

SELTZER PROPERTY
OLD CALN MEETINGHOUSE ROAD
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Mary Larkin Dugan

House Histories

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HISTORY OF THE SELTZER-WOODRUFF HOUSE

In 1765 Warwick or Warrick Miller bought 180 acres 49 perches of land in Caln Township. Miller was one of Robert and Ruth Miller's seventeen children, a large family even for that day. Miller died in 1784, leaving his son Isaac "all the Remainder of the Pike land tracts," i.e. land Miller had purchased from Richard Pike, whose forebears had owned it since 1703. Sometime later Isaac Miller moved away, because in 1790 he was described as "now of the state of Virginia" when he sold 110 acres 49 perches to Thomas Stalker.

There is a little mystery here. Thomas Stalker bought the property "in trust for and on the behalf of William Pimm," a unique proviso in my experience. William Pimm was the husband of Stalker's daughter Mary, but there was some problem with Pimm or with the relationship. In 1791, when Thomas Stalker made his will, he left £500 outright to his daughter Hannah, who was married to Isaac Coates, and £2,000 for his daughters Rebecca, Grace, Elizabeth, and Lydia, who were minors. However, to Mary Stalker Pimm he left £500 "in the hands of my Executors herein after named, to be applied to and for the separate Use and Maintenance of my Daughter Mary the Wife of William Pimm." If she survived "her present Husband," she was to have the remainder, but if he survived her, the remainder was to go to their surviving daughters.

I do not know why Mary's portion had to be so carefully preserved from William. At first I thought they were living apart--the phrase "separate Use and Maintenance" hints at that. But the 1790 census reports two males and six females living at William Pimm's. Or Pimm could have been ill, handicapped, a drunkard, or unreliable in some way. Tax records for the period indicate they were not well off; their log house, log barn, and 100 acres of "hill land" (half the value of "valley land") were assessed quite low, compared with others in the township. Their house was 20 feet by 20 feet, 1.5 stories high, and had only two windows of six lights each. (This information is from the 1798 Federal or "glass" tax, so called because taxes were based partly on the number of windows.) The couple had five daughters and one son, so the house must have been pretty crowded, and dark as well.

Another mystery: the Pimms' son William was not mentioned in his grandfather's will, though the five girls were, and by name. Each was to receive £10 at age eighteen. William Jr. was born about 1777 and later married and had a child, so he must have been alive when Thomas Stalker wrote his will in 1791. But there was not a word about young William in the will, for some unknown reason.

In any event, Mary did outlive William Sr., who died in 1802. Three years later, instead of the log house assessed at about \$40, Mary was taxed for a \$200 frame house. Apparently, she used some of her inheritance. The next year, the assessment for the barn had nearly doubled. So the present house was built or enlarged about 1805 and the barn a year or so later. The old log house and barn date from 1790 or possibly earlier.

In 1814 Mary sold the farm to Thomas Vickers and Joseph Ridgeway. Five years later, Joseph and Esther Ridgeway sold their half interest to Vickers, who for some reason had to turn it over to assignees in 1821. It was bought by Samuel Bettle of Philadelphia, who sold it to Gravner Marsh in 1823.

Gravner and Hannah Marsh are well known in Underground Railroad circles. (See copy from R. C. Smedley.) They were early activists in the abolition movement, and their daughter Sarah married Eusebius Barnard, a URR "conductor" in Pocopson Township. The Marshes lived at the farm for ten years, selling in 1833 to Mary Gipson.

Now came a series of short-term owners. Contrary to the general impression that our ancestors stayed on their farms for generations, many of them were pretty restless, moving every few years, especially in the mid-19th century. Here are the owners: Eli and Lydia Russell 1838, Joel and Mary Ann Dean 1854, John and Elizabeth Robinson 1861, David Seltzer 1861, William and Mary Ann McCanna 1875, Jane Waldron 1876, William McCanna 1878, John B. Baldwin 1880, Martha Hurford (by sheriff's sale) 1898, and finally to Lewis Woodruff in

1907. (See Clippings for the few newspaper items I was able to find, about these owners and their families.)

The Woodruff name is associated with the farm, several generations having lived there from 1907 to 1970. Local resident Paul Woodruff remembers visiting his grandparents, Lewis and Alice Woodruff, and enjoying life at the farm. There was a tree with delicious seckel pears and another, near the barn, with five different fruits: apples, pears, etc. In 1934 Lewis died and his widow sold the farm to son and daughter John and Blanche Woodruff. In 1970 the Woodruffs sold 65.396 acres of their approximately 76 acres to Louis and Marian Seltzer. Two years later the Seltzers came to a parting of the ways and finally, in 1988, Marian sold the property to Louis, who owns it now, in 2003.

Mary Larkin Dugan

March 2003

DEED DESCENT
 SELTZER PROPERTY
 Caln Meetinghouse Road Caln Township
 Tax parcel 39-1-44

Deed book, page Date	Grantor, grantee, other information	Acreage, Price
<u>Back reference in O, 163:</u>		
8/30/1703	Land granted to Joseph Pike, recorded in Philadelphia, Patent Book A, vol. 2, p. 576	
3/9/1714	Joseph Pike to Ebenezer Pike, same tract of land, recorded in Book F, vol. 6, p. 105	
1724	Ebenezer Pike died, leaving the tract to Richard Pike of the city of Cork	
O, 163 5/28/1765	Richard Pike by his attorney Charles Norris to Warrick Miller, tract of land	180 acres 49 perches £319 8 shillings
Estate Papers #3439 1784	Will of Warrick Miller, leaving "to my son Isaac Miller all the Remainder of the Pike land tracts"	
T2, 227 4/5/1790	Isaac Miller, "now of the state of Virginia," to Thomas Stalker, tract of land "in trust for and on the behalf of William Pimm"	110 acres 49 perches £300
Estate Papers #4369 1794	Will of Thomas Stalker, leaving the above tract in trust for William Pimm, with the proviso that, as agreed, Isaac Miller's mother was to live there during her widowhood.	
K3, 199 3/1/1814	Mary Pimm to Thomas Vickers and Joseph Ridgeway two tracts of land, both left to Mary by her father Thomas Stalker, the second through a codicil to his will.	1) 110 acres 49 perches 2) 22.5 acres \$6,000.00
P3, 438 9/16/1819	Joseph & Esther Ridgeway to Thomas Vickers, half interest in two tracts of land	same as above \$3,375.00
S3, 66, 285 4/14/1821	Thomas & Jemima Vickers to assignees Joseph Paxson & Joseph Cooper, tract of land	"about 200 acres"

U3, 189 3/12/1822	Joseph Paxson & Joseph Cooper, assignees, for Thomas Vickers to Samuel Bettle, message and tract of land	110.5 acres \$2,682.51
W3, 40 4/29/1823	Samuel & Jane Bettle to Gravner Marsh, tract of land	110.5 acres \$2,500.00
G4, 144 2/26/1833	Gravner & Hannah Marsh to Mary Gipson, 2 tracts of land	1) 53 acres 121 perches, part of W3, 40 2) 18 acres 110 perches \$2,100.00
O4, 420 2/27/1838	Mary Gipson to Eli Russell, two tracts of land	1) 53 acres 121 perches 2) 18 acres 110 perches \$2,080.00
W5, 438 3/4/1854	Eli & Lydia Russell to Joel Dean, three tracts of land	1) 53 acres 121 perches 2) 18 acres 110 perches 3) 5 acres 116 perches \$4,200.00
S6, 124 3/27/1857	Joel & Mary Ann Dean to John Robinson, three tracts	same as above \$4,741.00
S6, 126 3/28/1861	John S. & Elizabeth Robinson to David Seltzer, three tracts	same as above \$5,800.00
Q8, 233 3/23/1875	David Seltzer to William McCanna, three tracts	same as above \$7,300.00
T8, 124 3/1/1876	William & Mary Ann McCanna to Jane Waldron, three tracts	same as above \$7,000.00
F9, 284 12/5/1878	Jane Waldron to William McCanna, three tracts	same as above \$6,000.00
E9, 202, 280 4/1/1880	William McCanna to John B. Baldwin, three tracts, the first of which contains the buildings	same as above \$4,400.00
Sher. Deed Dkt. 11, p. 75 2/3/1898	Robert Hayes, Sheriff, to Martha Hurford This deed is not reproducible by photocopying.	same as above \$1.00
H13, 280 3/28/1907	Martha Hurford to Lewis Woodruff, three tracts	same as above \$3,000.00

Q18, 59 9/26/1930	Lewis & Alice M. Woodruff to Edith H. Russell, same three tracts	same as above \$1.00
Q18, 60 9/26/1930	Edith H. Russell to Lewis & Alice M. Woodruff, same three tracts	same as above \$1.00
F19, 125 3/22/1934	Alice M. Woodruff to John & Blanche Woodruff, same three tracts. Lewis Woodruff died 2/22/1934.	same as above \$1.00
T18, 43 8/24/1934	Alice M. Woodruff et al to John Woodruff et al, same three tracts. Deed of Correction; F19, 125 referred to Blanche as John's wife instead of his sister.	same as above \$1.00
O39, 837 8/20/1970	John Woodruff and Blanche M. Woodruff to Louis N. & Marian H. Seltzer, tract of land, part of the tracts in T18.	65.396 acres \$65,396.00
1192, 320 4/29/1988	Marian H. Seltzer to Louis N. Seltzer, tract of land. The Seltzers were divorced in 1972.	65.396 acres \$131,750.00

Seltzer

David Seltzer came from Calm England
and purchased land through the Valley

David Seltzer had three sons,
which he divided among his three sons.

To son John he gave the farm where
William Taylor of Recerille Road lives.

To son Ephiam in 1750 he gave the
son the farm where Mr + Mrs Earnest Pyle live,
the only dairy farm in Calm Township.

To Andrew he gave the farm which where
Mr + Mrs Lewis Woodruff live on they
now being deceased he turned it over
to there daughter + son, Blanche + John
live

Andrew later traded the property to
David McCannon for the property Seltzers
lived in 1880. McCannon sold it to Harry
or Horace Baulden, who was sheriff in 1898
and a Mary Hurford who took it over and
rented it to Mr Lewis Woodruff for about
3 years -- then purchased the farm in 1907

2.

Mr + Mrs Woodruff had three children

Ralph, Blanche + John.

Mr + Mrs Woodruff deceased

Miss Blanche Woodruff deceased 12/30/71.

Mr John Woodruff sold the farm

Oct. 3/1971 to Mrs Lewis Seltzer.

David Seltzer - great grand father

Andrew Seltzer grand father

William Seltzer - father - of Carl

William + Annie Seltzers. are Wayne.

Lelia Seltzer Wentz and Edith Seltzer.

Lived in the home place and sold it

Xo

David Seltzer came from Calne England
and purchased land up through that valley.

David Seltzer had three sons, which he divided farm
among his three sons. To son John he gave the farm
which William Taylor now lives. To son Ephram he in 1750
gave to Earnest Pyle. Mr Pyle is the only dairy farmer
in Caln Township.

To Andrew he gave the farm, which Mr + Mrs Lewis Woodruff
lived on - Mr + Mrs Lewis Woodruff now deceased, and turned
it over to their son John + daughter Blanche.

Andrew later traded the farm property to David McCannan
for the property Seltzers live on in 1880. McCannan sold it
to Harry or Horace Baulden who was Sheriff in 1898.

and a Mary Hurford who ~~lived~~ who took it over + rented it
to Mr Woodruff for about 3 years.

Then Mr Woodruff purchased it in 1907. John + Blanche live there
+ own it.

David Seltzer - great grandfather	}	Wayne Seltzer - Son
Andrew Seltzer grand father		Lela Seltzer
William Seltzer - father		Edith Seltzer

Relatives of the Wm. Seltzer family → ← E



Turned over to Sluffe Burdy

1971¹¹
1702

269

1971
1710

261

1970
1927

43

Portable School. joined the
Thorndale School. for lower Grades.
moved in 1927. and built to Rd
Mrs. Mrs Gary Harris home. 105 Bondville

John W. Haller Home
on Lincoln Hwy. Thorndale

Black Horse Hill Road
in late 1800



Stoodruff Farm
Corner of Fisherville & Caln Meetinghouse Rd.
Year: Approximately 1880's

I Thomas Brookes do leave this Memorandum that my friends
 may know it is my desire & will, that my Poor Daughter Lydia
 shall have an Equal share of my Estate, with the rest of my Children
 and I do desire & hope that my beloved friends Isaac Coates Sam Coates
 & ~~William~~ William Moode will assist my wife in setting my affairs
 and also in providing places ^{for my Children} & doing what they in the wisdom of truth
 may think best, as my mind is deeply exercised for my poor family
 I thought I could not be easy without saying this much

