jacob Taylor of East Calu Township in the County
of Chester and State of Pennsylvania Merchant and Elizabeth his wife
and John Valentine of the same place Cordwainer and Mary his wife all of the first part,
and Thomas Vickers Farmer and John Vickers Miller both of the place aforesaid of the second
part & heres a certain John Wendenhale of the County aforesaid and Sarah his wife by
their Indenture bearing date the twenty ninth day of March in the year of our Lord one
thousand eight hundred and four for the consideration therein mentioned did grant
and confirm unto the said Jacob Taylor and John Valentine their Heirs and assigns two
Tenements Plantations or tracts of Land lying contiguous to each other and which in and
by the said Indenture are bounded and describe as follows that is to say the first situ-
ate in East Calu Township aforesaid beginning at a post in Joseph Ticks line being a corner
of Aaron Wendenhales and George Hokers Land thence along said Ticks line South two
ty four perches to a post then West three perches to a post then South two perches to James
Wendenhales corner Stone in said Ticks line then East twenty nine perches and an
half to a hickory then South seventy nine degrees East forty eight perches to a white oak
then South nineteen degrees East eighteen perches to a black oak then South forty eight
degrees East twelve perches to a Chestnut then South twenty eight degrees East thirty six
perches to a white oak then South three degrees West twenty six perches to a white oak then
South eighteen degrees West twenty two perches twenty two perches to a spanish oak all along
said James Wendenhales land then by Aaron Wendenhales other land South seventy
degrees East thirty six perches to a spanish oak then East twenty four perches to a

Here there with one hundred and fifty four perches to a post in George Stalkers line near a
 chestnut marked as a corner then West by said Stalkers land one hundred and fifty four perches
 to the place of beginning containing sixty nine acres or thereabouts be the same more or
 less the other tract called Greenfields situate in East Salem Township aforesaid Beginning
 at a post thence by said John Mendenhalls other land north eighty six degrees East one
 hundred and thirty one perches to a corner post of Land of Thomas Green thence by the
 same north five degrees West fifty perches to a post north thirty degrees West fifty four
 perches to a post South eighty five degrees West seventy three perches to a post South thirty
 degrees East twenty perches to a post and South eighty one degrees West forty two perches
 to a post in the line of Richard Downings land thence by the same and land of Robert
 Valentine South five degrees East seventy six perches to the place of beginning containing
 sixty seven acres and allowance of six per cent for roads &c. with their and every of their
 appurtenances excepting and reserving the back room over the store in the Dwelling
 house for the use of Elizabeth Mendenhall Sister of the said John so long as she liveth un-
 married with five acres and rights to and from the same with the privilege of cutting
 firewood on the above described premises hauling the same to house and yard room to store
 it in if she should incline to put a stove in the said room agreeably to the tenor and true
 intent and meaning of her Fathers will and excepting and reserving all of the said
 granted lands to the use of the said John Mendenhall his heirs and assigns forever a
 certain tenement and lot or piece of Land being part of the last above described tract Be-
 ginning at a post thence by land of John Picking South five degrees East twenty four
 perches to a stone thence by the other part of the said described tract north eighty one de-
 grees East forty perches to a stone North five degrees West twenty four perches to a stone
 thence by land late of Thomas Green South eighty one degrees West forty perches to the
 place of beginning containing six acres strict measure and also reserving a School
 House and lot of about thirty six perches of land for the use of a school agreeably to a
 grant of the same made by Griffith Mendenhall as by the said Indenture Recorded
 in the Recorder's Office in and for the County of Chester aforesaid in book 42. vol. 47
 page 60 & may at large appear & with this Indenture witnesseth that the said
 party of the first part for and in consideration of the sum of three thousand and five
 hundred Dollars good and lawful money of the United States of America to them in
 hand paid by the said party of the second part the receipt whereof they do hereby acknow-
 ledge and the said party of the second part of the same acquit release warrant and power
 discharge by these presents have granted bargain sold aliened enfeoffed released and forever
 confirmed and by these presents do grant bargain sell alien enfeoff release convey and con-
 firm unto the said party of the second part their heirs and assigns all the above descried
 messuage tenements and two contiguous tracts of Land containing together about one
 hundred and thirty six acres be the same more or less together with all the Houses out-
 buildings barns stables orchards gardens meadows fences fields ways woods water
 courses profits commodities advantages liberties privileges rights immunities
 hereditaments and appurtenances whatsoever to the same belonging or in any
 wise appertaining (excepting and always reserving the parts thereof and in them
 therein excepted and reserved by the said John Mendenhall agreeably to the tenor
 the above recited deed and the tenor in and never in any manner to be

Deed

Thomas Vickers et al
To
Joseph Aiters

This Indenture

made the first day of April in the year of our Lord one thousand eight hundred and sixteen between Thomas Vickers of East Caln township in the County of Chester and State of Pennsylvania Farmer and Semina his wife and John Vickers of West Whiteland township in the said County Potter and Abigail his wife all of the one part and Joseph Aiters of Brandywine township and County aforesaid farmer of the other part Witnesseth that the said Thomas Vickers and Semina his wife and John Vickers and Abigail his wife for and in consideration of three thousand and fifty dollars current lawful money of the United States to them in hand paid by the said Joseph Aiters at and before the sealing and delivery hereof the receipt whereof they do hereby acknowledge and therewith acquit and prove discharge the said Joseph Aiters his heirs Executors and Administrators by these presents have granted bargained sold aliened ^{expressed} released and confirmed and by these presents do grant bargain sell alien exposs. release and confirm unto the said Joseph Aiters and to his heirs and assigns forever a certain tract or parcel of land situate chiefly in East Caln but a small part thereof in Brandywine township bounded and described as follows viz: **Beginning** at a white stump thence by land of John Hoopes South seventeen degrees west twenty three perches and five tenths to a Stone South seventy four degrees and a half east thirty six perches to a red oak north eighty eight degrees and a half east twenty four perches to a Stone and north two degrees and a half west one hundred and fifty six perches to a chestnut tree thence by land of Joseph Hoopes South eighty four degrees and a quarter west twenty nine perches to a Stone and North three degrees and a half west twenty seven perches to a post thence by land of Gunt Downing South eighty four degrees and a half west fifty two perches to a Stone South thirteen degrees East forty two perches and six tenths to a white oak South fifteen degrees west twenty two perches to a post north eighty five degrees west four perches and five tenths to a white oak South seventy degrees east eighteen perches to a black oak stump South fifty two degrees and a quarter east thirteen perches and five tenths to a Stone South thirty two degrees and a half East thirty perches to a brush bush South thirty nine degrees east fifteen perches to a corner in the mill road thence along the same South eighty nine degrees East four perches to another corner thence continuing by said Downing's land South twenty five degrees west twenty two perches to the place of beginning

Containing

Sixty seven rods and one hundred and forty perches be the same more or less (It being part of two certain tracts or parcels of land and) premises which Jacob Taylor and Elizabeth his wife and John Valentine and Mary his wife by deed bearing date the 26th day of the 2nd month of June 1811 did grant and convey unto the above named Thomas

U 3,295
1811

Thomas Vickers et al
To
Aunt Downing

This Indenture

Made the tenth Day of the fourth month in the year
of our Lord one thousand eight hundred and eleven Between Thomas Vickers of East
Calm Township in the County of Chester and State of Pennsylvania Farmer and Joinina
his wife and John Vickers of the same place politer and Shigail his Wife of the one part
and Aunt Downing of the place aforesaid Inn Keeper of the other part Witnesseth
that the said Thomas Vickers and Joinina his Wife and John Vickers and Shigail his Wife
for and in consideration of the sum of two thousand two hundred and fifty five dollars
good and lawful money of the United States of America to them in hand paid by the said
Aunt Downing at and before the enrolling and delivery of these presents the receipt whereof
they do hereby acknowledge and thereof do acquit release and forever discharge the said
Aunt Downing his Heirs Executors and Administrators by these presents Have granted
bargained sold aliened enfeoffed released and confirmed unto the said Aunt Downing
her Heirs and Assigns All the two Messuages lots pieces or parcels of land herein de-
scribed which are situated part in East Calm and part in Brandywine Townships and
County of Chester aforesaid and being parts of two contiguous tracts of land containing to-
gether about one hundred and thirty six acres which Jacob Taylor and Elizabeth his
wife and John Valentine and Mary his Wife by their deed bearing date the twenty sixth
day of the second Month now last past granted and Confirmed unto the said Thomas
Vickers and John Vickers their Heirs and assigns the one Beginning at a Stone thence
by land of the said Aunt Downing North eighty seven degrees East thirty one perches and one
tenth part of a perch to a Stone and South eighty two degrees East forty eight perches
to a White oak and thence the same course continued by a line dividing this from the residue
of the said land of Thomas Vickers and John Vickers four perches and five tenths to a
post thence by the said Vickers land the three following courses to wit North sixteen
degrees East twenty two perches and six tenths to a white oak North thirty seven degrees
West forty three perches and eight tenths to a post and North eighty five degrees East
two perches to a post on a line of John Hoopert land thence with the same
by land of Samuel Hains North three degrees West twenty four perches and tenths
thence by land of said Samuel Hains North twenty one degrees West

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upon such separate examination as aforesaid severally declared that they did voluntarily and of their own free will and accord seal and as her act and deed and for their act and deeds deliver the said indenture without any coercion or compulsion of their said husbands. In testimony whereof I have hereunto set my hands and seal the day and date above written. - New Hampton

The following acknowledgement was made sealed and delivered in the presence of us: John Templeton & Andrew Ferguson, Jus. - Chester County, ss. - Personally appeared before me the subscriber one of the Justices of the peace for said County this fourteenth day of May in the year of our Lord eighteen hundred and thirty two the above named John H. Grier and Alley his wife and severally acknowledged the above written indenture to be their act and deed and desired the same might be recorded as such according to law she the said Alley being of full age and by me separately and apart from her said husband examined and the contents of said deed being first made known to her upon such separate examination as aforesaid did declare that she did voluntarily and of her own free will and accord seal and as her act & deed deliver the said indenture without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hands and seal the day and date above written. John Templeton (Seal) (Recorded May 16. 1832)

(This deed ought not to have been recorded till after the one on page 617)