11 Month: 1790

Thos. Brookes

Isaac Coates & Wm Moode
 Wm Moode

Isaac Coates. Wm Moode as Dns. co. Will annexed

O Dearst Lord do condescend so far as to be with me in this time of tryal

RAMBLES

Mileage

- Harrisburg, financially interested in the Thorndale Iron Works with his brother, Wm. L. Bailey.
- 49.650 On the right is a yellow plastered house, appearing in Brooke's survey as the dwelling of "Robert Miller, Esq."
- 49.900 To the right, on an old road leading toward the former "Black Horse Tavern" on Black Horse Hill, is the modern home of Mrs. Preston Baker, said to occupy the site of a hostelry, the "Barley Sheaf."
- 50.350 At the right, across the fields, set among old trees, is a farm, sold, 1865, by Samuel Torbert to James Buchanan of "Wheatland," ex-President of the United States. President Buchanan owned this property until his death, and is said to have visited here a number of times.
- 50.650 Before reaching the next crossroads, please note three houses on the west side of the road coming from the right. The third one away from Route #30 was the colonial home of the Coates' family, who settled here in 1743. Moses Coates of Coatesville held it from 1769 to 1787. According to a tradition, James Fitz Patrick, the highwayman, in his more industrious moments, worked here as a farm hand.
- 51.150 To the right, in the grounds of the U. S. Veterans' Hospital, just beyond the gate, is an attractive stone mansion, built, 1812, by Dr. Francis Gardner, who had married Mary Hartt, grand-niece of Martha Bezellon and heiress to the original 500 acres acquired by Peter Bezellon (or Bizallion) in this place. The inside contains a graceful staircase and exceptional wood work, the mantlepiece, doors and window decorations in the western parlor being particularly fine. Tradition has it that the carving was done by a Frenchman, who, while working here, made himself attractive to one of the young ladies of the family. The aristocratic doctor, son of a member of the Continental Congress, and, himself, "one of the finest conversationalists of the day," gave the adventurer \$500.00 to finish his work and leave the country. A grandson of Dr. Gardner was General John G. Parke, distinguished army engineer, who helped to determine and mark the northwest boundary between the United States and British Provinces, under the treaty of 1846. He became, in 1862, major general of volunteers, and commanded the 9th Army Corps at the Siege of Vicksburg. From 1887 to 1889, he was Superintendent of the United States Military Academy at West Point. The General's parents lived in Coatesville, on the S. E. corner of Third Avenue and Main Street, the site being occupied, now, by the home of Mrs. Wm. P. Worth.
- 51.550 At the left, on a small rise behind some dwellings, is an apartment house, "Drumpelier," erected in the 1850s, as a residence, for Mr. B. I. V. Miller, brother-in-law of Gen. Parke, and about thirty-five years ago, the home of an eccentric Scottish lady, Miss Sterling. This occupies the site of the servants' quarters of Peter Bezellon (Bizallion), who possessed eight slaves, one of whom, Caesar Glass, built his house.
- 51.600 To the left, across a vacant lot, is a yellow bungalow containing portions of a much older building, and believed to be on or near the site.

sign his reasons for declining a public station. He re-
 ed, "Many are fond of public employment, and are totally
 regardless where the theatre of action may be. I should
 not refuse my services if required on a public exigency,
 but until that shall exist I must be permitted to remain
 with my family on this farm; each requires my attention,
 and each possesses my regard."

His family embraced the following children: Joseph,
 who married Hannah Davis, and died in Tredyffrin in
 1811; Hannah, who married John Hughes; Sarah; John,
 who married Lydia Cleaver; Rachel, who married Thomas
 Davis; Marian (Maryanne), who died unmarried; Edward,
 who married Emily Cleaver; Augustine, who married
 Maryanne Philips; Benjamin, who married Elizabeth
 Britner; and Ellen, who became the wife of Thomas
 Maxwell.

Capt. Bartholomew was a plain, blunt man, and freely
 spoke his mind. He died on his well-cultivated farm
 March 31, 1812, aged sixty years. His remains are de-
 posited in the cemetery of the Baptist Church, Tredyffrin.

John Bartholomew, Esq., was the brother of Capt. Ben-
 jamin Bartholomew, and was educated for mercantile pur-
 suits, but, preferring agriculture, he early settled on his
 paternal estate in East Whiteland. He served as major of
 the Chester County regiment of the Flying Camp in 1775,
 and in after-life attained to the rank of colonel and briga-
 dier general of militia. He was also a justice of the peace,
 and of the County Court. In the burial-ground of the
 Great Valley Baptist Church a monument was erected to
 his memory, from which it appears he died Jan. 24, 1814,
 in the sixty-sixth year of his age.

Thomas Bartholomew, a brother of John (1), probably
 settled in Willistown after the year 1756. He married
 Margaret —, but left no children. He died before Dec.
 3, 1765; his wife died in December or January, 1776-7.

Benjamin Bartholomew, of Chester borough, gentleman,
 died in 1784, leaving a considerable estate to his relatives,
 including the children of his brother Joseph and sister,
 Elizabeth Davis.

BEALE, WILLIAM, son of Thomas and Catharine, of
 Calne, in Wiltshire, England, was born near Calne, Aug.
 14, 1709, and about the year 1728 or 1730 came to Penn-
 sylvania. He settled in the Great Valley, in Whiteland,
 on the farm now Preston Thomas' clover-mill property, his
 lands including a part of what is now Thomas Downing's
 farm. His first wife was Mary Jenkin, born April 9, 1715,
 died Aug. 25, 1771, daughter of David Jenkin, who died
 in Uwchlan in 1743. William Beale, with his wife and
 children, were received into membership at Uwchlan Meet-
 ing 3, 21, 1750. He was married again, 3, 23, 1774, at
 Caln Meeting, to Rachel Lewis, widow of Phinehas Lewis,
 of East Caln.

The children of William Beale were,—1. Thomas, b.
 Aug. 6, 1735; d. June 30, 1803, in Tuscarora Valley,
 where he settled in 1763. He was one of the judges of
 Mifflin County, and a prominent man in his day. His
 wife was probably Sarah Todhunter. 2. William, b. Dec.
 24, 1738; d. after 1800. 3. John, b. Dec. 12, 1740; d.
 Jan. 25, 1777, a soldier under Lafayette; m. about 1764
 Tamar Burgoyne, daughter of Joseph Burgoyne, of East

Bradford. 4. Susanna, b. Dec. 16, 1742, m. about 1763
 Noble Butler, Jr., and died in Kentucky after 1803. 5.
 David, b. June 20, 1745; d. Feb. 6, 1828, at his home in
 Beale township, Juniata Co., Pa.; he was a prominent man
 in political affairs, and for many years associate judge in
 Mifflin County. 6. Mary, b. Oct. 8, 1747; m. 5, 21, 1772,
 to Samuel Hunt, of East Caln, now Downingtown; d. 9,
 24, 1820. 7. Joshua, b. Nov. 19, 1749; lost at sea in a
 voyage from the East Indies, 1787. 8. Edith, b. June
 13, 1752; m. 2, 24, 1779, to Phinehas Whitaker, of East
 Caln.

William Beale died 11, 27, 1800, in West Whiteland,
 and was buried by the side of his first wife, on a portion of
 his farm now belonging to Thomas Downing. Besides his
 property in this county he owned large tracts of land in the
 Tuscarora Valley, on which he settled his sons.

John and Tamar Beale left a daughter, Mary, who mar-
 ried, 10, 14, 1790, Anthony Gray, of East Bradford; also
 a son, Joseph, who was placed by his grandfather as an
 apprentice with Benaniel Ogden, cabinet-maker, near West
 Chester, after which he went to Philadelphia and became
 an extensive manufacturer of furniture in the firm of Beale
 & Jemison. His son, James M. Beale, came to Chester
 County in 1830, and died at his residence near Coatesville
 Jan. 1, 1881. Horace A. Beale, iron-master, of Parkes-
 burg, is also a son of Joseph, and another is Joseph Beale,
 late surgeon-general in the U. S. navy, now on the retired
 list by reason of age. Their mother was Margaret, daugh-
 ter of Capt. James McDowell, of Upper Oxford.

BELL, HON. THOMAS S., son of William and Jane
 (Sloan) Bell, was born in Philadelphia, Oct. 22, 1800;
 studied law under the direction of James Madison Porter,
 and was admitted to the Philadelphia bar April 14, 1821,
 several months before he was of age. In May of that
 year he removed to West Chester, the seat of justice of
 Chester County. He was entirely unknown in the com-
 munity in which he settled, and for a time struggled for a
 livelihood, but his active mind, fluent elocution, and legal
 knowledge speedily gained for him a prominent position in
 the profession.

On the election of Gov. Shulze, in 1823, he was ap-
 pointed deputy attorney-general for Chester County, and
 held that office from December, 1823, until August, 1828.
 In 1829 he was appointed one of the visitors of the
 Military Academy at West Point, and in that capacity
 acted as chairman of one of the committees to report on
 the state of that institution.

He continued in the uninterrupted pursuit of his profes-
 sion until May, 1837, when he became a member of the
 convention to revise the constitution of the State, as a
 delegate from the senatorial district composed of the coun-
 ties of Chester and Montgomery. In October, 1838, he
 was returned as a member-elect to the State Senate from
 the same district, and took a leading part in the difficulties
 which distinguished the beginning of that session, com-
 monly called the "Buckshot War." Owing to alleged
 errors in the returns, his seat was contested, and awarded
 to his competitor, Nathaniel Brooke.

May 16, 1839, he was appointed by Governor Porter to
 succeed Judge Darlington as president judge of the ju-

David Seltzer was one of first settlers

In the 1700s David Seltzer left Calne, England to make a new home in Caln Township. He bought some land up through the valley and divided it, in 1750, among his three sons.

To John he gave the farm on which William Taylor lives, on Reeceville Road.

* To Ephram he gave the farm

on which Ernest Pyle lives, on Fisherville Road. (The Pyle farm is the only dairy farm remaining in Caln Township.)

To Andrew he gave the farm which Mr. and Mrs. Lewis Woodruff, deceased, turned over to their son and daughter, John and Blanche. It is located on Caln Meeting House Road.

Andrew Seltzer had traded the farm property to David McCannan for the property the Seltzers lived on in 1880. McCannan sold it to a Harry or Horace Bauldin, and in 1898 a Mary Hurford took it over and rented it to Mr. Woodruff for about three years. Mr. Woodruff purchased the farm in 1907.

Coatesville Record?

from Paul Woodruff
2/22/03

AR 10.25.1853

PRIVATE SALE.—The undersigned will sell at Private Sale, the Farm on which he resides, situate in Valley township, Chester county, four miles west of Downingtown, and 1 1/4 miles north of the Columbia Railroad, adjoining lands of David Seltzer, Joel R. Dean and others, and containing 73 acres, about 9 of which is good Woodland, the rest arable, and divided into fields of convenient size, and well fenced, with free access for stock to running water in all the fields except one; and has been sufficiently limed over three times. The improvements consist of a stone MANSION HOUSE, sufficiently large to accommodate the family; large frame barn, with stone stabling, wagon house and a quantity of shodding around the yard, with running water also in the barnyard, stone spring house over a never failing spring of pure water within ten yards of the kitchen door, and all the above buildings are nearly new. There is also a young Apple Orchard, together with a number of peach, cherry and other fruit trees. This farm is calculated for a dairy, being well watered, and very natural for grass, and the spring superior to many others. Persons wishing to purchase are invited to call and view for themselves.



10.25.53
Valley township, Oct 18-19 ELI RUSSELL.

L. 3-16-1904

DEAN.—In Coatesville, on March 16th, Mary A. Dean, widow of the late Joel Dean, aged 75 years. Relatives and friends are respectfully invited to attend the funeral from the residence of her son-in-law, Joseph C. Freel, No. 114 South Fifth avenue, Coatesville, on Saturday, March 19th, 1904. Meet at the house at 10.30 o'clock a. m. Interment at East Brandywine Baptist Cemetery.

L. 3-17-1904

DEATH'S WORK. Mrs. Mary Ann, wife of the late Joel Dean, died yesterday at the home of her son-in-law, Joseph C. Freel, on South Sixth avenue, as the result of a fall some time ago, during which she broke one of her hips. She was a native of Honeybrook, her maiden name being Robinson. She was in her 76th year. She was a member of the Coatesville Baptist Church and leaves two children, Mrs. Sallie Freel and Mrs. Cora Strickland. She had been a resident of Coatesville for 33 years and had a host of friends, who were sorry to hear of her death.

L. 5.21.1921

CELEBRATES HIS 87TH BIRTHDAY. David Seltzer has just passed his 87th birthday. There was nothing to denote this only in his conversation with friends he met on the street yesterday while out for his daily stroll. In health he feels O. K. "The only thing is that I do not feel as confident in myself as I once did. I have to be careful of my step. People like myself can hardly realize the changes that have taken place in this town. Some folks are skeptical when I tell them I attended a circus on the ground where now stands the Chester Valley Bank. Things change right while you look at them, but so fast that we cannot keep track of them." Uncle Davy looks spry as yet and can put up as good, sound political argument as he ever did. L. 5.20.1921

L. 5.11.1926

1.1926 DAVID SELTZER, 5-11
David Seltzer, nearly his life a resident of this city, died yesterday about noon. He was 92 years of age and until a few weeks ago was in fairly good health. He had been confined to his bed for several weeks and gradually slept away.

Mr. Seltzer was the father of Mrs. J. E. Doan, of this city; William Seltzer, of Philadelphia; David Seltzer, of New Jersey; Mrs. William M. Umsted, Mrs. J. O. H. Myers, Philadelphia.

Many people here will remember Mr. Seltzer for his great activity in local politics and as a staunch Democrat of the old school. For many years he contributed to local and county newspapers items for their political columns and stories of other nature. He was bright in every respect and a clever writer.

Mr. Seltzer was a member of Skerrett Lodge of Masons, of Coatesville.

L. 5.11. 1926

SELTZER.—In Coatesville, on May 10, David Seltzer, aged 92 years. Relatives and friends of the family are invited to attend the funeral without further notice from the residence of his son-in-law, J. E. Doan, 427 East Lincoln Highway, Coatesville, Pa., on Thursday, May 13. Meet at the house at 1 o'clock p. m., standard time. Interment private in Fairview Cemetery.

CR 5.11.1926

5/11 David Seltzer 1926

David Seltzer died at his home in Caln yesterday following an illness of thirteen weeks. He was 92 years of age and his death was due to the infirmities of age. Mr. Seltzer was well known, having lived in this section for a number of years. He is survived by five children as follows: Mrs. J. E. Doan, of Coatesville; William Seltzer, Mrs. William F. Umsted and Mrs. John O. H. Myers, of Philadelphia, and David Seltzer, Jr., of New Jersey. The funeral will take place from the home of his daughter, Mrs. J. E. Doan, 427 East Lincoln Highway, this city on Thursday afternoon at 1 o'clock. Interment will be private in Fairview Cemetery.