Deed
Hunt Downing et al.
To
Joseph M. Downing

This indenture made the twenty second day of December in the year of our Lords one thousand eight hundred and thirty one Between Hunt Downing of the township of West Whiteland in the County of Chester and State of Pennsylvania (Woman) and Deborah his wife of the one part and Joseph M. Downing their son) of the township of East Calm in the same County & State aforesaid of the other part. Whereas James Belton Esquire High Sheriff of the County of Chester aforesaid by his deeds full duly executed and acknowledged in open court bearing date the third day of April Anno Dom 1804 and recorded in the office for Recording Deeds in and for the County of Chester in Deed Book 22, Vol 26 Page 472 did grant and convey a certain messuage plantation or tract of lands with a brick and Mill erected thereon situate in the township of East Calm (Beginning at a corner in John Bickings line thence south fifty degrees and an half east thirty seven perches and an half to a white oak thence south thirty five degrees east thirty eight perches thence North eighty eight degrees east twenty nine perches and five tenths thence south eighty two degrees and an half east forty seven perches to a white oak thence south twenty two degrees and an half east eighteen perches thence south fifty one degrees and an half east twelve perches thence south thirty degrees east thirty six perches and eight tenths to a white oak thence south half a degree east twenty six perches to a white oak stump thence south twenty one degrees and a quarter west thirty one perches and five tenths thence south three degrees and an half east six perches thence south sixty three degrees

x2

and an half east fifty nine perches thence south five degrees east eleven perches and five tenths to a stone thence south eighty five degrees west seventy nine perches to a stone thence north five degrees and a quarter east one hundred and three perches and eight tenths thence north eighty six degrees West sixteen perches to a stone thence north twenty two perches to a dog wood thence north thirty five degrees west fifteen perches and seven tenths to a white oak thence north sixty nine degrees and a quarter west fifteen perches and four tenths to a white oak thence south eighty nine degrees and an half west thirteen perches and five tenths to a chestnut oak thence south sixty three degrees and an half west eight perches and eight tenths to a hickory thence south eighty two degrees and a quarter west twenty perches and four tenths to a red oak thence north sixty eight degrees and a quarter west ten perches and eight tenths to a white oak thence north sixty seven degrees and a quarter west fourteen perches and five tenths to a Gum thence north thirteen degrees and an half west twenty one perches to a stone thence north thirty five degrees and an half west thirty two perches and seven tenths to a post thence north sixty seven degrees and an half west fourteen perches to a beech thence north sixteen degrees and an half east twenty perches to the Beginning containing fifty acres and fifteen perches more or less) to Thomas Downing & Hunt Downing then heirs and assigns in fee as tenants in common. And whereas the said Thomas Downing and Sarah his wife by their deed of Release duly executed bearing date the fourth day of November Anno Dom 1806 and Recorded in the office for recording deeds in and for Chester County in Book M 3 Vol 68 page 189 for the consideration therein mentioned did Grant and Convey all the estate share dividend right title interest property claim and demand of them the said Thomas Downing and Sarah his wife of in to or out of the above messuage plantation and tract of lands and merchant mill thereon erected above recited and described unto the said Hunt Downing his heirs and assigns in fee. And whereas Isaac Spackman by deed duly executed and dated the twenty fourth day of May Anno Dom 1803 recorded in the office for recording of Deeds in and for the County of Chester in Book Vol page for the consideration therein mentioned did grant unto the said Hunt Downing his heirs and assigns in fee all that certain piece or parcel of land situate in the township of East Caln aforesaid bounded and described as follow Beginning at a post - on the south side of the road in the line of lands late of Robert Valentine and along the south side of said road leading to Caln Meeting house south eighty three degrees and an half west sixty nine perches to a post and by other part of said tract south four degrees east twenty one perches and six tenths to a post in the line of Thomas Sims land and by the same north eighty five degrees east sixty nine perches and three tenths to a white oak and by lands of said Valentine north four degrees and an half west twenty three perches to the Beginning containing nine acres and eighty seven perches more or less to hold to the said Hunt Downing his heirs and assigns forever. And whereas Thomas Pickers and Gemima his

two degrees and a quarter west twenty perches and four tenths to a red oak thence north sixty eight degrees and a quarter west ten perches and eight tenths to a white oak thence north sixty seven degrees and a quarter west fourteen perches and five tenths to a Gum thence north thirteen degrees and an half west twenty one perches to a stone thence north thirty five degrees and an half west thirty two perches and seven tenths to a post thence north sixty seven degrees and an half west fourteen perches to a beech thence north fourteen degrees and an half east twenty perches to the Beginning containing fifty acres and fifteen perches (more or less) to Thomas Downing & Hunt Downing their heirs and assigns in fee as tenants in common. And whereas the said Thomas Downing and Sarah his wife by their deed of Release duly executed bearing date the fourth day of November Anno Dom 1806 and Recorded in the office for recording deeds in and for Chester County in Book U 3. Vol 61. Page 189 for the consideration therein mentioned did grant and convey all the estate share dividend right title interest property claim and demand of them the said Thomas Downing and Sarah his wife of in to or out of the above messuage plantation and tract of lands and Merchant Mill thence creeks above recited and described unto the said Hunt Downing his heirs and assigns in fee. And whereas Isaac Spackmans by deed duly executed and dated the twenty fourth day of May Anno Dom 1803 recorded in the office for recording of Deeds in and for the County of Chester in Book U 3. Vol 61. Page 189 for the consideration therein mentioned did grant unto the said Hunt Downing his heirs and assigns in fee all that certain piece or parcel of land situate in the township of East Caln aforesaid bounded and described as follow. Beginning at a post on the south side of the road in the line of lands late of Robert Valentine and along the south side of said road leading to Caln Meeting house south eighty three degrees and an half west sixty nine perches to a post and by other part of said tract south four degrees east twenty one perches and six tenths to a post in the line of Thomas Sims land and by the same north eighty five degrees east sixty nine perches and three tenths to a white oak and by lands of said Valentine north four degrees and an half west twenty three perches to the Beginning containing nine acres and eighty seven perches more or less to hold to the said Hunt Downing his heirs and assigns forever. And whereas Thomas Vickers and Gemima his Wife and John Vickers and Megail his wife by deeds duly executed bearing date the ~~twelfth~~ tenth day of the fourth month Anno Dom 1811 and recorded in the office for recording deeds in and for the County of Chester in Book U 3. Vol 68 Page 295 did grant and confirm for the consideration therein mentioned all these two certain pieces or parcels of land situate partly in the township of Brandywine and partly in the township of East Caln unto the said Hunt Downing his heirs and assigns in fee. The one begins at a stone thence by land of the said Hunt Downing north eighty seven degrees east thirty one perches and one tenth to a stone and south eighty two degrees east forty eight perches to a white oak and thence the same course continued by a line dividing this from the residue of Thomas and John Vickers lands

612 perches and five tenths to a post thence by the said Charles land the three following courses North sixteen degrees east twenty two perches and six tenths to a white oak North thirteen degrees west forty three perches and eight tenths to a post south eighty five degrees east fifty two perches to a post in a line of John Hoopes land thence with the same and lands of Samuel Haines North three degrees west twenty four perches and two tenths to a post and thence by lands of said Samuel Haines North twenty nine degrees west fifty four perches to a stone thence by land of John Dowlin South eighty five degrees west seventy three perches and five tenths to a stone thence by lands of Samuel Haines South twenty nine degrees east twenty perches thence by land of Charles Collier South five degrees east twenty four perches to a stone South eighty one degrees west forty two perches and seven tenths to a post on a line of John Bickings land and by the same South five degrees east fourteen perches to a stone thence by lands of Samuel Valentine South two degrees east thirty nine perches and one tenth to a post South three degrees east twenty four perches and six tenths to a post South eighty seven degrees west three perches to a stone and South three degrees east two perches to the place of Beginning containing seventy four acres and one hundred and thirty six perches more or less the other begins at a white oak stump North twenty six degrees east along the middle of a road twenty two perches to the middle of the great road leading to the mill and along it North eighty nine degrees west four perches thence North thirty nine degrees west fourteen perches to a bunch of Laurel bushes on a line of the said Hunt Downings land and by the same South thirty two degrees east six perches and South twenty six perches to the Beginning containing three fourths of an acre more or less to hold to the said Hunt Downing his heirs and assigns forever Now this indenture witnesseth that the said Hunt Downing and Deborah his wife for and in consideration of the natural love and affection they bear to their son the said Joseph M^r. Downing as well as the further consideration of the sum of one Dollar lawful money to them well and truly paid by the said Joseph M^r. Downing at and before the enrolling and delivery hereof the receipt of which one Dollar they do hereby acknowledge and thereof do acquit and forever discharge the said Joseph M^r. Downing his heirs executors and administrators by these presents Have granted bargained sold aliened conveyed released and confirmed and by these presents do grant bargain sell alien convey release and confirm unto the said Joseph M^r. Downing and unto his heirs and assigns all those messuages Merchant mill and four Cartways partly adjoining Tracts and parcels of land above described with the appurtenances containing together one hundred and thirty five acres and thirty eight perches of land be the same more or less Together with all and singular the houses out houses buildings thereon erected Mills Mill houses and factories woods ways waters water courses gardens orchards and fences rights liberties privileges improvements hereditaments and appurtenances advantages whatsoever thereunto belonging or in any wise appertaining And that reversions and remainders rents issues and profits thereof And also all the estate right title interest use possession claim and demand whatsoever of the said Joseph M^r. Downing and Deborah his wife

Deed

Joseph M. Downing et ux.
to
Thomas Steele Jr.

This Indenture made the thirty first day of March in the year of our Lord One thousand eight hundred and thirty five Between Joseph M. Downing of the town-ship of West Whiteland in the County of Chester and

State of Pennsylvania and Grace his Wife of the one part And Thomas Steele of the town-ship of Maple in the County of Delaware and State aforesaid of the other part Whereas Hunt Downing and Deborah his Wife by deed dated the twenty second day of December A Dom 1831 and Recorded in the Office for recording deeds of Chester County in Book 84 vol 77 page 610 did grant and convey a Dist and Water Mill with the appurtenances and sundry tract and parcel of lands with their appurtenances unto the said Joseph M. Downing his heirs and assigns in fee And whereas Joshua Hunt executor of the last will and testament of Abiealom Roman late of the town-ship of East-Calm by deed dated the twenty eighth day of March A Domini 1833 and Recorded in the Office for Recording deeds in and for the County of Chester in Book 14 vol page 476 did grant and convey unto Joseph M. Downing a tract a parcel of land situate in the town-ship of East-Calm his heirs and assigns in fee

Now this Indenture witnesseth that the said Joseph M. Downing and Grace his wife for and in consideration of the sum of eight thousand five hundred and sixty six dollars lawful money of the United States of America unto them in hand well and truly paid by the said Thomas Steele Jr. at and before the enrolling and delivery hereof the receipt whereof they do hereby acknowledge and thereof do acquit and forever discharge the said Thomas Steele Jr. his heirs executors and administrators by these presents Have granted bargained sold aliened enfeoffed released and confirmed and by these presents Do grant bargain sell alien enfeoff release and confirm unto the said Thomas Steele Jr. and unto his heirs and assigns all those three certain tracts and parcels of lands situate in the town-ship of East-Calm bounded and described as follows The one on which the Buildings and Dist mill stands Begins at a stone a corner of land of the heirs of Robert Valenting thence South seven degrees West One hundred and three perches and eight tenths and North eighty six degrees and three quarters East twenty five perches and two tenths to Davis Hoope's line and by the same North three degrees and a half West eleven perches and six tenths to a hoplar tree and North sixty one degree and a half West fifty nine perches and North one degree and a half West six perches and North twenty degrees and a quarter East thirty two perches and North twenty four and a half degrees West twenty two perches to the middle of a road and along the same North eighty seven degrees West four perches and North thirty eight degrees East fourteen perches and two tenths and North thirty two degrees West twenty nine perches and two tenths and North forty seven degrees and a half West sixteen perches thence by other land of the said Joseph M. Downing South sixty nine degrees West twenty five perches and five tenths and South twenty seven degrees East four perches and three tenths and South two degrees West twenty two perches and South eighty five degrees and a half East twenty four perches to the Beginning containing twenty eight acres and twelve perches more or less The other tract Begins at a post on the South side of the Road in the town-ship of East-Calm in the line of land late of Robert Valenting along the South side of said Road leading to Calm Meeting house and

part of said tract South from degrees East twenty one perches and six tenths to a post in the
 Pine Line and by the same North eighty five degrees East sixty nine perches and three tenths to
 a white oak and by land of said Valentine North four degrees and a half West twenty three
 perches to the place of Beginning containing nine acres and eighty seven perches of land more
 or less The other lot situate in East bulk between the turnpike and Rail Road Begins
 in the middle of the turnpike road thence one the line of John Pini's land South three
 degrees and a half East twenty perches to the middle of the Rail Road and along the
 same North eighty four degrees East four perches and by other lands said Downing North three
 degrees and a half West twenty perches to the middle of the turnpike aforesaid and along the same
 South eighty four degrees West four perches to the Beginning containing half an acres of land
 more or less Also the right and privilege of the Head Race of said mill as far as the
 Dam and one perch in width on each side of said Race up to the dam to pass and re-pass
 upon and down upon for the purpose of cleaning and repairing the same and the right in
 Room above and below said dam to build rebuild and repair the same and to raise said dam
 two feet above the water in said Race so as to answer all the purposes of said Grist Mill and to
 enter upon the lands of the said Joseph ell Downing at all times for the purpose of obtaining
 earth gravel or stone for the purpose of Building rebuilding or repairing said dam and Ra-
 taking such materials as not in use and doing as little damage as may be in getting the
 same and it is further covenanted between said parties that the waste way from the paper
 mill race is to be and remain where it is now used and not elsewhere Together with
 all and singular the houses and buildings thereon erected Grist Mill and all its fix-
 -tures and every other matter therunto belonging Head Races Tail Races and Dams and
 Waste ways and other ways woods water water courses rights liberties privileges her-
 -editaments and advantages whatsoever therunto belonging or in any wise appertaining
 And the Reversions and Remainders rents issues and Profits thereof And also all the
 Estate right title interest claim and demand whatsoever of them the said Joseph ell
 Downing and Grace his wife or their heirs of in to or out of the same To have and to
 hold the said three above described Tracts or parcels of Land Grist Mill with a
 its Fixtures head Race and one perch in width on each side thereof as far up as the
 Dam and right of the dam and right to build and raise the same two feet in height above
 the water in said Race and Rebuild and Repair the said Dam and Head Race and getting
 and taking materials therefor from the lands of the said Joseph ell Downing as above des-
 -cribed from time to time forever doing as little damage to the property of the said Joseph
 ell Downing as the case may require as well as the water waste way of the paper mill to be
 and remain where it is now and not elsewhere to the said Thomas Steele Jr. his heirs and
 assigns to the only proper use and behoof of the said Thomas Steele Jr. his heirs and assigns
 And the said Joseph ell Downing for himself and his heirs executors and administrators
 doth covenant grant and agree to and with the said Thomas Steele Jr. his heirs and assigns
 that he the said Joseph ell Downing the said three parcels of land above described and
 buildings thereon erected Grist Mill and all its fixtures Head Races and one perch in ea-
 -ch side thereof to the dam and dam and to build ^{head} rebuild and repair the same and to raise
 said dam two feet above the water in the Race and to repair said head Race and to
 enter upon and pass and re-pass on the land of the said Joseph ell Downing and to get
 materials for the same and the water waste way of the paper mill Hereditaments and
 premises hereby granted or mentioned or intended do to be with the appurtenances unto the
 said Thomas Steele Jr. his heirs and assigns against him the said Joseph ell Downing

be utterly evaded and forever delivered by these presents In Witness whereof the said Daniel H Beaver
and Hannah his wife have hereunto set their hands and seals the twenty ninth day of October in the
year of our Lord one thousand eight hundred and thirty five Daniel H Beaver Hannah Beaver
Sealed and delivered in the presence of Benjamin Hughes C Beaver

The twenty ninth day of October Anno Domini one thousand eight hundred and thirty
five before me the subscriber one of the Justices of the peace in and for the County of Chester came the said
in person Daniel H Beaver and Hannah his wife and acknowledged the within written Release
to be their act and deed and desired the same might be recorded as such according to law the
said Hannah 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 on said separate
examination that she did voluntarily and of her own free will and accord seal and as her
act and deed deliver the said Release without any coercion or compulsion of her said husband
In Testimony whereof I have hereunto set my hand and seal the day and year aforesaid
(Recorded November 2nd 1835) J. Beaver

Deeds
Thomas Steel & Wife
to
Daniel H Beaver

This Indenture made the second day of November in the year of our Lord one thousand
and eight hundred and thirty five Between Thomas Steel Jr of the township of East Cal
County of Chester and State of Pennsylvania and Abigail his wife of the one part
and Daniel H Beaver of the township of Sadsbury County of Lancaster and State
of the other part Whereas Joseph M Downing and Cyrcie his wife by Indenture dated the thirty first
day of March Anno Domini one thousand eight hundred and thirty five did grant and convey unto the
said Thomas Steel Jr and to his heirs and assigns forever all the following described real Estate lands
and tenements with the Appurtenances (together with other lands) situate in the township of East Cal
and County of Chester aforesaid to wit A certain Millrace Quirt Mill and tract of land bounded and
described as follows Beginning at a stone at a corner of land of the heirs of Robert Biltontine thence South one
paces West one hundred and three paces and eight tenths and North Eighty six degrees and three quarters
East twenty five paces and two tenths to David Hoopes's line and by the same North three degrees and a half
West eleven paces and six tenths to a poplar tree and North sixty one degrees and an half East fifty nine paces
and North one degree and a half West six paces and North twenty degrees and a quarter East thirty two paces
and North twenty seven degrees and a half West twenty two paces to the middle of a road and along the
road North eighty seven degrees west four paces and North thirty eight degrees East fourteen paces and ten
and North thirty two degrees west twenty nine paces and two tenths and North forty seven degrees
East thirteen paces thence the land of the said Joseph M Downing South forty nine degrees East ten
paces and four tenths and South twenty seven degrees East four paces and four tenths and

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from the said Joel Thompson and his heirs and against all and every other person for persons whomsoever lawfully claiming or to claim the same or any part thereof shall and will warrant and forever defend. In Witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals dated the day and year first above written.

Subscribed and delivered in the presence of us } Joel Thompson (seal)
John W. Thomas } Rachel Thompson (seal)
Craw B. Carty

Chester County for Be it Remembered that on the eighteenth day of November Anno Domini one thousand eight hundred and thirty seven by virtue the subscriber one of the justices of the Peace in and for the said County of Chester came the above named Joel Thompson and Rachel his wife and acknowledged the above Indenture to be their act and deed and desired that the same might be Recorded as such according to law. Thomas Rachel being of full age, and by me duly examined separately apart from her and husband, and the contents thereof being first read to her and she declared that she did voluntarily and of her own free will and accord seal and as her act and deed the said Indenture and the same without any coercion or compulsion of any said husband. In Testimony whereof I have hereunto set my hand and official seal this first day of January 1837. John W. Thomas (seal)

Now know all men that on the twentieth day of March in the year of our Lord one thousand eight hundred and thirty eight Between Daniel H. Beaver of the one part and Davis Hoopes of the other part of the County and State of Pennsylvania and Harriette his wife of the one part and Davis Hoopes of the other part of the County and State aforesaid Yeoman of the said part. Witnesseth that the said Daniel Chester Beaver and Harriette his wife for and in consideration of the sum of seven hundred and twenty six dollars Dollars to them in hand paid by the said Davis Hoopes at and before the sealing and delivery hereof the receipt whereof they do hereby acknowledge and thereof acquit and forever discharge the said Davis Hoopes, his heirs, executors and administrators by these presents Have granted bargained sold aliened enfeoffed released and confirmed and by these presents Do grant bargain sell alien, enfeoff release and confirm unto the said Davis Hoopes and to his heirs and assigns All that certain Messuage Blacksmith shop and lot of land situate in the Township of East Calm and County of Chester aforesaid bounded and secured

beginning at a post on the east side of Beaver Creek, thence up
the same by land of the said Daniel H. Beaver North six degrees
west twenty five perches and six tenths North thirty nine degrees
East three perches and one tenth thence by land of Joseph Cates
South thirty eight degrees eleven perches and four tenths North
eighty seven degrees East four perches South twenty seven degrees
West twenty perches and six tenths to the place of beginning
Containing one hundred and forty five square perches be the
same more or less. (Being part of the same premises which
Thomas Steel junior and Abigail his wife by Indentures under
their hands and seals bearing date the second day of November
Anno Domini one thousand eight hundred and thirty five and
recorded in the Recorder's Office of said County in Wood Park
N. H. Vol. 82 Page 389, granted and conveyed to the said Daniel H.
Beaver in fee) Together with all and singular other the houses
out house buildings barns stables ways woods waters water
courses rights liberties privileges hereditaments and appurtenances
whatesoever thereunto belonging or in anywise appertaining
and the reversions and remainders rents issues and profits
thereof. And also all the estate right title interest property claim
and demand in whatsoever of them the said Daniel H. Beaver
and Hannah his wife in law or equity or otherwise
howsoever of in to or out of the same. To Have and To Hold
all that certain Messuage Blacksmiths shop and lot of land
above described hereditaments and premises hereby granted or
mentioned or intended so to be with the appurtenances unto the
said Davis Hoopes his heirs and assigns to the only proper use
and behoof of the said Davis Hoopes his heirs and assigns
forever. And the said Daniel H. Beaver for himself his heirs
executors and administrators doth covenant promise grant and
agree to and with the said Davis Hoopes his heirs and assigns by
these presents that he the said Daniel H. Beaver and his heirs
the said above mentioned and described Messuage Blacksmiths
shop and lot of land hereditaments and premises hereby granted or
mentioned or intended so to be with the appurtenances unto the said Davis
Hoopes his heirs and assigns against him the said Daniel H. Beaver and his
heirs and against all and every other person and persons whomsoever lawfully
claiming or to claim by from or under them or any of them. Shall and shall
warrant and forever defend by these presents. In Witness whereof the said parties to
these presents have hereunto interchangedly set their hands and seals Dated the
day and year first above written.