L. 10-28-1879

VALUABLE DAIRY FARM OF 73 ACRES AT PRIVATE SALE.—The subscriber offers at Private Sale his FARM of 73 ACRES, situate in Caln township, about 1 1/4 miles from either Thortdale or Caln stations, on the Pennsylvania R. R. The improvements are a Good HOUSE and BARN and other outbuildings, elegant spring with good spring-house near to dwelling; running water at house and barn; good variety of Fruit; about Four Acres of Woodland. For particulars address L. 10.28.79 W. M. McCANNA, aug22tf Atglen P. O., Chester County, Pa.

CR 1.25.1934

Mr. and Mrs. Lewis Woodruff, Cain township celebrated their 50th wedding anniversary Wednesday, at their home. A lovely dinner was served to a few invited relatives; Mr. and Mrs. Russell Woodruff, Kennett Square; Mr. Woodruff being Lewis Woodruff's only living brother, and Mr. and Mrs. Joseph Sherr, Mrs. Kate Rutter, of Lancaster; and Mrs. Cora Russell, Coatesville, Mrs. Woodruff's sisters.

The dinner cloth used for the occasion had been given the bride as a wedding gift fifty years ago. Several dishes and chairs used were also fifty years old. Many lovely cards and gifts were received, consisting of fruits, candy and flowers.

In the afternoon, Mrs. Clyde Mann, Mrs. Joseph Pyncheon, Mrs. Helen Woodruff, Mrs. Fred Wood, of Coatesville and Mrs. Thomas Young, of Springfield, Mass., called to congratulate them. Later Mr. and Mrs. William Shank and Virginia Edwards, of Cherry Hill, Lancaster county came to greet them too. The Woodruffs had spent part of their Honey moon fifty years ago with Mrs. Shanks mother, Mrs. Rebecca Todd, of Rising Sun.

Mr. Woodruff is in his 81st year and Mrs. Woodruff in her 72d year, both thoroughly enjoyed the day and appreciated the neighbors calling, to congratulate them, as many did. Mr. and Mrs. Woodruff have two children, John and Blanche both living at home, who helped to make the day such a success and surprise.

09 2-1-1934

Mr. and Mrs. Lewis Woodruff, residents of Cain township, celebrated their fiftieth wedding anniversary on Wednesday. They were married January 24, 1884, at Union, Lancaster county, by Rev. Dr. Stewart. Nearly all of their married life was spent at Cain with the exception of a few years at Cochransville. There were three children, a daughter, Blanche, and son, John, at home. A son, Ralph, is not living. Congratulations, cards, letters and a dinner were enjoyed. Mr. Woodruff is not in good health, but Mrs. Woodward is well. 2-1-34

CR 2.23.1934

Lewis Woodruff

2-23

Lewis Woodruff, a well known resident of Cain township, died yesterday at his home in his eighty-second year. He had been in bed for about two weeks, but previous to that time had been able to get around. He had not been completely well, however, since he suffered a stroke of apoplexy two years ago.

Mr. Woodruff was a farmer and had lived in Cain for several years. Previous to that time he had lived near Cochransville, having been born at Faggs Manor. Besides his wife he is survived by a son and a daughter, John Woodruff and Miss Blanche Woodruff, both of whom live at home. He also has a brother Russell Woodruff, of Kennett Square.

The funeral will take place from his late home on Monday afternoon at 1:30. Interment will be made in Faggs Manor Cemetery.

CR 1.3.1944

Mrs. Lewis Woodruff

CR 1-3

Mrs. Alice M. Woodruff, widow of the late Lewis Woodruff, died at her home in Cain township on Saturday evening about 7:30 in her eighty-third year. She had been ill about a week. Death was due to pneumonia.

Mrs. Woodruff was a daughter of the late Abram and Mary Mackey Peters and was born in Lancaster county. She had lived in this section for many years and was well known. She was a member of Forks of Brandywine Presbyterian Church and was very active in its affairs.

Surviving her are a son and a daughter, John Woodruff, of Baltimore, Md., and Miss Margaret Peters, of Lancaster.

The funeral will take place from her late home on Thursday afternoon at 2 o'clock. Interment will be in Brandywine Manor Cemetery. Friends have been invited to call at her late home on Wednesday evening.



DR. R. C. SMEDLEY.

HISTORY
OF THE
Underground Railroad

IN
CHESTER AND THE NEIGHBORING COUNTIES OF
PENNSYLVANIA.

BY
R. C. SMEDLEY, M. D.

ILLUSTRATED.

"Verily I say unto you, inasmuch as ye have done it unto one of
the least of these, my brethren, ye have done it unto me."

MATTHEW xxv: 40.

"If there is one attribute of our nature for which I thank God more,
than for any other, it is that of sympathy."

Sermon by Darlington Hoopes

LANCASTER, PA.
PRINTED AT THE OFFICE OF THE JOURNAL.
1883.



SARAH MARSH BARNARD.

to be on one side of a stream, or river as they called it, while they were on the opposite. They challenged him to come across. But he, no doubt doubting the feasibility of such a step, declined the invitation. Quickly gathering reinforcements he renewed the chase and arrived in sight of them as they reached and entered a dense thicket

“Where hardly a human foot could pass,
Or a human heart would dare:
On the quaking turf of the green morass,
Each crouched in the rank and tangled grass,
Like wild beast in his lair.”

Here they successfully eluded all pursuit. After remaining until they considered all danger past they came out and made the rest of the journey in safety.

Joseph and Richard hired in the neighborhood. Jacob remained in Ercildoun, was industrious and saving, purchased a property on which he still resides, is a minister and much respected.

GRAVNER AND HANNAH MARSH.

Gravner (1777—1848), and Hannah Marsh (1789—1864), were among the early abolitionists whose home became one of the first “regular stations” on the fugitives’ route through Chester county. They resided in Caln township, five miles west of Downingtown. The husband felt it a duty to encourage political action against the national evil of holding the descendants of one country as chattel slaves for no other cause than that of being black; while the government threw open its doors and invited the white inhabitants of all other countries to come, settle on our lands and become free citizens under the ægis of our laws. He therefore united himself with the Free-soil Party who considered that—

"Man is one,
And he hath one great heart. It is thus we feel
With a gigantic throb athwart the sea
Each other's rights and wrongs."

Hannah was also an active worker in the cause, and attended all anti-slavery meetings in the neighborhood when the public denounced them as not respectable gatherings. She was known as being a very kind woman—a real mother to all.

Slaves came to their place from Daniel Gibbons, Joseph Haines, James Fulton, Lindley Coates, Mordecai Hayes, Thomas Bonsall, and others.

When sent on foot they were generally given a slip of paper with writing which the family would recognize. James Fulton frequently wrote but the single word "Ercildoun," or "Fallowfield." They were to know the place by its having large stone buildings with extensive white-washed stone walls around them. These came in daytime. When brought, it was chiefly at night, or after dusk. The barking of the watch-dog, announced their coming and aroused the family who would raise a window and call. A known voice would reply "Thomas Bonsall's carriage;" or similar replies would be given by conductors from other places.

These fugitives were always provided with food; the women were secreted in the house, the men in a hay-mow at the barn. Sarah Marsh, daughter of Gravner and Hannah, took them to Allen Wills, John Vickers, Grace Anna Lewis, Micajah Speakman, and occasionally, when she could not go so far, to Dr. Eshleman. These journeys were made in day-time until after the passage of the Fugitive Slave Law—the women riding with her while the men went on foot. Sometimes her

dearborn was so full that she rode in front with her feet on the shafts. This attracted no attention, as she attended Philadelphia markets and was frequently compelled to ride in that way when her wagon was packed with marketing.

When danger was apprehended, the women were dressed in plain attire, to make them look like Friends, with large bonnets and veils as was the custom in those days.

After the passage of that punitive law they felt it necessary to be even more wary and careful than before, and she seldom ventured with them in day-time. If they came in the early part of night, a supper was given them and she took them to the stations mentioned, and returned before morning, regardless of the condition of roads, darkness or the weather.

She took nine, men, women and children, one night, to John Vicker's, a distance of nine miles. She paid toll on the turnpike road, as if going to market. The men walked, and when arriving at the toll gates, went around them through the fields. They arrived at 11 o'clock, and she returned by morning.

Their neighbors were pro-slavery, and knew that they assisted fugitives, but yet bore a respectful regard for them, and manifested no disposition to inform upon them. The curiosity, however, of one woman to know how many slaves passed through their hands in one year was aroused to such a degree that she watched the road for twelve months, and counted sixty; and "*she knew* that they and James Fulton and others didn't do all that for nothing. They wouldn't harbor and feed that many in a year without getting paid for it in some way."

But of the number that may have passed when she was "off guard," at meals or otherwise, and of the number that were brought at nights, she had no conception. The idea of pecuniary compensation for services rendered these poor human beings never entered the minds of their Christian benefactors. A purer, loftier, nobler purpose actuated their hearts than that of doing mercenary work under the semblance of charity and benevolence.

"Hast thou power? the weak defend;
Light?—give light; thy knowledge lend;
Rich?—remember Him who gave;
Free?—be brother to the slave."

While Richard Gibbs, a colored man, was at work after harvest in the barnyard of Gravner Marsh, a slave master drove up in his "sulkey," followed by his drivers in another vehicle. So intent was the colored man upon his work that he did not notice any one coming until he was accosted with "Well, Gibbs, you are hard at it." There was something alarmingly familiar in the sound of that voice. He raised his eyes, and there, behold! was his old master close upon him. He did not stop to parley about matters, but dropping his fork, he put his hands upon a fence close by, leaped it and ran down a hill toward a grove along side of which was Beaver creek. The men jumped from their carriage and pursued, gaining on him, as he wore heavy boots. The master was a cripple and could not run. When he reached the fence at the foot of the hill the men were but a few feet behind him; but he sprang for the top rail, tumbled over it with a somersault, ran through a creek and into a thicket of grape vines and briers where he disappeared from their sight while they halted on the swampy bank of the stream as if reluctant to

pursue him through that mud, water and tangled fen. He went to Thomas Spackman's, where he was safely ensconced, and sent for his wife. Gravner Marsh was also informed. He went there and consulted with Thomas as to the best means for their escape. They deemed it expedient for him and his wife to go entirely out of the neighborhood into some distant parts, and to change their names, and then gave them the necessary amount of money to go with. After some time they wrote back stating that they had arrived at their destination, and were safe.

Gravner Marsh died in 1848. His widow continued to aid fugitives as before, assisted by her ever earnest and energetic daughter, Sarah, (Born First month 30th, 1819), who still made her journeys at night. No thought of its being a trouble ever marred the pleasure that filled her heart in thus forwarding slaves to liberty. No sombre clouds of selfishness could ever bedim the rays of happiness that fell upon, and lightened her spirit in those nightly missions of love to the oppressed of God's creatures, although, undoubtedly she heartily wished at all times that the *cause* for this draft on benevolence had no longer an existence.

In 1854 she married Eusebius Barnard, (1802—1865), a minister in the Society of Friends, an earnest abolitionist, an enthusiastic reformer, and an active agent on the Underground Railroad. In her new capacity she rendered as valuable services to her husband in aiding fugitives as she did to her father and mother.

The main props of the Gravner Marsh station being now removed, the extensive accommodations it had furnished could be supplied no longer.

In 1864, on the 23d of 7th month (July), Hannah Marsh passed from a life she had nobly filled with good works, to one, we have every reason to believe, as replete with glorious rewards. The announcement of her death was accompanied by the following tribute to her memory:

"The reformed and the oppressed, have lost in her a firm coadjutor and substantial friend. She resided with her husband, Grayner Marsh, for about forty years in Caln township, and was always recognized as a rock of adamant, to whom reformers and the friendless ever flocked and in whose shelter they took refuge. Her house was emphatically a refuge to the weary pilgrim fleeing for his freedom, and hundreds of these were kindly received by her, fed and assisted on their way. Her motto was, "All should give proof of religion by works of practical righteousness and beneficence to men."

Richard Pike by his Attorney Charles Norris Miller.

Well Remembered that on the twenty eighth day of May Anno Domini 1765 the Indenture hereafter mentioned was produced Before William Codrington Esq. one of the Justices of the Supreme Court of Pennsylvania and then and there the hereafter named Charles Norris did acknowledge said Indenture to be the act & deed of his Consignor the above named Richard Pike and desired that the same might be Recorded as such which said Indenture is Recorded in the Office for Recording of Deeds in and for the County of Chester the fifteenth day of October Anno Domini 1765 In these Words to wit. This Miller did make the sixteenth day of February in the year of our Lord one thousand seven hundred and sixty three Between Richard Pike of the City of Cork Merchant by Charles Norris of the City of Philadelphia and Province of Pennsylvania Merchant the lawful Attorney of him the said Richard Pike in this behalf duly nominated and constituted of the one part and Warwick Miller of East Coten Township in the County of Chester and Province of Pennsylvania aforesaid a Yeoman of the other part Whereas the said Richard Pike by force and virtue of some good devise Conveyance or Assuance in the lawfully had made and executed being lawfully seized in his Demerms of Office (among other Lands) of and in the Pieces Parcel of Land herein after mentioned and described and intended to be hereby granted with the Appurtenances did in and by certain Instrument of writing or Letter of Attorney under his hand and Seal duly executed bearing Date the twenty third day of January in the year of our Lord one thousand seven hundred and fifty nine Nominate Appoint full and Authorize the above named Charles Norris his true sufficient and lawful Attorney for him the said Richard Pike in his name and for his use to enter into all and every part of the Estate and Lands belonging to him the said Richard Pike in Pennsylvania and preserve the same and prevent any waste from being Committed thereon and to take all lawful ways and Means for Recovery of the same and also all and every part or parcel of his said Lands with all their Rights Members and Appurtenances

Executed bearing date the twenty third day of January in the 1638
year of our Lord one thousand seven hundred and fifty nine
Nominate Appoint full and Authorize the above named
Charles Norris his true sufficient and lawful Attorney for him
the said Richard Pike in his name and for his use to enter
into all and every part of the Estate and Lands belonging to
him the said Richard Pike in Pennsylvania and preserve
the same and prevent any waste from being committed
thereon and to take all lawful ways and Means for Remo-
ving the same and also all and every part or parcel of his
said Lands with all their Rights Members and Appurtenances
thereunto Belonging or in any wise Appertaining for him
his name to View and Visit and the said Lands or any part
 thereof for him the said Constituent and in his name to Bargain
sell Lease or Grant to such Person and Persons and for such Estate
for life or lives Interest or otherwise and for such sum or sums
of money as his said Attorney should be thought meet and Conve-
nient and the Deed and deeds of the said Grant and Estates so
to be made for him the said Constituent and in his name to
seal and as his deed or deeds to Deliver &c. as in and by the
written of Attorney among ~~the~~ other Powers and Authorities
by given and granted Recorded in the Office for Recording
Deeds for the City and County of Philadelphia in Book D
Vol: 5 page 48 &c. Relation being thereunto had more
fully and at large appears Not this Videlic 20 We
respect that for and in consideration of the sum of the
Hundred and Nineteen Pounds Eighteen Shillings and
Pence lawful money of Pennsylvania unto the said Charles
Norris in hand Paid for the use of the said Richard Pike
by the said Warwick Miller at and before the sealing and
Delivery hereof [it being the best Price that could be gotten
at a Publick Sale or Vendue] the Receipt whereof he the
Richard Pike by his said Attorney Charles Norris doth here
Acknowledge and thereof doth Acquit and forever Discharge
the said Warwick Miller his heirs and Assigns and every

164
them by these Presents the said Richard Pike by his said attorney
Charles Morris Hall Granted Bargained sold Assigned Enfeoffed
Released and Conferred and by these Presents Doth Grant Bargain
sell Assign Enfeoff Release and Confirm unto the said Warwick
Miller his heirs and Assigns forever A Certain Piece or Part
of Land situate lying and being in the Townships of East Calm
in the County of Chester aforesaid (Marked N^o 5 in a certain
Plan or Draught of agreed Tract whereof this was part)
beginning at a Chesnut in the line of Thomas Coates Lane
thence partly by the said Coates Lane and partly by Land late
of Robert Miller East one hundred and ten perches to a Post the
by other Land in the said Plan marked N^o 6 North two hun-
dred and seventy eight Perches to a stone fence by other Land
in the said Plan marked N^o 4 west one hundred and ten
perches to another Post and thence by John Mendenhalls
Land Crossing Brandywine South two hundred and
seventy eight Perches to the place of beginning containing
one hundred and eighty acres and forty nine perches and
the usual Allowance for Roads and Highways / Part of the
Tracts or Parcels of Land or of one of them which Patent dated
the thirtieth day of August 1703 Recorded at Philadelphia in
Patent Book A Vol 2 Page 576 were Granted unto one
Joseph Pike in Fee W^{ro} by Indenture dated the ninth day
of March in the year 1714 Recorded at Philadelphia in Book
F Vol 6 page 1058⁰ Granted the same with other Lands
unto Ebenezer Pike in Fee W^{ro} died seized thereof having
first by his Last will and Testament in writing bearing date
on or about the nineteenth day of August in the year 1724
devised the Premises inter alia unto the above named Richard
Pike in Fee Together also with all and singular ^{the} Roads ways
Passages Woods Waters Waterhouses Rights Liberties Privileges
Building Improvements Hereditaments and Appurtenances
whatsoever thereunto belonging or in any wise appertaining
and the Reversions Remainders Rents Issues and Profits thereof
and also all the Estate Right Title Interest use Possession Profits

unto Ebenezer Pike in Fee Who dyed seized thereof having
first by his Last will and Testament in writing bearing date
on or about the Nineteenth day of August in the year 1722
devised the Premises intov alia unto the above named Richard
Pike in Fee Together also with all and singular ^{the} Roads ways
Passages Woods Waters Watercourses Rights Liberties Privileges
Building Improvements Hereditaments and Appurtenances
whatsoever thereunto belonging or in any wise Appertaining
and the Reversions Remainders Rents Issues and Profits thereof
and also all the Estate Right Title Interest use Possession Property
Claim and Demand whatsoever of him the said Richard Pike
either in law or Equity or otherwise how formed of in to or out of the
aforesaid described Piece or Parcel of Land hereby Granted with the
Appurtenances and true Copies of all deeds Evidences and writings
touching or concerning the same to be had and taken at the proper
Costs and Charges of the said Warwick Miller his heirs or Assigns.
I do now intend to hold the aforesaid Described Piece or Parcel
of Land Hereditaments and Premises hereby Granted Bargained
and sold or mentioned or intended so to be with the Appurtenan-
ces unto the said Warwick Miller his heirs and Assigns To the only
proper use Benefit and behoof of him the said Warwick Miller
his Heirs and Assigns forever Under the proportionable part of
the yearly Rent hereafter accruing for the hereby Granted
Premises to the Chief lord or Lords of the Fee thereof And
the said Richard Pike by his said attorney Charles Norris doth
covenant for him and his heirs ^{that he & his heirs} the aforesaid Described Piece or
Parcel of Land Hereditaments and Premises hereby Granted
to be enjoyed and sold or mentioned or intended so to be with the
Appurtenances unto the said Warwick Miller his heirs and
Assigns against him the said Richard Pike and his heirs
and against all and every other Person and Persons whomsoever
lawfully Claiming or to Claim by from or under him them or any
of them or by from or under the aforesaid Ebenezer Pike deceased
who was the Father of the said Richard Pike or by from or
under the aforesaid ~~Richard~~ Joseph Pike who was the Brother

of the said Richard Pike shall and will warrant and forever defend by
 these presents unto the said Richard Pike by his said Attorney for
 self his Heirs Executors and Administrators doth Covenant Promise
 Grant to and with the said Warwick Miller his Heirs and Assigns and
 every of them by these presents that he the said Richard Pike and his
 Heirs and all and every other Persons whomsoever have
 or lawfully claiming or that shall or may so have or claim any
 Estate Right Title or Interest of in or to the hereby granted Premises
 or any Part or Parts thereof shall and will at any time or times hereafter
 at and upon the reasonable Request proper Costs and Charges in the
 Law of the said Warwick Miller his Heirs and Assigns make Right
 and Acknowledge or Convey to be all every such further and Reason-
 able acts and Acts deed or deeds device or devices in the Law whatsoever
 for the further and better Assurance and Confirmation of the afore-
 Described Piece or Part of Land Hereditaments and Premises
 hereby Granted or mentioned to be Granted with the Offences
 unto the said Warwick Miller his Heirs and Assigns as by him or
 or by his or their Council learned in the Law shall be Reasonably
 devised advised or Required. In Witness whereof the said Parties
 these presents have Interchangeably set their hands and seals
 to dated the and year first Above written: Rich^d Pike seal
 his Attorney Char^s Norris seal Signed Sealed and Delivered by
 above named Charles Norris he the said Charles Norris ^{also} signing
 Name and Sealing with the seal of his Constituent the above named
 Richard Pike and as the act and deed of him the said Richard Pike
 also Delivering the above written Indenture in the Presence of us
 Benjamin Weatherby J^r Johnston (Rec^d Well the day of
 within written Indenture of the within named Warwick Miller
 sum of three hundred and Ninety Pounds Eighteen Shillings
 two Pence it being the Consideration Money within mentioned
 say Received by me Char^s Norris W^m Wilks's Agent Benj^m
 Weatherby J^r Johnston 1652 lines

And
 In Fairland E^r Sheriff **Coall People** to whom these presents shall
 be shown shall have full Power to give to the Sheriff of the county of Essex

I to all to whom these presents shall come I Warwick Miller of
 East Caln in the County of Chester and Province of Pennsylvania
 do this third Day of the first Month Commonly called February
 in the year of our Lord one thousand seven hundred and
 twenty seven make and Publish this my last will and
 Testament in manner and forme following as first my will
 is that all my just Debts and funeral Expences be Paid
 and discharged out of my personal Estate by my Executor
 Hereafter named as soon as Conveniently may be after my
 decease Item I give and devise to my two Sons Robert
 Miller and Mordecai Miller the Plantation I now live
 on together with twenty acres of the first tract of land I
 bought of Pikes Land lying next adjoining the old tract
 Boath tracts to be divided a Cross the valley there and
 part a Like betwixt them quantity and quality Run
 ing the line as it may best sute for Meadow and water
 Having no regard to the value of the buildings and my
 will is that my son Robert shall have that part the
 Buildings are on to hold to him his Heirs and assigns
 for ever the said tracts or parcels of land with the ap
 pertinences thereto belonging He paying to my Execu
 tors the sum of two Hundred Pounds in two years after
 it comes to his Possion which is to be at the age of twenty
 two and my will is that my son Mordecai shall
 have the other part of said tracts with the apertained
 ces thereto belonging to hold to him his Heirs and
 assigns for ever He yielding and paying to my Executors
 the sum of one Hundred Pound of lawfull money in
 two years after he comes to his Possion which is
 to be when he arrives to the age of twenty two Item
 I give and devise to my son Jaac Miller all the remain
 der of the Pike Land tracts not before willed where
 on James Quaintance now lives to hold to him my
 said son Jaac Miller his Heirs and assigns for ever
 with all the apertinences thereto belonging
 with the Rents and profits of said lands and Premises
 to be put to in trust for his use after he arrives to the age
 of fourteens Item I give and devise to my son Samuels
 Miller my tract or parcels of land in East Jollorsfield
 with all the apertinences thereto belonging where the
 Manon Coates now lives the Rents and profits of said lands

and Tenements to be put to trust for my said son
Samuel after my Decease I likewise give and devise to my
said son Samuel Miller my tract of Land in Wiltmor
Land County that was Surveyed in the name of William
Brown with the appertinences thereunto belonging
to hold to him my said son Samuel His Heirs
and assigns for Ever all and singular the above dif-
ferent tracts of Land Item I give and devise to my son
Reuben Miller my two tracts and parcels of Land in
Wiltmorland Surveyed in the names of John to name
and Peter Criff with all the appertinences thereunto
thereunto belonging to hold to him my said son Reuben
his Heirs and assigns for Ever all and singular the
described two tracts Item I give and devise to my son
William Miller all and singular the two tracts of Land
I have in Wiltmorland Surveyed in the names of
Samuel Boyls and Rebecca Brown to hold to him
His Heirs and assigns for ever the two described
tracts of Land with all and singular the appertin-
ences thereunto belonging Item I give and bequeath
to my loving wife Elizabeth Miller Her Bed and Bed-
ding Her Horse and Saddle and Case of Drags and to
have the use of my Clock and desk untill my sons
Robert and Mordecai Comes of age then my will is
that Robert shall have the Clock and Mordecai
the desk and my will is that all the Remainder
of my personal Estate be sold not above mentioned
for the best prices that can be got for them and
after my just debts are paid I give and bequeath
to my loving wife Elizabeth the sum of three
Hundred Pounds in Lev of dower and my will is
and I do enjoyne and Require my Executors here-
after named when they thinke Proper shall sell all
my other Lands and Lotts not above willed in Wilt-
morland and northumberland Counties for the
best prices that can be got for them and convey
them to the Purcher or Purchers and the Money arising
from such sale together with the Residue of my personal