Daniel H. Beaver (seal)
Hannah Beaver (seal)

Sealed and delivered in the presence of
Mary D. Miller, Saml. Miller,
Witnessed this day of the date of the above written indentures of the above named Davis Hoopes the

Sarah Hoopes and
Jacob Lodge Admins
To
George P. McFarlan

This Indenture made the thirty first
day of March in the year of our Lord one
thousand eight hundred and fifty nine
Between Sarah Hoopes and Jacob Lodge
administrators of all and singular the goods
Chattels and Credits which were of Davis
Hoopes late of the Township of East Calm

in the County of Chester and State of Pennsylvania of the one part and
George P. McFarlan of the Township of East Boarderswine in the County and
State aforesaid of the other part whereas the aforesaid Davis Hoopes was
in his lifetime Seized in his demense as of Fee of and in a certain mes-
sage Blacksmith shop and lot of land situate in the Township of East
Calm and County of Chester aforesaid bounded and described as follows
Beginning at a stone on the East side of Beaver Creeks thence by
lands of John Hoopes north twenty five degrees East twenty perches and
six tenths to the middle of a Public Road thence along the same north
Eighty seven degrees west four perches thence back of Smith shop north
thirty six degrees west eleven perches and four tenths thence down the
East side of the Creeks South forty one degrees west three perches and one
tenth thence South Eighty degrees and a half East twenty five perches
and sixteen hundredths to the place of Beginning Containing one hun-
dred and fifty two perches and seven tenths of land more or less Being
the same premises which Daniel H. Beaver and Hannah his wife
by their deed duly executed bearing date the 10th day of March AD.
1838 and Recorded in the Records Office of Chester County in deed
Books Pt. 4. Vol 87 page 331. April 6th AD. 1838 Granted and conveyed to the
said Davis Hoopes in fee and being so seized died intestate and
whereas certain proceedings and partitions were had in the orphans
Court held at West Chester in and for the County of Chester on the
twenty sixth day of October in the year 1858 praying the Court to di-
rect a sale to be made of the said premises described in said proceedings
as lot No 2, whereupon it was considered and ordered by the said Court
that the premises aforesaid should be sold at Public Sale on the thir-
ty fifth day of November then next ensuing and that a report of the pro-
ceedings thereof be made to the next orphans Court to be held for said
County after such Sale In pursuance of which said order said Sarah
Hoopes and Jacob Lodge administrators as aforesaid after having
due public and timely notice of the time and place of Sale ac-
cording to law did on the day and time therein mentioned expose the prem-
ises to Sale by public Vendue or out cry and sold the same to George P. Mc
Farlan for the sum of five hundred and Eighty seven dollars and fifty
cents he being the highest and best bidder and that the highest and

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George P. McFarlane of the Township of East Boardman in the County and State aforesaid of the other part whereas the aforesaid Davis Hoopes was in his lifetime seized in his demesne as of fee of and in a certain messuage Blacksmith shop and lot of land situate in the Township of East Boardman and vicinity of Chester aforesaid bounded and described as follows: Beginning at a stone on the East side of Beaver Creek thence by lands of John Hoopes north twenty five degrees East twenty perches and six tenths to the middle of a Public Road thence along the same north eighty seven degrees west four perches thence back of Smith shop north thirty six degrees west eleven perches and four tenths thence down the East side of the Creek South forty one degrees west three perches and one tenth thence South eighty degrees and a half East twenty five perches and sixteen hundredths to the place of Beginning containing one hundred and fifty two perches and seven tenths of land more or less being the same premises which Daniel H. Beaver and Hannah his wife by their deed duly executed bearing date the 10th day of March AD. 1838 and Recorded in the Records Office of Chester County in deeded Books Pt. 4. Vol. 87 page 331. April 6th. AD. 1838 Granted and conveyed to the said Davis Hoopes in fee and being so then seized died intestate and whereas certain proceedings and partitions were had in the orphan's Court held at West Chester in and for the County of Chester on the twenty sixth day of October in the year 1858 praying the Court to direct a sale to be made of the said premises described in said proceedings as lot No. 2 whereupon it was considered and ordered by the said Court that the premises aforesaid should be sold at Public Sale on the twenty fifth day of November then next ensuing and that a report of the proceedings thereof be made to the next orphan's Court to be held for said County after such Sale In pursuance of which said order said Sarah Hoopes and Jacob Lodge administrators as aforesaid after having given public and timely notice of the time and place of Sale according to law did on the day and time therein mentioned expose the premises to Sale by public vendue or out cry and sold the same to George P. McFarlane for the sum of five hundred and eighty seven dollars and fifty cents he being the highest and best bidder and that the highest and best price bid for the same which Sale on report thereof being made to the judges of said Court was on the thirty first day of January AD. 1859 by them confirmed and it was considered and adjudged by the same Court that the same should be and remain firm and stable forever as in and by the records and proceedings of the said Court aforesaid being thereunto had with at large appear Now this Indenture witnesseth that the said Sarah Hoopes and Jacob Lodge administrators as aforesaid for and in consideration of the sum of five hundred and eighty seven dollars and fifty cents to them in hand paid by the said George P. McFarlane at and before the conveying and delivery of the

Receipt whereof is hereby acknowledge have granted conveyed released and Confirmed and by these presents do grant convey sell alien Confeoff release and confirm unto the said George P. Mrs Farlow his heirs and to his heirs and assigns all that messuage blacksmiths shop and lot of land herebefore described Together with all and singular the buildings improvements ways waters water courses rights liberties privileges franchises tenements and appurtenances thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and also all the Estate right title interest property claims and demands whatsoever of the said Davis Hoopes at and immediately before the time of his decease in law Equity, or otherwise however of in to or out of the same estate and to hold the said messuage Blacksmith Shop and lot of land herewithments and premises hereby Granted or mentioned and intended to be with the appurtenances unto the said George P. Mrs Farlow his heirs and assigns forever and the said Sarah Hoopes and Jacob Edge for themselves their heirs Executors and administrators do Severally and not Jointly nor the one for the other or for the act and deed of the other by each for his or her own and only Covenant promise Grant and affiance to and with the said George P. Mrs Farlow his heirs and assigns by these presents that they the said Sarah Hoopes and Jacob Edge have not herebefore done committed or willingly or unwillingly suffered to be done or committed any act matter or thing whatsoever whereby the premises hereby granted or any part thereof is or shall or may be impeached charged or incumbered in title charge Estate or otherwise howsoever In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals dated the day and year first above written

Sealed and delivered
 In the presence of
 Benjamin T. Lewis
 John Hoopes

Sarah Hoopes
 Jacob Edge

Chastor County ss. The thirty first day of march A.D. 1859 before me the Subscriber one of the justices of the peace in and for the County aforesaid came the above named Sarah Hoopes and Jacob Edge and acknowledged the above written Indenture to be their act and deed and desired that the same might be Recorded as such according to Law In Testimony whereof I have hereunto set my hand and Seal the day and year aforesaid

Recorded April 1. 1859

Benj^m T. Lewis

(Eddie Taylor

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page 26 may
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DEED

George J. M. Farlan & Wife
To
George Washington White
& James White Jr.

This Indenture made the seventeenth day of November A.D. one thousand eight hundred and sixty four Between George J. M. Farlan of the Township of East Brandenburg in the county of Chester and State of Pennsylvania and Elizabeth his wife of the first part and George Washington White and James White Jr. of the Township of East Caln. County and State aforesaid the second part: Witnesseth that the said party of

the first part for and in consideration of the sum of One thousand two hundred dollars to them in hand paid by the said party of the second part at and before the sealing and delivery hereof (the receipt and payment whereof is hereby acknowledged) hath granted bargained sold aliened, infeoffed released and confirmed and by these presents doth grant bargain sell, alien, infeoff, release, and confirm unto the said party of the second part and to their heirs and assigns all that certain Messuage, Blacksmith shop and Lot of Land situate in the Township of East Caln and County of Chester aforesaid, Bounded and described as follows viz: Beginning at a Stone on the east side of Beaver Creek thence by land of John Hoopes North twenty five degrees East, twenty perches and six tenths to the middle of a Public Road, thence along the same North eighty seven degrees West four perches, thence back of Smith Shop North thirty six degrees West, Eleven perches and four tenths, thence down the East side of the Creek South forty one degrees West, three perches and one tenth, thence South eight degrees and a half East, twenty five perches and sixteen hundredths to the place of beginning containing One hundred and fifty two perches and seven tenths of Land more or less, Being the same premises which Sarah Hoopes and Jacob Edge Administrators of the Estate of David Hoopes "deceased" by their Deed duly executed bearing date the 31st day of March A.D. 1859, did grant and convey unto the party of the first in fee and recorded in the Records Office of Chester County in Deed Book No. 6 and 134 page 43, April 1st 1859. Reference therunto being had will more fully appear Together with all and singular the rights, liberties, privileges, hereditaments and appurtenances whatsoever therunto belonging or in any wise appertaining; and the reversion, remainder, rents, issues and profits thereof. Also all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part in law or equity or otherwise howsoever of in to or out of the same To have and to hold the same to the party of the second part their heirs and assigns forever. And the said George J. M. Farlan for himself his heirs and administrators do covenant, promise grant and agree

assigns for us. And the said Benjamin Pierce, Committer as aforesaid, doth covenant, promise and agree, to and with the said John Saylor, his heirs and assigns, by their presents, that he, the said Benjamin Pierce, Committer as aforesaid, hath not done, committed, or knowingly or willingly, suffered to be done or committed, any act, matter or thing whatsoever whereby the promises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever. In witness whereof, the said parties to these presents, have hereunto in inalienably set their hands and seals the day and Year first above written.

Scaled and Delivered,
in the presence of us,
L. H. Talbot.
Wm. Whitehead

Benjamin Pierce.
Committer &c.

Chester County, S.C.

On the fourth day of April Anno Domini, 1876. before me, a Justice of the Peace, in and for said County personally appeared the within named Benjamin Pierce, and in due form of law acknowledged the within or aforesaid Indenture, to be his act and deed, and desired the same might be recorded as such. Witness my hand and seal, the day and Year aforesaid.

Wm. Whitehead.

Recorded April 4th 1876.

Deed
Esther Ann White,
Executrix,
to
Thomas B. Powell.