2
Estate to be put to Trust for the use hereafter to be mentioned
that is to say I give and bequeath to my son Isaac Miller
the sum of five pounds when he arrives to the age of twenty
two and the remainder of my Personal Estate to be equally
divided betwixt my five youngest Children to wit Samuel
Miller Ruben Miller William Miller Ruth Miller and
Rachel Miller Shares and Part alike that Samuel
Ruben and William to receive three Parts at the age of
twenty one respectively and my Daters Ruth and Rachel
to receive each of them three Shares at the age of
Eighteen and my will is that each of my sons be put to
trade at the age of fourteen or fifteen Except my son
Robert he to continue with his Mother if she should live
and continue my widow Except she Choos he should go
to a trade my will is that my loving wife possess the Land
that I now live on and receive the Rents and Profits of
it untill my son Robert arrives to the age of twenty two then
he to enjoy his Part of the Land as above willed to him and
she to possess Mordecai part untill he arrives to the age of
twenty two for which she shall bring no Charge for bringing
up my Children and schooling them provided she remains
my widow but if she should Marry I leave it to the Discretion
of my Childrens Guardians ~~that~~ my will is that after my
two oldest Sons arrives to the age to possess three Lands my
Children that is Chargeable to be maintained out of the Intrust
of my Personal Estate and my will is that if my wife should
remain my widow after my sons Robert and Mordecai comes
in to Possion of three Lands that she have two Rooms in the
House I now live in which she pleases and my two sons Robert
and Mordecai shall Joynly provide for her sufficient fire
wood Cut and drawed to the door and to keep her one Horse
and one Cow well winter and Summer my will is that if my
aged Mother should live after me that she shall have and
possess all the Privileges she now hath in the house or about
it she paying or allowing a Reasonable value therefor
and I hereby appoint ~~and define~~ that the following persons
may be appointed Guardians for my five youngest Children
to wit Thomas the Clerk Grist the Mendenhall John Hoops and Robert
Valentine Jr and if they the said Guardians together with my
Executors or a Majority of them should be of the opinion

that the Lands and tenements I have willed and devised
in this my Last will and testament to my three young Sons
to wit Samuel Reuben and William had better be sold and disposed
of I hereby empower them the said Thomas Stutter Griffith
Mendenhall John Hoops and Robert Valentine to gather with
My Cousin Reuben Hains of the City of Philad or a Majority
of them to dispose of sell and Convey said tracts or Parts
of Land or Lots of Land or any Part thereof and Convey
said Land or Lots to the Purchaser or Purchasers which
Conveyances shall be good and valid and the money arising
therefrom to put to trust for them respectively whose
Land they so sell, or Purchase other Land at their discretion
for such Child or Children to whom the said Money did
belong and in their name or names as amply and fully to
all intents and Purposes as if the were of age to do the same
and my will is if my Sons Robert Mordcaic or Isaac should any
of them depart this life in their Minority or before the arrival
to the age of twenty two and without lawful Issue then and in
such Case the next Brother to him to take his Share and all the
allotment ~~devise~~ to him by this my Last will and testament and the
next Brother to take his Share and so on to the youngest
and the youngest Brothers Shares to be sold by my Executors
or guardians above mentioned and the Money Equally divid
ed among all my surviving Children Share and Part ~~alike~~
alike that is to say if my son Robert should die then I devise
his Share or Portion above mentioned to Mordcaic and Mordcaic
Share or Portion above mentioned to Isaac and Isaac share
or Portion to Samuel and Samuel share or Portion to Reuben
and Reuben share or Portion to William and William to be
sold and divided as above mentioned and if any other of my sons
should die to follow in like manner and lastly I do hereby
constitute and appoint my loving wife Elizabeth Miller and my
friend Thomas Pinn to be my Executors and Executor of this my
Last will and testament and desire them to accomplish it to the
true intent and Meaning thereof in witness whereof I have
herein to set my hand and seal Revoking all former wills by me
made

Signed sealed published and declared by the
said Warrick Miller the Testator as and for
his Last will and Testament in the presence of
us who have subscribed our names as witnesses

James Miller
The Pinn
John Oyle Anne Chaffant

Elizabeth Miller
Thomas Pinn

Records. May 10 1800

Deeds

Isaac Miller
to
Thomas Stather

This Indenture Made the fifth
day of the fourth Month in the Year of our Lords one Thousand
Seven hundred and Ninety Between Isaac Miller son
Warick Miller late of East Calve deceased, now of the State of Vir-
-ginia of the one part and Thomas Stather, Farmer, and William
Pinner Miller both of them of the Township of East Calve County
of Chester and State of Pennsylvania of the other Part Whereas
Richard Pike late of the City of Cork Merchant by Virtue of some
good Device Conveyance or Assurance in the Law duly Made and
and executed being lawfully Sealed in his demesne as of fee
Among other Lands of Lands in the piece or parcel
him After described Did by Letter of Attorney under his
hand and Seal duly executed bearing date the twenty third

Day of January 1759 and Recorded at Philadelphia in
Book D 2. Vol 5 page 48 in nomine and left from
Charles Norris late of the City of Philadelphia Merchant to

226

to sell and in the Name of Said "Richard" like to Convey the same
 to the purchaser or Purchasers thereof and the said Charles Norris
 by the Virtue Power and Authority therein given him did by Indenture
 here under his hand and seal duly executed and bearing date
 the sixteenth day of February 1763 Grant sell and Convey unto
 Marick Miller aforesaid deceased One hundred and Eighty Acres
 and 49 Acres of Land near Cabot aforesaid for the Consideration
 in said Indenture mentioned and Remaining of Record at
 Chester the Fiftenth day of October 1765 Reference being thereto
 had more fully and at Large Appear and the said Marick
 Miller being Sothier of Sweden he did first making his Last will
 and Testament wherein among other things he gave and devised
 to his two Sons Robert and Mordecai Miller Seventy Acres of
 Land to be Substant of the abovesaid one hundred and Eighty
 Acres he named in his said Will his first Heir and Heir
 and the Residue thereof Said Marick Miller did by said Will
 give and devise unto his Son Isaac Miller abovesaid to hold
 to him his heirs and assigns forever said Will bearing date the
 thirteenth day of the First month 1777 and Remaining on Record
 at Chester the eight day of March 1784 Reference being thereto

and also never since his said wife's death nor since he now
 do him his heirs and assigns forever said Will. bearing date the
 third day of the first month 8/77 and Remaining on Record
 at Chester the eighth day of March 8/84 Reference being thereunto
 had may more fully and at Large appear Now This Ind
 entured Witnesseth That in and in Consideration of the sum
 of three hundred pounds Lawfull Money of Pennsylvania
 unto the said Isaac Miller in Hand paid by the said Thomas
 Stalker in trust for and on the behalf of William Pimm
 above said as and before the said and I divers times of the
 receipt whereof the said Isaac Miller doth hereby acknowledge
 & thereof doth acquit and forever discharge the said Thomas
 Stalker his heirs and assigns and every of them by these
 presents He the said Isaac Miller hath granted, bar
 gained, sold, Aliened, conveyed, Released and Confirmed
 and by these presents doth and will remain in full and
 true and Company unto the said Thomas Stalker his heirs
 and assigns forever All that the Remainder of the aforesaid
 one hundred and eighty four and 1/2 Acres it being his
 the said Isaac Miller Part 3. Share thereof After the detu
 ction of the Seventy four Acres which said Remainder

unto the said Isaac Miller in Hand paid by the said Thomas
 Stalker (in trust for and on the behalf of William Pimm)
 abovesaid as and before the sealing and delivery hereof the
 receipt whereof the said Isaac Miller doth hereby acknowledge
 & thereof doth acquit and forever discharge the said Thomas
 Stalker his Heirs and Assigns and every of them by these
 presents. He the said Isaac Miller hath granted, bar-
 gained, sold, aliened, enfeoffed, released and confirmed
 and by these presents doth want remain, sell, alien, enfeoff-
 lease and confirm unto the said Thomas Stalker his heirs
 and Assigns forever. All that the Remainder of the aforesaid
one hundred and eighty seven and 1/2 Acres being his
the said Isaac Miller's to have them after the dedu-
 ction of the seventy Acres aforesaid which said Remainder
 is bounded and bounded as followeth. Viz. Beginning
 at Corner post or Stone in the line of Thomas Stalker
 and Corner of Alexander Miller's Land thence running
 North one hundred and ^{176P} seventy five Acres and two
 thirds of a perch to a Corner Stone thence west one

Hundred Acres parcels to wit the same with the parcel purchased
 John Mendenhall and Captain Brandynore one hundred
 Seventy six Perches and two thirds of a Perch to the Corner of Robert
 Miller Land to a spot on the Road leading to Robert Valentines
 Mill and thence East along the line of said Robert's side
 of Mendenhall's Land one hundred and ten Perches to the Place
 of Beginning containing one hundred and ten Acres &
 Forty nine Perches of Land (more or less) with the usual allow-
 ance for Roads Highways &c. Together also with all and
 singular the Stacks Ways Passages Woods Waters Watercourses
 Rights Liberties Privileges Buildings Improvements and
 Appurtenances whatsoever and whosoever to have
 or in anywise to participate in and the lessors Remainder
 Rents Issues and Profits thereof and also all the estate the
 Title Interest use possession Property Claim and demands
 whatsoever of him the said Isaac Miller whether in Law
 or Equity or otherwise whatsoever for so long as the same
 described piece of parcel of Land herein granted with the
 Appurtenances and the true Copies of all Deeds and

Appointments and true Copies of all Writs
 and Writings touching or concerning the same to be had
 & Taken at the proper Costs and Charges of the said Thomas
 Stalker his heirs and Assigns So have and do hold
 the aforesaid described Piece or Pieces of Land Hereditaments
 and Premises here bargained and Sold or meant
 to be with the Appointments unto the said
 Thomas Stalker his heirs and Assigns to the only proper
 use Benefit and behoof of him the said Thomas Stalker
 his heirs and Assigns forever Under the Proportion and Part
 of the yearly Rent hereafter annexed for the hereditaments
 Premises to the Chief Lord or Lords of the Fee hereof And
 the said Isaac Miller for himself and his heirs doth Covenant
 that he and his heirs the aforesaid described Piece or Pieces
 of Land Hereditaments and Premises here bargained
 bargained and Sold or mentioned or intended to be with
 the Appointments unto the said Thomas Stalker his heirs
 & Assigns Against him the said Isaac Miller and his
 heirs and Assigns and every other person and persons

To all to whom these Presents shall or may come; I Thomas Stalker of the Township of East Caln in the County of Chester in Pennsylvania, being now far advanced in Years, and attended with bodily Weaknesses, but of sound and disposing Mind and Memory (for which I am thankful;) and having under my Consideration the Uncertainty of our Time here on Earth, and that it is appointed unto all Men to die; Do, therefore for the disposing of my worldly Estate, of which kind Providence in Mercy hath been pleased to bestow upon me, — make and publish this my last Will and Testament in Manner following, that is to say, — First, I will and order all my just Debts and funeral Expences to be fully paid at the Direction of my Executors herein after named, as soon as conveniently may be after my Decease!

Item — I give and bequeath unto my loving Wife Grace Stalker the sole Use and Enjoyment of the two South Rooms at the East End of my Mansion house, as also the Use of the South Cellar, the Kitchen and Oven, with full Privilege to occupy, go to, and come from them, whensoever, and as frequent as she may choose so to do; together with full Privilege of the Water: I also give unto her one Horse or Mare and one Cow, and also sufficient Sustenance for them in ~~the Winter~~ ^{the Plantation whereon I now dwell}, during her Widowhood, and no longer: I also allow my said Wife during her Widowhood a sufficient Quantity of Ground adjoining the Pump-Yard for a Garden: Together also with a sufficient Quantity of Firewood cut of a suitable Length, hal'd and laid at her Door; and one Quarter of an Acre of Flax sowed for her yearly, with Privilege of the Orchard to use what Fruit she may think proper; and the Quantity of Ten Bushels of ~~good~~ sound merchantable Wheat, as also one large good fat Hog, and one Quarter of good Beef, to be delivered to her yearly all which Privileges to be continued during her Widowhood and no longer: I also give and bequeath unto my said Wife two of my best Beds and Furniture, six Chairs, ~~and~~ one armed Chair, a Case of Drawers, one black Walnut Oval Table, and a Tea Table, her looking Glass, also a side Saddle: And also I give unto her my said Wife the full Sum of Two hundred Pounds of current Gold and Silver Money at and after the Rate the same now passeth: All which Privileges, and Requests I allow and order to be in Lieu of all Dower and Right of Dower or Title, which my said Wife might have or claim of in or to, or out of my Estate, by any Law, Usage, or Custom whatsoever.

Item. — I give and Devise unto my Son Thomas Stalker and to his Heirs forever all and singular my Lands, Messuages, Tenements and Hereditaments, with their Appurtenances, situate lying and being in the said Township of East Caln,

East-Caln (one certain Tract of 110 Acres & 49 Perches, ^{of Land} in East-Caln aforesaid which I purchased of the Heirs of Warrick Miller deceased in Trust for William Pimm, only excepted and reserved, as the same is expressly mentioned in a certain Conveyance from Isaac Miller to me, dated the 5th of the 4th Month, 1790) to be freely possessed and enjoyed by him, he allowing unto his said Mother the Privileges severally herein before mentioned during her Widowhood (~~and the Privileges granted to Mrs. Pimm~~) as aforesaid. I also give and bequeath unto my said Son Thomas Stalter my Clock and Case and my Walnut Desk.

Item. — I give and bequeath unto my Daughter Hannah the Wife of Isaac Coates the Sum of Five hundred Pounds of like Money aforesaid, first deducting what she has heretofore received thereof.

Also, The Sum of Five hundred Pounds (or Value) I order to remain in the hands of my Executors herein after named, to be applied to and for the separate Use and Maintenance of my Daughter Mary the Wife of William Pimm, as she may stand in Need during her Coverture, they my said Executors first deducting what Money she has already received of the said Sum; and in Case she survives her present Husband, that then if any of said Sum remain, I will and order such Remainder to be paid to her my said Daughter Mary to be disposed of as she may think fit. But if in Case she dies this Life during her present Coverture, and any Part of the said Sum of Five hundred Pounds remain in the Hands of my said Executors undisposed of, I give and bequeath such Remainder to be equally divided to & among all the Then surviving Children of my said Daughter Mary Part and Share alike.

Item. — I give and bequeath unto my four Daughters, namely, Rebecca, Grace, Elizabeth, and Lydia, the Sum of Two Thousand Pounds of like Money aforesaid, to be equally divided among them, to be paid unto them by my Executors as soon as is convenient after my Decease out of my personal Estate, first deducting what each of my said Daughters have aforesaid time received out of my Estate towards paying their Legacies.

Item. — I give unto my Daughter Elizabeth her Choice of the two Rooms up Stairs in the new End of my said Mansion House, with full Privilege to go to, remain in, and occupy and enjoy the same as long as she remains unmarried, and no longer.

Item. — I give and bequeath unto my five Grand Children, namely Hannah, Ann, Rachel, Mary, & Lydia, Pimm, the Daughters of my said Daughter Mary Pimm, the Sum of Fifty Pounds of like Money aforesaid, to be equally divided between them Part and Share alike, and paid to them respectively when they arrive at the Age of Eighteen years,

Years, with lawful Interest: But in Case any of them my said Grand Children die before she or they arrive at the Age of Eighteen Years aforesaid, that then the Part of her or them so dying shall be equally divided among the Survivors Part and Share alike.

Item. — And, whereas I have purchased two certain Lots of Ground at a Place called Coney Town, my Will is, and I hereby order the same to be sold by my Executors, as soon as is convenient after my Decease.

Item. — As for ~~all~~ the Rest Residue and Remainder of my Personal Estate whatsoever and wheresoever found, and not herein before particularly bequeathed, I give and bequeath unto my six Daughters aforesaid, to be equally divided between them Part and Share alike; and that the equal Share of my Daughter Mary Pimm shall be paid unto her upon the same Conditions, and to be at the Direction and remain in the Hands of my said Executors to be paid unto her as before herein directed and appointed.

Lastly. — I do hereby nominate constitute and appoint my loving Wife Grace Stalker Executrix, and my Son Thomas Stalker and Son-in-law Isaac Coates, Executors, of this my last Will and Testament, hereby revoking disannulling and making void all former Wills heretofore by me made either by Word or Writing, and declare this only to be my last Will and Testament. — In Witness whereof I have hereunto set my Hand and Seal the Seventh Day of the fifth Month, in the Year of our Lord, One Thousand seven Hundred and Ninety One. 1791.

Signed, sealed, Published, Pronounced, and declared by the said Thomas Stalker the Testator, for and as his last Will and Testament in the Presence of us the Subscribers, who subscribed our Names as Witnesses thereto in his Presence, and at his Request.

Thomas Stalker

Thos Pimm

Mary Pimm

Henry Atherton.

+ Deed
Mary Pim

This Indenture made the first day of
the third month in the Year of our Lord one thousand eight
hundred and fourteen Between Mary Pim of East Caln
Township in the County of Chester and State of Pennsylvania Widow
of the one part and Thomas Vickers of the place aforesaid farmer
and Joseph Ridgway of the City of Philadelphia Merchant of the other part: Whereas
a certain Isaac Miller by his Deed bearing date the fifth day of the fourth month
in the Year of our Lord one thousand seven hundred ninety did grant and confirm unto
a certain Thomas Stalker a Tract of Land situated in East Caln Township and County of
Chester aforesaid Beginning at a stone in the line of the said Thomas Stalker and a
Corner of Mordecai Millers land thence running North one hundred and seventy six perches
and two tenths of a perch to a Corner Stone thence West one hundred and ten perches to
a post thence South by Land formerly of John Mendenhall one hundred and seventy six
perches and two tenths of a perch to the Corner of Robert Millers land to a post in the Road leading
to Robert Valentines Mill thence East along the line of the said Robert and Mordecai Millers
land one hundred and ten perches to the place of beginning containing one hundred and ten
Acres and forty nine perches of Land (more or less) with the usual allowance for Roads & Highways
AND Whereas Jonathan Mendenhall and Martha his Wife by their Deed bearing date
the fourteenth day of the fourth month in the Year of our Lord one thousand seven hundred
and ninety four did grant and confirm unto the said Thomas Stalker all that Tract or
lot of Land situate in the Township of Brandwine in the County of Chester aforesaid
Beginning at a stone on a line of the land of said Thomas Stalker thence by the same
and Land of Thomas Windles North five degrees and an half West fifty five perches perches
to a stone thence by other Land of the said Jonathan and Martha Mendenhall the three

by
Thomas Vickers & Joseph Ridgway

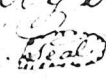
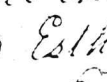
Following courses and distances viz^t South eighty four degrees and an half West thirty five
 perches to a stone South fifty five degrees West fifty perches to a stone and South five degrees
 and an half East twenty seven perches to a stone in a line of William Pim's Land thence with
 the same North eighty four degrees and an half East seventy five perches to the place of beginning
 containing Twenty two Aers and an half strict Measure as in and by the said Deeds
 Recorded in the office for Recording of Deeds in and for the said County of Chester in Book
 T. 2. Vol 43. the first in page 277. and the last in page 230 relation being thereunto
 respectively had may more fully and at large appear And the said Thomas Stalker
 then being seized of and in the said two tracts of Land and also sundry other Lands
 and Tenements in the County of Chester aforesaid made and left his last Will & Testament
 in Writing with several Codicils thereunto annexed the last of which bearing date the
 fourteenth day of the fourth month in the Year of our Lord One Thousand Seven hundred
 and Ninety four in which said Will is contained the following Words viz^t "Also the sum
 of five hundred Pounds of like money (Gold or Silver) I order to remain in the hands of
 my Executors herein after named to be applied to and for the separate use & maintenance
 of my daughter Mary the Wife of William Pim as she may stand in need during her Coverture
 they my said Executors deducting what Money she has already received and in case she survives
 her present husband that then if any of the said Money remains I will and order such
 remainder to be paid to her my said daughter Mary to be disposed of as she may think fit"
 and in the Codicils thereof he says "Be it remembered that my mind and Will is that
 the land which I purchased of Isaac Miller being one hundred and Ten Acres and forty
 nine perches I give and devise unto Mary Pim the Wife of William Pim valued at three
 hundred Pounds to be considered as so much paid of her portion of five hundred Pounds
 with this proviso that it be for her only separate use and Emolument" (again) "I
 give and bequeath to my daughter Mary the Wife of William Pim all my right of
 the plantation I bought of Isaac Miller or monies I paid therefor being one
 hundred and twenty Pounds as part of the dower left her in my Will to be at the

hundred and seventy pounds as part of the legacy left her in my Will to be at the
 direction of my Executors as therein mentioned" (again) "Whereas I Thomas Stalker
 the Testator mentioned in the within Godicil and the therein recited Will having
 since signing thereof purchased twenty two and an half acres of Land of Jonathan and
 Martha Mendenhalls in Brandywine Township County of Chester and State of Pennsylv
 and adjoining the Plantation I purchased of Isaac Miller for which I paid the said
 Mendenhall the sum of One hundred pounds Now be it known that my Will
 is that my Daughter Mary after my decease shall have the before mentioned twenty
 two and an half acres of Land and it to be One hundred pounds of the legacy left
 her in the within recited Will and under the directions of my Executors in the same
 manner as before mentioned in my Will." As in and by the said Will and Godicils there
 unto annexed remaining in the Registers Office in and for the said County of Chester
 may at large appear NOW this Indenture witnesseth that the said
 Mary Pin found in consideration of the sum of six thousand Dollars good and lawful
 Money of the United States of America to her in hand paid at and before the sealing and
 delivery of these presents by the said Thomas Vickers and Joseph Ridgway the receipt where
 of she doth hereby acknowledge and thereof doth acquit exonerate and for ever discharge
 the said Thomas Vickers and Joseph Ridgway their heirs Executors and Administrators
 by these presents Well granted bargained sold Alien released and Confirmed and by
 these presents doth grant bargain sell Alien release convey and confirm unto the said
 Thomas Vickers and Joseph Ridgway their heirs and assigns All that tract of Land for
 above described containing One hundred and Ten acres and forty nine perches and
 allowance be the same more or less (except fifteen acres part thereof which the said Mary
 Pin hath heretofore sold and by her Deed dated the sixth day of the fifth month in
 year of our Lord One thousand eight hundred and nine granted and Confirmed unto
 William Mitchener his heirs and assigns) and also all the said Tract of Land above described
 containing Twenty two acres and an half Together with all the Houses Well known

Buildings Barns Stables Orchards Gardens fences fields Ways Woods Waters Watercourses profits
 Commodities Advantages rights liberties Privileges hereditaments and appurtenances what-
 soever thereto belonging or in anywise appertaining and the Reversion and Remainders
 Rents issues and Services thereof and also all the Estate right title interest Property
 possession claim and demand whatsoever either in Law or equity of the said Mary
 Pim and her heirs of in and to the said premises To have and to hold all the
 aforesaid Messuages and Tract of land Containing One hundred and ten Acres and
 forty nine perches and Allowance be the more or less (except the fifty acres aforesaid)
 and the said Tract Containing Twenty two Acres and an half as each of the same are
 above bounded and described and hereditaments and premises hereby granted mentioned
 or intended so to be with the appurtenances unto them the said Thomas Vickers and
 Joseph Ridgway their heirs and assigns To the only proper use and behoof of the said
 Thomas Vickers and Joseph Ridgway their heirs and assigns forever in equal undivided
 moieties as Tenants in common and not as Joint Tenants and the said Mary Pim
 for herself her heirs Executors and administrators doth hereby Covenant Promise Grant
 and agree to Warrant and defend the said Land and Premises hereby granted
 mentioned or intended so to be with the appurtenances unto the said Thomas
 Vickers and Joseph Ridgway their heirs and assigns forever against all persons
 whatsoever lawfully Claiming the same In Witness where the said Parties have
 hereunto set their hands and seals on the day and in the Year first above Written
 Mary Pim Seal Sealed and delivered in the presence of Tho. Walker John Pim
 Received on the day of the date of the within Indenture of the within named Thomas Vickers
 and Joseph Ridgway the sum of Six Thousand Dollars good and lawful Money of the
 United States of America being the consideration money within mentioned in full Wit-
 ness my hand Mary Pim Witness present at signing Tho. Pim Thomas Vickers
 Chester County Pa. Before me the Subscriber one of the Justices of the Peace of said
 County the within named Mary Pim the grantor who acknowledged

Endorsed
 Joseph Ridgway et al
 Thomas Vickers
 Witnesseth that the said Joseph Ridgway and Esther his wife for and in consideration of the sum of three thousand three hundred and seventy five Dollars lawful money of the United States to them paid by the said Thomas Vickers at or before the sealing and delivery hereof the receipt whereof is hereby acknowledged Have granted bargained sold released and Confirmed and by these presents Do grant bargain sell release and Confirm unto the said Thomas Vickers his heirs and assigns All his the said Joseph Ridgway and Esther his wife's one full equal and undivided moiety or half part (the whole in to two equal parts to be divided) of and in All that certain Tract of Land situate in East Galn Township in the County of Chester and State of Pennsylvania containing one hundred and ten acres and forty nine perches of Land and Allowances be the same more or less (except Fifteen acres part thereof heretofore sold and Conveyed by Mary Pinn to William Mitchener as within recited) And also all that tract of Land situate in the Township of Brandywine in the County of Chester aforesaid containing Twenty two acres and an half Strict measure in and by the within Indenture of by the within named Mary Pinn granted and Conveyed to the said Thomas Vickers and Joseph Ridgway in Fee by Moieties as tenants in Common and as joint tenants (Which said Indenture is dated the first day of the third month 1814 Recorded in the Recorder's Office for Chester County in Book K. 3. Vol 58. Page 199.) Together with all and singular the Buildings Improvements ways Waters Water Courses Rights Liberties Privileges hereditaments and Appurtenances whatsoever thereunto respectively belonging or in anywise appertaining and the Reversions and Remainders Rents Issues and Profits thereof And all the Estate Right Title

431


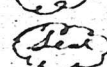
Interest property claim and demand whatsoever of them the said Joseph
Ridgway and Esther his wife either at Law or in equity of in and to the same
To have and to hold all and singular the hereditaments and premises here-
by granted with the appurtenances (except the fifteen acres sold as aforesaid) unto
the said Thomas Vickers his heirs and assigns to the only proper use and behoof of
him the said Thomas Vickers his heirs and assigns for ever. And the said Joseph
Ridgway for himself his heirs Executors and Administrators doth hereby Covenant
and agreed to and with the said Thomas Vickers his heirs and assigns that he
the said Joseph Ridgway and his heirs all and singular the hereby granted premi-
ses Hereditaments and appurtenances unto the said Thomas Vickers his heirs
and assigns against him the said Joseph Ridgway and his heirs and against
all and every other person and persons whomsoever lawfully claiming or to
claim by from or under him them or any of them shall and will Warrant and
for ever defend. In Witness whereof the said parties to these presents have hereunto
interchangeably set their hands and seals the day and year first above Written
Joseph Ridgway  Esther Ridgway  Sealed and delivered in the presence
of us Geo Bartram Daniel Le Roy. I acknowledge to have received of the above
named Thomas Vickers the full Consideration monies in the above Deed
mentioned. Joseph Ridgway - Witnesses at signing. Geo Bartram Daniel Le Roy
The sixteenth day of September Anno Domini 1819. Before me the Subscriber
one of the Aldermen of the City of Philadelphia came the above named Joseph
Ridgway and Esther his wife and acknowledged the above Endorsed Deed
to be their Act and deed and desired the same might be recorded as such.
The said Esther being of full age separate and apart from her husband
by me examined declared that she did voluntarily and of her own free
will and Accord Seal and as her Act and deed deliver the said Deed
or Conveyance without any coercion or Compulsion of her said husband
and that she had been fully made known unto her