This Indenture made the twenty fifth day of March, in the Year of our Lord, one thousand eight hundred and seventy six, between Esther Ann White, executrix &c. of the last will and testament of George Washington White, late of the Township of East Caly in the county of Chester and State of Pennsylvania, of the one part, and Thomas B. Powell, of said county of Chester and State of Pennsylvania, of the other part. Whereas, the said George Washington White, died on or about the twenty fourth day of September, A. D. 1874, first having made his last will and testament in writing, which said will is recorded in the office of the Register of wills, of said county in Hill Books G, volume 24, page 220, whereby Esther Ann White, a party hereto, was appointed by the testator to be his sole executrix, and was at the time of his death, seized in his demise as of fee, of and in one undivided half interest, in and to a certain messuage and tract of land, in said Township, herinafter particularly bounded and described. And whereas, Letters Testamentary on the estate of the said George Washington White, deceased, were on the first day of February, A. D. 1875, granted by the Register of wills of said county, to the said Esther Ann White, party hereto, and the said Esther Ann White, forthwith entered upon the administration of said trust. And whereas, at an Orphans Court, held and kept at Chester, in and for the County of Chester, and State of Pennsylvania, on the twentieth day of May, A. D. 1875, upon the petition of Esther Ann White, the executrix aforesaid, setting forth that the personal estate of the decedent was insufficient for the payment of his debts, and praying the court, to direct a sale of the real estate, of the said decedent, herinafter described for that purpose, it was ordered and decreed by the said court, that the premises herinafter described, should be sold for the purposes aforesaid, and a part of the proceeds thereof be made to the next of kin thereof, after such sale. And whereas, the same day of said order, the said Esther Ann White, executrix, as aforesaid, after having given due notice of the time and place of sale, in accordance with the 54th section of the act approved the 29th day of March, A. D. 1832, did on the 24th day of July last (A. D. 1875), expose the said real estate herinafter

after auction, to sale, by public vendue or outcry, and sold the same to the said Thomas B. Powell for
the sum of Four hundred and sixty five (\$465.) dollars, he being the last bidder, and the highest
price bidder for the same, which sale on return thereof made to court was on the 14th day of August
following, by them confirmed. An act was considered and adjudged, by the said court, that the same
should be and remain firm and stable forever, as by the records and proceedings of the said Court
will appear. Now this Indenture witnesseth, that the said Esther Ann White, executrix, &c. in a for and
for and in consideration of the sum of Four hundred and sixty five (\$465.00) dollars, lawful money of the U-
nited States, to her in hand paid by the said Thomas B. Powell, at and before the sealing and delivery
hereof, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released, and
confirmed, and by these presents, doth grant bargain sell, alien, release and confirm unto the said
Thomas B. Powell, his heirs and assigns, one undivided half interest, in all that certain messuage
black smith shop and lot of land situate in the township of east Eden, and County of Chester for said
borough, and described as follows Beginning at a stone on the east side of Beaver creek, thence by
land of John Cooper, north twenty five degrees east, twenty peches and six tenths of a peche, to
the middle of a public road, thence along the same, north eighty seven degrees, west four peches,
thence back of north shot, north thirty six degrees, west eleven peches and four tenths of a peche,
thence down the east side of the creek, south forty one degrees, west three peches and one tenth of
a peche and south east and one half degrees, east twenty five and sixteen one hundredths per-
ches, to the place of beginning containing one hundred and fifty two and seven tenths peches,
Being the same premises which John Cooper and Jacob Edge, Administrators &c. of Daniel Cooper
deceased, by their deed duly executed and returned, bearing date the thirty first day of March
A.D. 1796, one thousand eight hundred and fifty nine, and recorded in the recorder's office
of Chester County, in Deed Book M 6 volume 134, page 73, granted and conveyed to George P.
McFarlan in fee and bargained the same premises, which George P. McFarlan, and Eliza-
beth his wife, by their deed duly executed and returned, bearing date the seventh day of No-
vember 1796, one thousand eight hundred and sixty four, and recorded in the recorder's
office of Chester County, in Deed Book A 8 volume 173, page 25, granted and conveyed to the
said George Washington White and James White, Jr. in fee, together with all and singular the ten-
ements, rights, liberties, franchises, privileges, hereditaments and appurtenances
in whatsoever manner or in anywise whatsoever, and the reversions and remainders,
reserves, reserves and profits thereunto, and also all the estate, right, title, interest, use, trust, property, po-
ssession, claim and demand whatsoever of the said George Washington White, in law, equity, or otherwise
howsoever, of in to, or out of the same, to have and to hold, the said messuage black smith shop, ten-
ements and premises, heretofore granted, sold, released, or mentioned and intended, as to be, with the
appurtenances unto the said Thomas B. Powell, his heirs, and assigns, to and for the only proper use and
 behoof of the said Thomas B. Powell, his heirs, or assigns for ever. And the said Esther Ann White, suc-
cubrix as aforesaid of the said George Washington White deceased, covenant, promise, and agree, to and
with the said Thomas B. Powell, his heirs and assigns, by these presents, that she, the said Esther Ann
White, hath not gone, committed, or knowingly or willingly suffered to be done or committed any act, mat-
ter or thing whatsoever whereby the premises hereby granted, or any part thereof, is or shall or may be
impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

Jac. Edge
Jacob Edge

Esther Ann White
Esther Ann White

State of Pennsylvania
County of Chester D. D. - B. it remembered that the said

DEED

JAMES H. HURTT & W.P.

TO

THOMAS P. FLOWERS

1792-1811

This Indenture, Made the **Fourth** day of **November** in the year of our Lord one thousand nine hundred and **twenty one.**

BETWEEN

James H. Hurtt of the Borough of West Chester, Chester County Pennsylvania and Mary P. Hurtt, his wife, parties of the first part; AND Thomas P. Flowers of Caln Township, County and State aforesaid, party

of the second part. **Witnesseth** That the said part **ies** of the first part, for and in consideration of the sum of **One dollar and other value** ble con/bidertation 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 **ies** of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, **have** granted, bargained, sold, aliened, encoffed, 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, **his** Heirs and Assigns,

ALL THAT CERTAIN messuage, black-smith shop and lot of land, situate in the Township of Caln, County

and State aforesaid, bounded and described as follows;-

BEGINNING at a stone on the east side of Beaver Creek; thence by land of the estate of John D. Beaver (formerly John Hoopes), north twenty five degrees east, twenty perches and six tenths to the middle of a public road; thence along the same north eighty-seven degrees west, four perches; thence back of Smith-shop north thirty six degrees west, eleven perches and four tenths down the east side of the said Creek, south forty one degrees west, three perches and one tenth and south eight and one half degrees east, twenty five perches and sixteen hundredths to the place of beginning. **CONTAINING** one hundred and fifty two and seven tenths square perches of land, be the same more or less.

BEING the same premises which Thomas B. Powell by his Indenture bearing date the twenty sixth day of March, A. D. 1888 and on record in the Recorder's Office of Chester County in Deed Book E-11, Vol. 252, Page 130, granted and conveyed unto James H. Hurtt, party hereto in fee.

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; **AND ALSO**, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part **ies** 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 **James H. Hurtt, for himself, his** Heirs, Executors and Administrators, **doth** by these presents covenant, grant and agree, to and with the said part **y** of the second part **his** Heirs and Assigns forever, that **he** the said **James H. Hurtt, 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, **his** Heirs and Assigns, against **him** the said **James H. Hurtt, his** heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, **by, from or under him, thom or any of them**

SHALL AND WILL by these presents **WARRANT AND FOREVER DEFEND** IN WITNESS WHEREOF, The said part **ies** of the first part to these presents **have** hereunto set **their** hand and seals Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

W. C. Johnson

Mabel Tyson

.....
: \$1.00 :
: I. R. :
: STAMP :
.....

James H. Hurtt. (SEAL)
Mary P. Hurtt. (SEAL)

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

State of **Pennsylvania** County of **Chester** ss.:
ON THE **Fourth** day of **November** Anno Domini 19 **21**, before me, the subscriber a Justice of the Peace in and for the County and State aforesaid

personally appeared the above named **James H. Hurtt and Mary P. Hurtt, his wife** and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such.

Witness my hand and **Official** seal the day and year aforesaid

November 15. 1921.

OFFICIAL

DEED

THOMAS P. FLOWERS & WF.
TO
THEODORE PATTERSON JR. & WF.

1929

This Indenture,

Made the seventh

118, 461
day of 1929

September in the year of our Lord, one thousand nine hundred and twenty nine.
BETWEEN Thomas P. Flowers and Rebecca H. Flowers, his wife, of Caln Township, Chester County, Pennsylvania, parties of the first part;
AND Theodore Patterson Jr. and Grace L. Patterson, his wife, of Philadelphia, Pa., parties

of the second part: Witnesseth, That the said part ies of the first part, for and in consideration of the sum of One dollar and other valuable considerations, lawful money of the United States of America, well and truly paid by the said part ies of the second part to the said part ies 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 ies of the second part, their Heirs and Assigns,

ALL THAT CERTAIN message, black-smith shop and lot or tract of land, situate in Caln Township,

Chester County, Pennsylvania, bounded and described as follows;- BEGINNING at a stone on the east side of Beaver Creek; thence by land now or formerly of the Estate of John D. Beaver and formerly of John Hoopes, north twenty five degrees east, twenty perches and six tenths to the middle of a public road; thence along the same north eighty seven degrees west, four perches; thence back of smith-shop north thirty six degrees west eleven and four tenths perches; thence down the east side of the said creek, south forty one degrees west, three and one tenth perches, and south eight and one half degrees east, twenty five and sixteen hundredths perches to the place of beginning. CONTAINING one hundred fifty two and seven tenths square perches of land, be the same more or less. BEING the same premises which James H. Hurtt and Mary P. Hurtt, his wife, by their indenture bearing date the fourth day of November A. D. 1921, and on record in the Recorder's Office of Chester County, in Deed Book Y-5, Volume 371, Page 554, granted and conveyed unto Thomas P. Flowers, party hereto in fee.

xx

I hereby certify that the address of the Grantee above named is #4529 Spruce St., Philadelphia, Pa.

W. C. Johnson, Agent.

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 ies of the first part, of, in and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises all and singular the appurtenances, unto the said part ies of the second part their Heirs and Assigns, to the only proper use, benefit, and behoof of the said part ies of the second part, their Heirs and Assigns forever
And the said Thomas P. Flowers, for himself, his Heirs, Executors and Administrators, doth by these presents covenant, grant and agree, to and with the said part ies of the second part, their Heirs and Assigns forever, that he the said Thomas P. Flowers, and his heirs, all and singular the he, editaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part ies of the second part their Heirs and Assigns, against him the said Thomas P. Flowers, his heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, them or any of them

SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND IN WITNESS WHEREOF, The said part ies of the first part to these presents have hereunto set their hands and seals Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

W. C. Johnson

Ola P. Johnson

Thomas P. Flowers (SEAL)

Rebecca H. Flowers (SEAL)

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

State of Pennsylvania County of Chester ss.:
ON THE seventh day of September Anno Domini 19 29 before me, the subscriber a Justice of the Peace in and for the County and State aforesaid personally appeared the above named Thomas P. Flowers and Rebecca H. Flowers, his wife,

and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such.

Witness my hand and Official seal the day and year aforesaid

Recorded November 20, 19 29,

W. C. Johnson, Justice of the Peace



My commission expires First Monday in January, 1930

Transcribed by Peoples

This Indenture,

Made the Fifteenth day of

July in the year of our Lord one thousand nine hundred and thirty three (1933)
Between Theodore Patterson, Jr. of the Township of Cain, County of Chester
State of Pennsylvania, and Grace L. Patterson, his wife (hereinafter called
the Grantors) of the one part; AND Maria E. Martin, of the
City of Lebanon, State of Pennsylvania (hereinafter called the Grantee)

DEED

THEODORE PATTERSON JR & WIFE
TO
MARIA E. MARTIN

of the other part: WITNESSETH. That the said Grantors
for and in consideration of the sum of One Dollar and other good and valuable consideration lawful money of the
United States of America, unto them well and truly paid by the said Grantee
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, enfeoffed,
released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said
Grantee, her heirs and assigns

ALL THAT CERTAIN message and tract of land, situate in the Township of Cain, County of Chester,
State of Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a corner in the lands of Jacob
Edge; thence along lands of the same, south forty two degrees thirty minutes west, fifty one and fifteen one
hundredths feet to a corner on the east bank of Beaver Creek, thence along the lands of Jacob Edge passing
over a crows foot cut in the north parapet of the County Bridge, south four degrees fifteen minutes east, one
hundred seventeen and three tenths feet to a point in the middle of the highway; thence along other lands of
Theodore Patterson, south seventy eight degrees fifteen minutes east, one hundred forty seven feet to a point
in the center of the Old King's Highway and a corner in the lands of Elizabeth D. Pollock; thence along lands
of the same, north thirty two degrees fifteen minutes west, two hundred sixteen and seven tenths feet to the
place of beginning. CONTAINING fourteen thousand one hundred eighty one (14,181) square feet, more or less.

BEING part of the same premises which Thomas P. Flowers and Rebecca H. Flowers, his wife by Indenture
bearing date the Seventh day of September A. D. 1929 and recorded in the Office for the Recording of Deeds
in and for the County of Chester, Pennsylvania, in Deed Book I-18, Volume 431, page 461, granted and conveyed
unto the said Theodore Patterson, Jr., and Grace L. Patterson, his wife, grantors herein, in fee.

UNDER AND SUBJECT to the payment of a certain mortgage debt or principal sum of Sixteen Hundred
Fifty Dollars together with interest thereon when and as the same shall hereafter become due and payable.

AND

505

Know All Men by These Presents: That I, Fred J. Wahl, Sheriff of the County of Chester, in the State of Pennsylvania, its successors
for and in consideration of the sum of Ten Thousand Two Hundred (\$10,200) Dollars to me in hand paid, do hereby grant and convey to The Security Trust Company of Pottstown, Pennsylvania,
Pa. of 158 High Street, Pottstown, Pennsylvania,
its successors, assigns, heirs and assigns

Tract #1. All that certain message and tract of land situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described as follows, to wit: Beginning at a corner in the lands of Jacob Edge thence along lands of the same South 42 degrees 30 minutes west 51.15 feet to a corner on the east bank of Beaver Creek, thence along the lands of Jacob Edge passing over a crows foot cut in the north parapet of the County bridge south 4 degrees 15 minutes east 117.3 feet to a point in the middle of the Highway; thence along other lands of Theodore Patterson south 78 degrees 15 minutes east 147 feet to a point in the center of the old King's Highway and a corner in the lands of Elizabeth D. Pollock, thence along lands of the same north 32 degrees 15 minutes west 216.7 feet to the place of beginning. Containing 14,181 square feet, more or less.

Tract #2. All that certain tract of land situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described as follows, to wit: Beginning at a corner in the land of Jacob Edge and a point in the line of other lands of Maria Martin; thence along lands of the latter south 32 degrees 15 minutes East 155.4 feet to a point in the center line of the old King's Highway and a corner of the lands of Theodore Patterson; thence along the center line of said Highway and land of Theodore Patterson south 82 degrees 15 minutes East 28.4 feet to a corner of the land of Elizabeth Pollock; thence by the land of the latter thru the center of a walnut tree north 27 degrees 15 minutes east 91.4 feet to an iron pin; thence by the lands of the same north 32 degrees 15 minutes west 148.3 feet to an iron pin in the line of the land of Jacob Edge; thence along the land of the latter south 45 degrees west 102.6 feet to the place of beginning. CONTAINING 15,600 square feet of land more or less.

Tract #3. All that certain lot or piece of land situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described as follows: Beginning at a point in the middle of the public road leading from Edge's Mill to State Highway Route No. 5, it being the southwesterly corner of land of Maria E. Martin and also in the northerly line of land of Theodore Patterson, Jr., and extending thence by the last mentioned land along the middle of the said public road north 78 degrees 15 minutes west 17.1 feet to a point in the middle of the bridge over Beaver Creek; thence leaving said road and bridge and up the middle of said creek by other land of Jacob Edge north 10 degrees 34 minutes west 131.4 feet to a stake; thence leaving said creek and still by other land of Jacob Edge as follows: first North 45 degrees east 38.2 feet to an iron pin in the East bank of said creek; second, still by the same course the further distance of 135.5 feet to an iron pin; and third south 32 degrees 15 minutes east 98.65 feet to an iron pin in the northerly line of land of Elizabeth D. Pollock, it being also in line of land of Maria E. Martin; thence by said land of Maria E. Martin as follows: first south 45 degrees west 102.6 feet to a point; second, north 32 degrees 15 minutes west 61.3 feet to an iron pin; and third, south 42 degrees and 30 minutes west 51.15 feet to a corner on the east bank of Beaver Creek; and fourth, south 4 degrees 15 minutes east passing over a crow foot cut in the north parapet of said bridge over Beaver Creek the distance of 117.3 feet to the point of beginning. Containing 15,340 square feet of land.

against: Maria Martin, Thomas U. Schock & A. Ethel Schock

DEED

This Indenture

Made the

26th

day of

July

1939

THE SECURITY TRUST CO. OF
POTTSTOWN
TO

GEORGE M. GILLEN & WIFE

in the year of our Lord one thousand nine hundred and thirty nine / (1939) BETWEEN The Security Trust Company of Pottstown, Pennsylvania, a corporation duly chartered and existing under the Laws of the Commonwealth of Pennsylvania, of the first part (hereinafter called the Grantor): to George M. Gillen and Muriel S. Gillen his wife, of Coatesville, in the State of Pennsylvania, of the second part, (hereinafter called the Grantees)

WITNESSETH, That the said Grantor for and in consideration of the sum of one dollar (\$1.00)

lawful money of the United States of America, unto it well and truly paid by the said Grantees

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents doth grant, bargain, sell alien, enfeoff, release and confirm unto the said Grantees, their heirs and Assigns as tenants by entireties

TRACT #1. ALL THAT CERTAIN message and tract of land situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a corner in the lands of Jacob Edge; thence along lands of the same south forty two degrees, thirty minutes west fifty one feet and fifteen hundredths of a foot to a corner on the east bank of Beaver Creek; thence along the lands of Jacob Edge passing over a crews foot cut in the north parapet of the County bridge, south four degrees, fifteen minutes east one hundred seventeen feet and three tenths of a foot to a point in the middle of the highway; thence along other lands of Theodore Patterson south seventy eight degrees, fifteen minutes east one hundred fortyseven feet to a point in the center of the old King's Highway and a corner in the lands of Elizabeth D. Pollock; thence along lands of the same north thirty two degrees, fifteen minutes west two hundred sixteen feet and seven tenths of a foot to the place of beginning. CONTAINING fourteen thousand one hundred eighty one square feet, more or less. TRACT #2. ALL THAT CERTAIN tract of land situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a corner in the land of Jacob Edge and a point in the line of other lands of Maria Martin; thence along lands of the latter south thirty two degrees, fifteen minutes east one hundred fifty five feet and four tenths of a foot to a point in the center line of the old King's Highway and a corner of the lands of Theodore Patterson; thence along the center line of said Highway and land of Theodore Patterson south eighty two degrees, fifteen minutes east twenty eight feet and four tenths of a foot to a corner of the land of Elizabeth Pollock; thence by the land of the latter through the center of a walnut tree north twenty seven degrees, fifteen minutes east ninety one feet and four tenths of a foot to an iron pin; thence by the lands of the same north thirty two degrees, fifteen minutes west one hundred forty eight feet and three tenths of a foot to an iron pin in the line of the land of Jacob Edge; thence along the land of the latter south forty five degrees, west one hundred two feet and six tenths of a foot to the place of beginning. CONTAINING fifteen thousand six hundred square feet of land more or less. TRACT #3 ALL THAT CERTAIN lot or place of land situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described as follows:- BEGINNING at a point in the middle of the public road leading from Edge's Mill to State Highway Route No. 5; it being the south-westerly corner of land of Maria E. Martin and also in the northerly line of land of Theodore Patterson, Jr., and extending thence by the last mentioned land along the middle of the said public road north seventy eight degrees, fifteen minutes west seventeen feet and one tenth of a foot to a point in the middle of the bridge over Beaver Creek; thence leaving said road and bridge and up the middle of said creek by other land of Jacob Edge north ten degrees, thirty four minutes west one hundred thirty one feet and four tenths of a foot to a stake; thence leaving said creek and still by other land of Jacob Edge as follows:- first north forty five degrees, east, thirty eight feet and two tenths of a foot to an iron pin in the East bank of said creek; second, still by the same course the further distance of one hundred thirty five feet and five tenths of a foot to an iron pin, and third, south thirty two degrees fifteen minutes east ninety eight feet and sixty five hundredths of a foot to an iron pin in the northerly line of land of Elizabeth D. Pollock; it being also in line of land of Maria E. Martin; thence by said land of Maria E. Martin as follows: First south forty five degrees, west one hundred two feet and six tenths of a foot to a point; Second, north thirty two degrees, fifteen minutes west sixty one feet and three tenths of a foot to an iron pin; and third, south forty two degrees and thirty minutes west fifty one feet and fifteen hundredths of a foot to a corner on the east bank of Beaver Creek; and fourth, south four degrees, fifteen minutes east passing over a crow foot out in the north parapet of said bridge over Beaver Creek the distance of one hundred seventeen feet and three tenths of a foot to the point of beginning. CONTAINING fifteen thousand three hundred forty square feet of land. BEING the same premises which Fred J. Wahl, Sheriff, by Deed Poll bearing date the fifteenth day of May, 1939 and recorded at West Chester in the Office for Recording Deeds etc., in and for the County of Chester in the State of Pennsylvania on May 18th, 1939 in Deed Book O-19, page 508, Vol. 461, granted and conveyed unto The Security Trust Company of Pottstown, Pennsylvania, in fee.