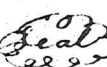
Recorded April 14th 1821

Assignment
Thomas Tickers et ux
To

Joseph Paxson & Joseph Cooper ty one Between Thomas Tickers of the Township of East Caln County of Chester and State Pennsylvania Yeoman and Annema his wife of the one part And Joseph Paxson and Joseph Cooper Both of the Township of Sadsbury County and State of Pennsylvania Yeoman of the other part Witnesseth that the said Thomas Tickers and Annema his wife in Consideration of the trusts Conditions and agreements Herein after declared and Expressed and of the sum of one Dollars by the said Joseph Paxson and Joseph Cooper to them in hand paid the receipt whereof is hereby acknowledged hath Granted Bargained Sold alien assigned released conveyed and Confirmed And by these presents do grant bargain sell alien assign release and convey and confirm unto the said Joseph Paxson and Joseph Cooper and to the survivors of them and to the Heirs Executors and administrators of such survivor and to the assigns of them or the survivor of them or the Representative of such Survivor A Certain Messuage Plantation and Tract of Land Situate partly in East Caln and partly in Brandywine Townships in the County of Chester aforesaid Bounded by Land of William Bailey David Mendenhall Rhindhas Mendenhall Thomas Windle and others Containing about Two Hundred Acres be the same more or less And all and singular the goods Chattels Furniture and effects whatsoever named in a Schedule hereunto annexed and all other the goods and Chattels Stock Furniture and effects of the said Thomas Tickers whatsoever and wheresoever the same may be altho not named or expressed in the said schedule And also all and singular the debts and sums of Money due owing ^{and} payable to the said Thomas Tickers Whether by Judgment Mortgage Bond note Book Account or otherwise howsoever altho not Expressed or Contained in the annexed list Together with all the other real and personal Estate of the said Thomas Tickers or to which he is in any manner entitled in Law or Equity in prosepion reversion or remainder with the Rights privileges and appurtenances to the same or any part thereof

of the said Thomas Trickers whatsoever and whatsoever is therein expressed or expressed in the said schedule And also all and singular the debts and sums of Money due owing ^{and} payable to the said Thomas Trickers Whether by Judgment Mortgage Bond note Book Account or otherwise how soever altho not Expressed or Contained in the annexed list Together with all the other real and personal Estate of the said Thomas Trickers or to which he is in any manner entitled in Law or Equity in prosepion reversion or remainder with the Rights privileges and appurtenances to the same or any part thereof belonging To have and to hold the said Estate real and personal hereby granted assigned Conveyed or intended so to be with the appurtenances unto the said Joseph Paxon and Joseph Cooper and to the survivor of them and to the assigns of him the said Survivor and to the Heirs Executors and Administrators of such Survivor Upon the special Trust and Confidence following that is to say that the said Trustees shall as soon as conveniently may be make Sale of the said Estate real and personal and Convert the same into Cash and Collect the said Debts and sums of money now due and payable to the said Thomas Trickers and after paying and discharging the necessary Expenses of Executing this Trust shall pay and satisfy to each of the Creditors of the said Thomas Trickers without any ~~deduction~~ ^{distinction} or preference on account of the nature of the debt or of the security for the same the amount of their respective debts and Claims if the proceeds of such Sales and Collections will extend to pay and satisfy the same But if not that then the said Trustees shall pay and satisfy to the said Creditors a ratable proportion of their said debts and Claims according to the same and that if after paying and satisfying the said Creditors there should be any overplus beyond the amount of said debts then upon this further Trust and Confidence that the said Trustees will pay such overplus to the said Thomas Trickers his Executors Administrators and assigns And this Trust and Confidence further witnesseth that the said Thomas Trickers hath made ordained constituted and appointed And by these presents doth make ordain constitute and appoint the said Joseph Paxon and Joseph Cooper and the survivor of them and the Heirs Executors and Administrators of the Survivor his True and Lawful Attorney irrevocable in his name or otherwise to ask demand sue for recover and receive the several debts and sums of money aforesaid

Due and payable to him and upon receipt thereof good ^{and} sufficient acquittances and discharges
 to make Execute and deliver and the same Debts at their pleasure to compound compromise release
 and one or more Attornies under them or the survivor of them to appoint and substitute and the
 same at pleasure to remove and replace Giving ^{and granting} to the said Attornies or Attorney full and ample
 power to do and perform whatsoever he might lawfully do were he personally present ratifying
 and confirming whatsoever the said Attornies or Attorney shall lawfully do in the premises
 by virtue hereof In Witness whereof the parties to these presents ^{have} interchangeably set their hands
 and seal hereunto the day and date first above written
 Thomas Pickers 
 Semina Pickers 

Sealed and Delivered in the presence of us
 herunto interlined before signing and the words Semina } Chester County ss, the fourth
 his wife also interlined before signing ^{in the} presence of } day of April A.D. 1821 before
 me Subscriber one of the Justices of the peace in and for the County of Chester aforesaid persona-
 lly come Thomas Pickers and Semina his Wife and acknowledged the foregoing Instrument of
 Writing and ^{as} a Her act and Deed in due form of Law the said Semina being of full age
 Separately and apart from her said Husband by me examined and the contents thereof
 fully made known unto her on said separate examination declared she voluntarily and
 of her own free will and accord did seal and as Her act and Deed Deliver said instrument
 of Writing or Indenture without any coercion or compulsion of her said Husband In
 Testimony whereof I have hereunto set my hand & Seal the date aforesaid
 Robert Miller 

Deed Recorded April 16th 1821
 * Eli Shugart & Wife } This Indenture Made the fifth day of April in
 To Edward Shields } the year of our Lord one thousand eight hundred twenty one Between
 Eli Shugart of the Township of West Cahn in the County of Chester and State Pennsylvania and
 Elizabeth his Wife of the one part and Edward Shields of the Township of West Whiteland in the
 same County and State aforesaid of the other part Witnesseth that the said Eli Shugart and

Recorded April 23rd 1892. — John Travis Seal

Deed
Joseph Parson et al
To
Samuel Bettle

This Indenture Made the twelfth day of the third month in the year of our Lord one thousand eight hundred and twenty two Between Joseph Parson and Joseph Cooper both of the Township of Sadsbury in the County of Chester of the one part and Samuel Bettle of the City of Philadelphia of the other part Whereas May 18th by Indenture duly executed according to law did grant and confirm for the consideration therein mentioned to Thomas Vickers of the Township of East Calwafous said and Joseph Ridgeway of the City of Philadelphia a certain tract of land and improvements situate part in East Calw Township and part in the Township of Beardsdyrne in the County of Chester aforesaid to hold and enjoy the same to them their heirs and assigns forever in equal undivided moieties as tenants in common and not as joint tenants as in and by the said recited Indenture bearing date the first day of the Month in the year of our Lord one thousand eight hundred and fourteen and Recorded in the office for recording of Deeds in and for the County of Chester in Book No 3 Volume 58 page 199 may more fully and at large appear and Whereas the said Joseph Ridgeway by his Indenture duly executed bearing date the sixteenth day of the Ninth month in the year of our Lord one thousand eight hundred and nineteen did for the consideration therein mentioned grant convey and confirm unto the above named Thomas Vickers and to his heirs and assigns forever all his right title interest claim and demand what soever of or in the one equal and undivided moiety of land and improvements above mentioned and which had been held by him as in and by said Indenture Recorded in the office for recording of deeds in and for the County of Chester in Book P. 3 Volume 63 page 438 may more fully and at large appear And Whereas the said Thomas Vickers being so seized in his demesne as of fee as well in the Estate above mentioned as in other estates both real and personal executed and Indenture of assignment which was signed and sealed by himself and Femma his Wife under date of the fourteenth

may more fully and at large appear one hundred and one paid Joseph Ridgeway by his
 Indenture duly executed bearing date the sixteenth day of the Ninth month in the
 year of our Lord one thousand eight hundred and nineteen did for the consideration
 therein mentioned grant convey and confirm unto the above named Thomas Vickers
 and to his heirs and assigns forever all his right title interest claim and demand what
 soever of or in the one equal and undivided moiety of land and improvements above
 mentioned and which had been held by him as in and by said Indenture recorded in the
 office for recording of deeds in and for the county of Chester in Book F. B. Volume 63
 page 438 may more fully and at large appear And whereas the said Thomas
 Vickers being so seized in his demesne as of fee as well in the Estate above mentioned as
 in other estates both real and personal executed and Indenture of assignment which
 was signed and sealed by himself and Gemma his Wife under date of the fourteenth
 day of the fourth month in the year of our Lord one thousand eight hundred and twenty
 one in which Indenture for the consideration therein mentioned there was granted and
 confirmed to the above named Joseph Cooper and Joseph Season all the Estate of him the
 said Thomas Vickers both real and personal wheresoever the same might be as in and
 by the said Recited Indenture of assignment recorded in the office for recording of deeds
 in and for the county of Chester in Book F. B. Volume 66 page 285 may more fully and
 at large appear By force and virtue of the above recited Indenture of Assignment and
 in compliance with the trust therein enjoined they the said Joseph Season and Jo-
 seph Cooper advertised for public sale at Vendue the above tract of land and impro-
 vements which had been conveyed to Thomas Vickers as above mentioned by Mary Ann
 and Joseph Ridgeway Whereas on the eighteenth day of the sixth month in the
 year of our Lord one thousand eight hundred and twenty one the same was exposed to
 sale by public vendue or out and struck off to Samuel Brittle afforesaid for the sum of
 twenty two dollars and twenty five cents per acre he being the highest and best bidder
 and that the highest and best price bid for the same Now this Indenture Witness
 my hand that they the said Joseph Season and Joseph Cooper for and in consideration

190 of the sum of two thousand six hundred and eighty five dollars and fifty cents good and lawful money of the United States of America to them or one of them in hand paid by the said Landul Bettle the receipt whereof they do hereby acknowledge and they of acquit innocently and forever discharge him the said Samuel Bettle his heirs and assigns by these presents have granted bargained sold alligned in feoffe released and confirmed and by these presents do and each of them doth grant bargain sell alligned in feoffe release and confirm to him the said Samuel Bettle and to his heirs and assigns all that Messuage tenement and lot of Ground situate partly in East Calver and partly in Brandywine Townships aforesaid and bounded as follows Beginning at a Stone thence along the line of land belonging to the State of Thomas Stalker deceased North four degrees and three quarters West two hundred and thirty two perches to a corner thence by the land of Thomas Wendle South eighty five degrees and a quarter West thirty four perches and five tenths of a perch to a corner thence South fifty degrees West forty nine perches to a corner thence South five degrees and an half East twenty seven perches to a corner thence South eighty five degrees and a quarter West thirty three perches to a corner in a line of David Mendenalls land thence by the same South four degrees East one hundred and four perches to a corner of Benjamin Ferringtons land thence the five following courses by the same North seventy three degrees and three quarters East thirty five perches to a corner and South fourteen degrees and an half East twenty one perches to a corner thence South sixty eight degrees and an half West five perches and five tenths of a perch to a corner thence South thirteen degrees and an half East thirty two perches to a corner thence North Eighty two degrees East fifty perches to a corner of this same tract held by the before mentioned Assignees thence by the same South four degrees and three quarters East twenty nine perches to a corner in the line of Robert Millers land thence by the same North eighty five degrees and a quarter East two hundred four perches to the place of beginning containing one hundred and twenty

Robert Miller land thence by the same North eighty five degrees and a quarter East
 twenty four perches to the place of beginning containing one hundred and twenty
 four acres and ninety perches strict measure (Being a part of the same tract of land which
 Mary Kim by Indenture above recited granted and confirmed to the above mentioned or
 named Thomas Viehus and Joseph Ridgway) Together with all and singular the
 buildings improvements ways woods waters water courses rights liberties here-
 ditaments and appurtenances whatsover therunto belonging or in any wise apper-
 taining And the reversions and remainders rents issues and profits thereof And also all
 the Estate right title interest property claim and demand whatsoever of them the said
 Joseph Paxson and Joseph Cooper in law or equity or otherwise of in to or out of the same
 To have and to hold the said Messuage or tenement and tract of land of one
 hundred and twenty acres and ninety perches hereditaments and premises hereby
 granted or mentioned and intended so to be with the appurtenances unto the said
 Samuel Bettle his heirs and assigns to the only proper use and behoof of the said
 Samuel Bettle his heirs and assigns forever In Witness the said parties first above
 named to these presents have therunto interchangeably set their hands and seals
 on the day and in the year first above written.

Joseph Paxson Seal
 Joseph Cooper Seal

Sealed and Delivered in the presence of

Mary Ann Miller Sam^r Miller

Received the day of the date of the above
 written Indenture of and from the above named Samuel Bettle the sum of five
 thousand six hundred and eighty two dollars and fifty one cents being the consider-
 ation money in full above mentioned to be paid to us

Witness present Mary Ann Miller Sam^r Miller

Joseph Paxson
 Joseph Cooper

Chester County p. Before me the subscriber one of the Justices of the peace in and for said
 County personally appeared the above named Joseph Paxson and Joseph Cooper and ac-
 knowledged 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 this twelfth day of the third Month in the year of our Lord one

* Deed
 Samuel Bettle et al
 to
 Graven Marsh

This Indenture Made the
 twenty ninth day of the fourth Month in the
 year of our Lord one thousand eight hundred
 and twenty three BETWEEN Samuel Bettle
 and Jane his wife of the one part and
 Graven Marsh of the Township of East Calw in the County of Chester
 and State of Pennsylvania of the other part Witnesseth that the said
 Samuel Bettle and Jane his wife for and in consideration of the sum of
 two thousand five hundred dollars to them in hand paid by the said
 Graven Marsh at and before the sealing and delivery hereof the receipt
 whereof they do hereby acknowledge and therof acquit exonerate and forever
 discharge him the said Graven Marsh his Heirs and Assigns by these
 presents Have granted bargained sold allured enfeofed released and con-
 firmed and by these presents do and each of them do the grant bargain
 sell alien enfeof release and confirm unto him the said Graven Marsh
 and to his Heirs and Assigns forever all that messuage tenement or lot
 of ground situate in East Calw Township aforesaid and bounded as follows
 to wit BEGINNING at a Stone thence along the line of land late of
 Thomas Stalker North four degrees and three quarters West one hundred
 and seventy seven perches to a Stone corner of Thomas Windles land thence
 the three following courses by the same South eighty five degrees and
 a quarter West eighteen perches and North four degrees and an half West
 twenty one perches and South eighty five degrees and an half West eighteen perches
 thence to line of Thomas Mendenhall's land North twenty two degrees and
 an half West twenty perches and along the same South fifty degrees
 West forty one perches to a Stone corner of land Mendenhall's land thence