DEED

This Indenture, Made the 14th Day of

W25118 1954

MURIEL S. GILLEN

December in the year of our Lord one thousand nine hundred and fifty four (1954) BETWEEN
Muriel S. Gillen, widow,

TO

(hereinafter called the grantor), of the

JOHN J. BARON, JR. UX

one part, and John J. Baron, Jr., and Alyse B. Baron, his wife,

(hereinafter called the grantee s),

of the other part: WITNESSETH, That the said grantor
for and in consideration of the sum of Twenty Four Thousand Five Hundred Dollars (\$24,500.00) 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 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, their heirs and assigns, as tenants by entireties.

TRACT #1 ALL THAT CERTAIN message and tract of land, SITUATE in Caln Township, Chester County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner in the lands of Jacob Edge; thence along lands of the same, south forty two degrees, thirty minutes west, fifty one feet and fifteen one hundredths feet to a corner on the East Bank of Beaver Creek; thence along the lands of Jacob Edge, passing over a crows foot out in the North parapet of the County bridge, south four degrees, fifteen minutes east, one hundred seventeen feet and three tenths feet to a point in the middle of the Highway; and thence along other lands of Theodore Patterson, south seventy eight degrees, fifteen minutes east, one hundred forty seven feet to a point in the center of the Old King's Highway and a corner in the lands of Elizabeth D. Pollock, thence along lands of the same, north thirty two degrees, fifteen minutes west, two hundred sixteen feet and seven tenths feet to the place of beginning. CONTAINING fourteen thousand one hundred eighty one (14,181) square feet, more or less.

TRACT # 2 ALL THAT CERTAIN tract of land, SITUATE in Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the land of Jacob Edge and a point in the line of other lands of Maria Martin; thence along lands of the latter, south thirty two degrees, fifteen minutes east, one hundred fifty five feet and four tenths feet to a point in the center line of the Old King's Highway and a corner of the lands of Theodore Patterson; thence along the center line of said Highway and land of Theodore Patterson, south eighty two degrees, fifteen minutes east, twenty eight feet and four tenths feet to a corner of the land of Elizabeth Pollock; thence by the land of the latter through the center of a walnut tree, north twenty seven degrees, fifteen minutes east, ninety one feet and four tenths feet to an iron pin; thence by lands of the same, north thirty two degrees, fifteen minutes west, one hundred forty eight feet and three tenths feet to an iron pin in the line of the land of Jacob Edge; thence along the land of the latter, south forty five degrees west, one hundred two feet and six tenths feet to the place of beginning. CONTAINING fifteen Thousand six hundred (15,600) square feet of land, more or less.

TRACT #3 ALL THAT CERTAIN lot or piece of ground SITUATE in Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Edge's Mill to State Highway Route #5, it being the southwesterly corner of land of Maria E. Martin and also in the northerly line of land of Theodore Patterson, Jr., and extending thence by the last mentioned land along the middle of the said public road, north seventy eight degrees, fifteen minutes west, seventeen feet and one tenth feet to a point in the middle of the bridge over Beaver Creek; thence leaving said Road and bridge and up the middle of said Creek by other land of Jacob Edge, north ten degrees, thirty four minutes west, one hundred thirty one feet and four tenths feet to a stake; thence leaving said Creek and still by other land of Jacob Edge: (1) north forty five degrees, east, thirty eight feet and two tenths feet to an iron pin in the east bank of said Creek; (2) still by the same course the further distance of one hundred thirty five feet and five tenths feet to an iron pin; (3) south thirty two degrees, fifteen minutes east, ninety eight feet and sixty five one hundredths feet to an iron pin in the northerly line of land of Elizabeth D. Pollock, it being also in line of land of Maria E. Martin; thence by said Land of Maria E. Martin; (1) south forty five degrees west, one hundred two feet and six tenths feet to a point; (2) north thirty two degrees, fifteen minutes west, sixty one feet and three tenths feet to an iron pin; (3) South forty two degrees, thirty minutes west, fifty one feet and fifteen one hundredths feet to a corner on the east bank of Beaver Creek; (4) South four degrees, fifteen minutes east, passing over a crows foot out in the North parapet of said bridge over Beaver Creek, the distance of one hundred seventeen feet and three tenths feet to the point of beginning.

CONTAINING fifteen thousand three hundred forty (15,340) square feet of land,

BEING the same premises which The Security Trust Company, Pa., Corp. by Indenture bearing date the 26th day of July, A.D., 1939, and recorded at West Chester in Deed Book B 20/474/174 granted and conveyed unto George M. Gillen and wife, in fee on 28th day of July, A.D., 1939.

AND THE SAID George M. Gillen has since departed this life

U27,527
1955

page 4 of 527

This Indenture,

Made the 15th day of November in the year of our Lord one thousand nine hundred and fifty-five (1955).

BETWEEN,

JOHN J. BARON, JR. and ALYSE B. BARON, his wife

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

ED. A. HESTAND and SOPHIE HESTAND, his wife

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

Witnesseth, That the said Grantor s for and in consideration of the sum of

Twenty-six thousand Dollars

lawful money of the United States of America, unto them well and truly paid by the said Grantee s at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee s their Heirs and assigns, as Tenants by entireties.

ALL THAT CERTAIN message and tract of land, SITUATE in Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a corner in the lands of Jacob Edge; THENCE along lands of the same South Forty-two degrees Thirty minutes West Fifty-one and Fifteen one-hundredths feet to a corner on the East bank of Beaver Creek; THENCE along the lands of Jacob Edge, passing over a crows foot out in the North parapet of the County bridge, South Four degrees Fifteen minutes East One hundred Seventeen and Three-tenths feet to a point in the middle of the Highway and THENCE along other lands of Theodore Patterson South Seventy-eight degrees Fifteen minutes East One hundred Forty-seven feet to a point in the center of the Old King's Highway and a corner in the lands of Elizabeth D. Pollock; THENCE along lands of the same North Thirty-two degrees Fifteen minutes West Two hundred Sixteen and Seven-tenths feet to the place of beginning. CONTAINING 14,181 square feet, more or less. and

ALL THAT CERTAIN tract of land, SITUATE in Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a corner in the land of Jacob Edge and a point in the line of other lands of Maria Marlin; THENCE along lands of the latter South Thirty-two degrees Fifteen minutes East One hundred Fifty-five and Four -tenths feet to a point in the center line of the Old King's Highway and a corner of the lands of Theodore Patterson; THENCE along the center line of said Highway and land of Theodore Patterson, South Eighty-two degrees Fifteen minutes East Twenty-eight and Four-tenths feet to a corner of land of Elizabeth Pollock; THENCE by the land of the latter through the center of a walnut tree, North Twenty-seven degrees Fifteen minutes East Ninety-one and Four -tenths feet to an iron pin; THENCE by lands of the same North Thirty-two degrees Fifteen minutes West One hundred Forty-eight and three-tenths feet to an iron pin in the line of the land of Jacob Edge; THENCE along the land of the latter, South Forty-five degrees West One hundred Two and Six-tenths feet to the place of beginning. CONTAINING 15,600 square feet, more or less. and also

A-89627-A

ALL THAT CERTAIN lot or piece of ground, SITUA E. in Cain Township, Chester County, Pennsylvania, bounded and described as follows, to wit:-
BEGINNING at a point in the middle of the public road leading from Edge's Mill to State Highway Route #5, it being the Southwesterly corner of land of Maria E. Martin and also in the Northerly line of land of Theodore Patterson, Jr. and extending THENCE by the last mentioned land along the middle of the said public road, North Seventy-eight degrees Fifteen minutes West Seventeen and one-tenth feet to a point in the middle of the bridge over Beaver Creek; THENCE leaving said road and bridge and up the middle of said Creek by other land of Jacob Edge North Ten degrees Thirty-four minutes West One hundred Thirty-one and Four-tenth feet to a stake; THENCE leaving said Creek and still by other land of Jacob Edge; (1) North Forty-five degrees East Thirty-eight and two-tenths feet to an iron pin in the East bank of said Creek; (2) still by the same course the further distance of One hundred Thirty-five and Five-tenths feet to an iron pin; (3) South Thirty-two degrees Fifteen minutes East Ninety-eight and Sixty-five one-hundredths feet to an iron pin in the Northerly line of land of Elizabeth D. Pollock it being also in line of land of Maria E. Martin; THENCE by said land of Marie E. Martin; (1) South Forty-five degrees West One hundred Two and Six-tenths feet to a point; (2) North Thirty-two degrees Fifteen minutes West Sixty-one and Three-tenths feet to an iron pin; (3) South Forty-two degrees Thirty minutes West Fifty-one and Fifteen one-hundredths feet to a corner on the East bank of Beaver Creek; (4) South Four degrees Fifteen minutes East passing over a crows foot out in the North parapet of said bridge over Beaver Creek the distance of One hundred Seventeen and Three-tenths feet to point of beginning. _____
CONTAINING 15,340 square feet, more or less.

BEING the same premises which Muriel S. Gillen, widow by her Indenture bearing date the Fourteenth day of December A.D.1954 recorded at West Chester on the Fifteenth day of December A.D.1954, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book W 25 Volume 619 page 18, granted and conveyed unto John J. Baron Jr. and Alyse B. Baron, his wife, in fee.

UNDER AND SUBJECT to certain covenants and water rights as now appear of record. _____

RECORDED
 1954 DEC 21
 1127-528

729,558
1958

FEE SIMPLE DEED No. 753

Printed for and sold by John G. Clark Co., 1439 B. Penn Square, Phila.

This Indenture,

Made the 27th day of February in the year of our Lord one thousand nine hundred and fifty-eight (1958)
BETWEEN, ED A. HIESTAND and SOPHIE HIESTAND, his wife,

(hereinafter called the Grantor s), of the one part, and
VICTOR B. SARKISSIAN and EILEEN B. SARKISSIAN, his wife,

(hereinafter called the Grantee s), of the other part,
Witnesseth, That the said Grantor s for and in consideration of the sum of

THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$35,000.00)

lawful money of the United States of America, unto them well and truly paid by the said Grantees at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by entireties.

TRACT #1 - ALL THAT CERTAIN message and tract of land Situate in Caln Township, Chester County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the lands of Jacob Edge; thence along lands of the same South Forty-two degrees Thirty minutes West Fifty-one and fifteen one-hundredths feet to a corner on the East bank of Beaver Creek; thence extending along land of Jacob Edge passing over a crows foot out in the North parapet of the County bridge, South Four degrees Fifteen minutes East One hundred seventeen and three tenths feet to a point in the middle of the Highway and thence along other lands of Theodore Patterson South Seventy-eight degrees Fifteen minutes East One hundred forty-seven feet to a point in the center of the Old King's Highway and a corner in the lands of Elizabeth D. Pollock; thence along lands of the same North Thirty-two degrees Fifteen minutes West Two hundred sixteen and seven tenths feet to the place of beginning.
Containing 14,181 square feet more or less.

TRACT #2 - ALL THAT CERTAIN tract of land Situate in Caln Township, Chester County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the land of Jacob Edge and a point in the line of other lands of Maria Martin; thence along lands of the latter South Thirty-two degrees Fifteen minutes East One hundred fifty-five and four tenths feet to a point in the center line of Old King's Highway and a corner of the lands of Theodore Patterson; thence along the center line of said Highway and land of Theodore Patterson, South Eighty-two degrees Fifteen minutes East Twenty-eight and four tenths feet to a corner of land of Elizabeth Pollock; thence by the land of the latter through the center of a walnut tree; North Twenty-seven degrees Fifteen minutes East Ninety-one and four tenths feet to an iron pin; thence by lands of the same North Thirty-two degrees Fifteen minutes West One hundred forty-eight and three tenths feet to an iron pin in the line of the land of Jacob Edge; thence along the land of the latter South Forty-five degrees West One hundred two

BOOK Y 29 PAGE 558

and six tenths feet to the place of beginning.
Containing 15,600 square feet more or less.

TRACT #3 - ALL THAT CERTAIN lot or piece of ground, Situate in Caln Township, Chester County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Edge's Mill to State Highway Route #5, it being the Southwesterly corner of land of Maria E. Martin and also in the Northerly line of land of Theodore Patterson, Jr. and extending thence by the last mentioned land along the middle of the said public road North Seventy-eight degrees Fifteen minutes West Seventeen and one tenth feet to a point in the middle of the bridge over Beaver Creek; thence leaving said road and bridge and up the middle of said Creek by other land of Jacob Edge North Ten degrees Thirty-four minutes West One hundred thirty-one and four tenths feet to a stake; thence leaving said Creek and still by other land of Jacob Edge; (1) North Forty-five degrees East Thirty-eight and two tenths feet to an iron pin in the East bank of said Creek (2) still by the same course the further distance of One hundred thirty-five and five tenths feet to an iron pin; (3) South Thirty-two degrees Fifteen minutes East Ninety-eight and sixty-five one-hundredths feet to an iron pin in the Northerly line of land of Elizabeth D. Pollock it being also in the line of land of Maria E. Martin; thence by said land of Maria E. Martin (1) South Forty-five degrees West One hundred two and six tenths feet to a pin; (2) North Thirty-two degrees Fifteen minutes West Sixty-one and three tenths feet to an iron pin; (3) South Forty-two degrees Thirty minutes West Fifty-one and fifteen one-hundredths feet to a corner on the East Bank of Beaver Creek (4) South Four degrees Fifteen minutes East passing over a crows foot out in the North parapet of said bridge over Beaver Creek the distance of One hundred seventeen and three tenths feet to the point of beginning.
Containing 15,340 square feet more or less.

BEING the same premises which John J. Baron, Jr. and Alyse B., his wife, by Indenture bearing date the 15th day of November, A. D. 1955, recorded in the Office for the Recording of Deeds in Chester County in Deed Book U 27 Volume 667 page 527, granted and conveyed unto Ed. A. Hilstand and Sophie Hilstand, his wife, as tenants by entireties, in fee.

The state stamps affixed represents tax on full consideration including liens and encumbrances.

VALUE OF PREMISES AS DEFINED BY ORDINANCE IS \$25,000.00 AND TAX PAID ON SUCH VALUE \$25.00
COMMONWEALTH LAND TITLE INSURANCE COMPANY
By *Charles W. Heston*



REAL ESTATE TRANSFER TAX PAID ON \$25,000.00

Jose B. Gruff

Dep. Coll.



This Deed, made this _____ 24th _____ day of _____ May _____

in the year one thousand nine hundred and fifty-eight. _____

Between, J. LAWRENCE WEBSTER and MYRTLE E. WEBSTER, his wife, of Caln Township, Chester County, Pennsylvania, _____ (hereinafter called the "Grantor S"), of the one part, and VICTOR B. SARKISSIAN and EILEEN B. SARKISSIAN, his wife, of the same place, _____ (hereinafter called the "Grantee S"), of the other part.

Witnesseth, That in consideration of _____ Sixteen Hundred _____ Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor S & Co. hereby grant and convey unto the said Grantee S, their heirs _____ and assigns, as tenants by entireties. _____

ALL THAT CERTAIN lot or tract of land situate on the north side of a public road leading from Route #322 to the Fisherville Road at Edge's Mill in Caln Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of said public road at a corner of land of Wallace L. MacKinnon and Alice H. MacKinnon, his wife, thence leaving said road along the MacKinnon property North twenty-two degrees fifty minutes and thirty seconds East, 20.05 feet to an iron pipe a corner of other land of the said Victor B. Sarkissian, and wife; thence along said other land of Sarkissian by the same course as last mentioned a further distance of 91.41 feet to an iron pipe; thence still along said other land North thirty-six degrees thirty-nine minutes thirty seconds West, 148.86 feet to an iron pipe; thence along the remaining land of the said Websters, grantors herein, South seventy-three degrees thirteen minutes forty seconds East, 243.28 feet to an iron pipe; thence along land of George W. Rimel; South nineteen degrees thirty-four minutes thirty seconds West, 214.92 feet to a railroad spike in the middle of the public road aforesaid; thence along the middle of said public road North sixty-six degrees nineteen minutes thirty seconds West, 92.26 feet; thence still along the middle of said road by the same course a further distance of 33.65 feet to the place of beginning. _____

CONTAINING 703/1000 of an acre of land, be the same more or less.

BEING IN PART a part of the same premises which Elwood Webster and Helen R. Webster, his wife, by their Indenture bearing date the 17th day of August, A. D. 1951 and on record in the Recorder's Office of Chester County in Deed Book T-24, Volume 591, Page 141, granted and conveyed unto the said J. Lawrence Webster and Myrtle E. Webster, his wife, parties hereto, in fee, and IN PART the same premises which Wallace L. MacKinnon and Alice H., his wife, by their Indenture bearing date the 17th day of May A. D. 1958, duly executed and delivered and intended to be recorded prior hereto, granted and conveyed unto J. Lawrence Webster and Myrtle E. Webster, his wife, parties hereto, in fee. _____

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Single Family in DOWNINGTOWN



4019 Edges Mill Rd
 Downingtown - Caln Township
 PA, 19335

Property Details

Price \$350,000
 Bedrooms 4 BR
 Bathrooms 2.50 BTH
 Living Area 3,220 SQ. FT.
 Listing ID 5438590



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Description

Unique Grist Mill blacksmith shop converted home originally built in 1721 and updated in 1784 this home gave the street its name. Being sold as Estate with POA this home needs upgrading but has lots of potential. Being sold "as is", inspections welcome. There is fabulous woodwork and solid construction wide plank hardwood floors through-out. The grounds feature a tennis court and in ground pool all needing work at this point. This home would be great for a fixer-upper or an investor. There is a stream bordering the property. Boiler installed 1997, hot water heater last few years, roof work done recently. Close to all major routes yet secluded and private.

Main Features

Type	Single Family	High School	Coatesville
Listing Status	For Sale	School District	Coatesville
Year Built	1900	County	Chester
Lot Size	1.7 Acre(s)	Taxes	\$6,151.00
Garage	2	Tax Year	2008
Floors	2-Story	Zoning	R1
Full Bath	2	Subdivision	None Available
Half Bath	1		

Courtesy Of: RE/MAX Professional Realty

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Comments

Name*

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Zip*

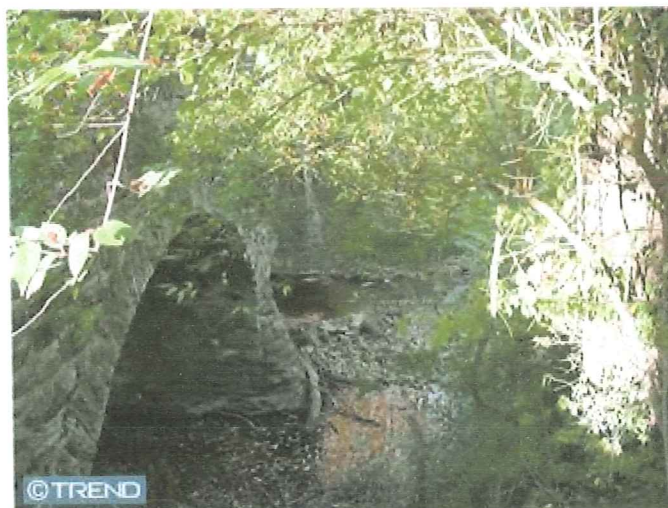
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Single Family in DOWNINGTOWN

4019 Edges Mill Rd









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Obituaries

Eileen B. Sarkissian of Downingtown

Monday, December 1, 2008 11:13 AM EST

Mrs. Eileen B. Sarkissian, 92, of Downingtown, died on Nov. 27, 2008, at Chester County Hospital.

Born in Niagara Falls, N.Y., she was the daughter of the late Bernard J. and Alice B. O'Reilly (nee Clary.)

Mrs. Sarkissian was a graduate of St. Mary's High School in Niagara Falls, N.Y. She was a homemaker.

She is survived by her children, James B. "Lefty" Sarkissian of Downingtown, Kevin R. (Clare) of Wilmington, Del., and Bernard J. "BJ" Sarkissian of Downingtown; 10 grandchildren; and 18 great-grandchildren.

She was preceded in death by her husband, Victor B. Sarkissian, to whom she was married for 63 years; and her children, Victor B. Sarkissian Jr. (Merrilou) and Mary Jo Ehrhart.

Mrs. Sarkissian loved Thanksgiving, and how appropriate that God chose to take her home on this day.

A Funeral Mass will be celebrated at 11 a.m. Thursday, Dec. 4, at St. Joseph Church, 338 Manor Ave., Downingtown. Interment will follow in St. Joseph Cemetery, Downingtown.

Calling hours will be held from 9 to 10:30 a.m. Thursday at the Donohue Funeral Home, 43 W. Lancaster Ave., Downingtown, 610-269-3080.

Reader Tributes

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