To wit BEGINNING at a Stone thence along the line of land late of,
 Thomas Stalker North four degrees and three quarters West one hundred
 and seventy seven perches to a Stone a corner of Thomas Windles land thence
 the three following Courses by the same South eighty five degrees and
 a quarter West eighteen perches and North four degrees and an half West
 twenty one perches and South eighty five degrees and an half West eighteen perches
 thence to line of Thomas Mendenhall's land North twenty two degrees and
 an half West twenty perches and along the same South fifty degrees
 West forty one perches to a Stone a corner of said Mendenhall's land thence
 South five degrees and an half East twenty seven perches to a corner
 thence South eighty five degrees and a quarter West thirty three perches
 to a corner in a line of David Mendenhall's land and by the same
 South four degrees East one hundred and four perches to a corner of Benjamin
 Semington's land thence the five following Courses by the same North seventy
 three degrees and three quarters East thirty five perches to a corner and South
 fourteen degrees and an half East twenty one perches to a corner thence Sixty eight
 and a half degrees West five perches and five tenths to a corner and South
 thirteen degrees and an half East thirty two perches to a corner thence
 North eighty two degrees East fifty perches to a corner of the part of the
 same original tract thence by the same South four degrees and three
 quarters East twenty nine perches to a corner in the line of Robert Miller's
 land thence by the same North eighty degrees and one quarter East
 twenty four perches to the place of beginning Containing one hundred and
 six acres and an half be the same more or less (BEING the same tract
 of land which Joseph Paxton and Joseph Cooper by their Indenture bearing
 date the twelfth day of the third month in the year of our Lord one thousand
 and eight hundred and twenty two for the consideration therein mentioned

granted and confirmed unto the above named Samuel Bettle as in and by the
said indenture duly executed and recorded in the Office for Recording of
Deeds in and for the County of Chester in Book W 3, Vol. 68 page 478 reference
being thereunto had may more fully and at large appear Together with all
and singulars the buildings improvements ways woods waters water courses rights
liberties privileges hereditaments and appurtenances whatsoever thereunto be-
longing or in any wise appertaining And the reversions and remainders, rents
issues and profits thereof Also all the estate right title interest property
claim and demand whatsoever of them the said Samuel Bettle Jane his
wife and their heirs of in to or out of the same or any part thereof. DO
have and to hold the above described lot of ground hereditaments
and premises hereby granted with the appurtenances or mentioned and
intended so to be to him the said Graver Marsh his heirs and assigns
to the only proper use benefit and behoof of him the said Graver Marsh
his heirs and assigns forever And the said Samuel Bettle doth for himself Jane
his wife and their heirs Executors and Administrators covenant promise and
grants to and with the said Graver Marsh his heirs and assigns by these
presents that the above described Messuage tenement or lot of ground con-
taining one hundred ten acres and an half be the same more or less hereby
granted or mentioned and intended so to be with the appurtenances to him
the said Graver Marsh his heirs and assigns against him the said
Samuel Bettle and his heirs and against all and every other person or
persons whomsoever lawfully claiming or to claim the same by Force or
under them them or any of them shall and well warrant and forever defend
In Testimony whereof the parties first above named to these presents
have interchangeably set their hands and seals on the day and in the
year first above written

Witness my hand and seal the 14th day of June 1768

Samuel Bettle

to these presents have hereto as is
 above written. Samuel Mackelduff ^{Seal} The words was allotted to him being
 witnessed before signing, sealed and delivered in the presence of us, Jno. J. Denny
 Clerk of the Peace for the County of Chester, the said Mackelduff and myself in the County
 of Chester, the said Mackelduff and myself in the County of Chester, the said Mackelduff
 One of the Justices of the Peace for the County of Chester, personally came the above written
 Samuel Mackelduff and acknowledged the above written indenture of bargain
 and sale to be his act and deed and depured that the same might be recorded
 at such recording to Law. In testimony whereof I have hereto set my hand
 and seal the day and date above written Jno. J. Denny ^{Seal} Received on the
 day of the date of the above written indenture of and from the therein named
 one Mackelduff the sum of nine hundred and four Dollars and fifty cents
 being in full the consideration money therein mentioned. Received by me Samuel Mackelduff
 Witness present signing Jno. J. Denny Recorded April 26th 1833!

* Deeds
 Graven Marsh Wolfe
 to
 Mary Gibson

This Indenture made the twenty sixth day of
 February, in the year of our Lords two thousand
 Eight hundred and Thirty three between
 Graven Marsh of East Caln Township in the
 County of Chester and State of Pennsylvania and
 Hannah his wife of the one part and Mary Gibson of the Township of

West Mantua in the County of Chester aforesaid of the other part Witnesseth
 that the said Graven Marsh and Hannah his wife for and in consideration
 of two thousand one hundred Dollars lawful money of the United States
 of America to them in hand paid by the said Mary Gibson at and before
 the executing and delivery hereof the receipt whereof they do hereby acknowledge
 and thereon acquit and forever discharge the said Mary Gibson her heirs
 Executors and Administrators by this present deed granted bargained and

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aliened enfeoffed released and confirmed unto the then present the said Thomas
the said Joseph M. Downings
two certain tracts

the largest
of which wherein the buildings stand, Beginning at a white oak a corner of John
T. Mason's lands thence by the same South eighty six degrees East fifty eight
perches to a stone thence North sixty degrees and three quarters East fifty perches
and five tenths to a post in the road thence still by the said John T. Mason's
lands according to the present positions of the needle South fifty two degrees East
twenty four perches and eight tenths to a post in a line of Joseph M. Downings
lands thence by the same South four degrees East seventy four perches and three
tenths to a stone a corner of John T. Mason's lands thence by the same South eighty
three degrees and one quarter West seventy seven perches to a post in a line of
Samuel Wollaston's lands thence by the same North thirteen degrees West six
perches to a chestnut tree thence by the same North sixty eight degrees East five
perches and seven tenths to a stone thence by the same North fourteen degrees
and one quarter West twenty two perches and eight tenths to a stone thence by
the same South seventy two degrees West thirty five perches and five tenths to a
stone in a line of the hereafter described tract North four degrees West fifty nine
perches to the place of beginning Containing fifty three acres and one hundred and
twenty one perches (to the same more or less) (It is a part of a tract of One Hundred and
ten and a half acres of land and premises which Samuel Pettit and Jane his wife
by Deed under their hands and seals bearing date the twenty ninth day of the month
month Annus Domini One Thousand Eight Hundred and twenty three did grant and
convey unto the above named Ebenezer Marsh his heirs and assigns forever as is
and by the said Deed which is recorded in the Records Office of Chester County in

convey unto the above named Graver Marsh his heirs and assigns forever as was
and by the said Deed which is recorded in the Recorder's Office of Chester County in
Deed Book No. 19 page 140 may more fully appear And the other lot beginning
at small poplar tree in a line of Richard Bailey's land thence by the same South
seventy four degrees East seventy four perches to a post in a line of Abmael Miller
land thence by the same and land of ^{the said} Graver Marsh (being the aforesaid lot
of land) North three degrees and a half West sixty perches to a marked White
Oak thence by lands of Samuel Singizer, the five following courses and distances
South Eighty five degrees and half West thirty one perches to a post, South Eighty
two degrees and an half West ten perches and three tenths to a marked Chestnut
Tree, South Seventy five degrees West eight perches and four tenths to a
marked Chestnut Tree South forty two degrees West nineteen perches and six
tenths to a marked Chestnut tree South thirteen degrees West nineteen perches
and eight tenths to the place of beginning Containing eight acres and
one hundred and ten perches of land) (It is the same tract of land and prom-
ises which Samuel Singizer and Sarah his wife by Indenture bearing date
the seventh day of February A 1833 granted and conveyed to the said
Graver Marsh party hereto said deed is intended to be recorded, reference
thereunto had fully appears. Together with all and singular the houses
buildings gardens orchards, woods meadows ways waters, water courses rights
rights liberties privileges, tenements and appurtenances whatsoever,
to the said two above described lots tracts or parcels of land belonging
or in any wise appertaining (Excepting the privilege of a Road on the
first mentioned tract of one perch wide from East Cabin meeting House
road thence South along the eastern line of said tract to the North East
corner of a wood lot heretofore conveyed by the said Graver Marsh
and Hannah his wife unto John T. Mason) And the reversions and remainders,
rights and interests in all the estate right title interest,

46

as in Equity or otherwise howsoever of them the said Erasmus Marsh
 and Hannah his wife of in to or out of the same To Have and To
 Hold the said two above described tracts pieces or parcels of Land
 (except the privilege of the Road) Hereditament and premises hereby
 granted or mentioned or intended to be with the appurtenances unto
 the said Mary Gibson her heirs and assigns to be the only proper use bene-
 fit and behoof of the said Mary Gibson her heirs and assigns forever
 And the said Erasmus Marsh for himself his heirs Executors and
 Administrators doth covenant promise grant and agree to and
 with the said Mary Gibson her heirs and assigns by these presents that
 he the said Erasmus Marsh and his heirs the said two above described tracts
 or parcels of Land (except the road privilege) Hereditament and premises
 hereby granted or mentioned or intended to be with the appurtenances
 unto the said Mary Gibson her heirs and assigns against him the said
Erasmus Marsh and Hannah his wife and their heirs and assigns all
 and every other person and persons whomsoever lawfully claiming
 or to claim by force or under title her them or any or either of them
 shall and will warrant and forever defend by these presents. In
 witness whereof the said Erasmus Marsh and Hannah his wife have
 hereunto set their hands and seals Dated the day and Year first above
 written. Erasmus Marsh Hannah Seal Seal
 delivered in the presence of us Francis Armstrong Thos. S. Valentine
 (Witness) On the day of the above written Indenture of and from the above
 named Mary Gibson two Thousand One Hundred Dollars being the full
 consideration money above mentioned. Francis Armstrong Thos. S. Valentine
 at Spring Francis Armstrong Thos. S. Valentine Justice of the Peace in and for the

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unto the said Mary
 Erner Marsh and Hannah his wife and their heirs and against all
 all and every other person and persons whomsoever lawfully claiming
 or to claim by force or under title her then or any or either of them
 shall and will warrant and forever defend by their presents. In
 Witness whereof the said Erner Marsh and Hannah his wife have
 hereunto set their hands and seals, Dated the day and year first above
 written. Erner Marsh *[Signature]* Hannah Marsh *[Signature]* sealed and
 delivered in the presence of us, Francis Armstrong, Thos: S. Valentine
 (Received on the day of the above written Indenture of and from the above
 named Mary Gibson two Thousand One Hundred Dollars being the full
 consideration money above mentioned. From: Erner Marsh. Witness present
 at signing, Francis Armstrong and Thos: S. Valentine. *[Signature]* Personally
 came before me the Subscriber one of the Justices of the Peace in and for the
 said County the above named Erner Marsh and Hannah his wife
 and acknowledged the above written Indenture to be their act and deed
 in due form of Law and desiring the same as such might be recorded:
 & the said Hannah being of full age, separate and apart from her
 said husband by me examined and the contents of said Indenture
 being fully made known unto her before signing, who upon such
 examination made as aforesaid she said that she did voluntarily and
 of her own free will and accord sign seal and as and for her act
 and deed deliver the said Indenture without any coercion or compulsion
 of her said husband. In testimony whereof I have hereunto set my hand
 and seal the Twenty eighth day of February Anno Domini one Thousand
 Eight Hundred and Thirty three. Thos: S. Valentine *[Signature]*

Quid. Recorded Feb 26. 1833

Madison Vernon and wife. This Indenture made the second day of

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said Joseph Gordon his heirs and assigns forever. And the said George Downing
for himself his heirs executors and administrators doth covenant promise grant and
agree to and with the said Joseph Gordon his heirs and assigns by these presents
that he the said George Downing shall not hereafter done committed nor wil-
lingly or willingly suffered to do or commit or any act matter or thing
whosoever whereby the premises hereby granted or any part thereof shall or shall
may be impeached charged or incumbered in title charge estate or otherwise
howsoever. The 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 us

Geo Downing

Ezekiel Evans Thomas J Evans
Chester County

Be it known that on the thirty first day of July Anno
Domini 1837 before me Ezekiel Evans one of the Justices of the peace in
and for said County came the above named George Downing and acknowledged
the above written Indenture to be his 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 above written

Ezekiel Evans

Recorded Oct February 1838

Deeds
Mary Gispson } This Indenture made the twenty seventh day of Feb
to } ruary 1838 between Mary Gispson of East-Chester Township County
Eli Rusel } of Chester and State of Pennsylvania of the one part

And Eli Russell of the same township and county, aforesaid, Yeoman
 of the other part Witnesseth, that the said Mary Gifferson for and in the con-
 sideration of the sum two thousand eighty Dollars lawful money of the United
 States of America in hand paid by the said Eli Russell to the said Mary
 Gifferson at and before the insuing and delivery hereof, the receipt and payment
 whereof she doth hereby acknowledge, and thereof acquit and give discharge
 the said Eli Russell his heirs, executors and administrators by these presents
 have granted, bargained, sold, aliened, conveyed, released and confirmed and
 by these presents do grant bargain, bargain sell, alien, convey, release and confirm
 unto the said Eli Russell and to his heirs and assigns, all those two certain tracts
 and adjoining pieces of Land Situate lying in the township of East-Cab. of the
 said the largest of which whereon the Buildings Stand Begins at a White
 Oak a corner of John T. Mason's land thence by the same South eighty six
 degrees east forty eight perches to a stone thence north sixty degrees and three
 quarters east fifty perches and five tenths to a post in the road thence South
 Joseph M. Downings land thence by the same South four degrees East seventy four
 perches and three tenths to a stone a corner of John T. Mason's land thence by the
 same South eighty three degrees and one quarter West seventy seven perches to a
 post in a line of Shmact Wellastons land North thirteen degrees West Six perches
 to a Chestnut tree North sixty eight degrees East five perches and seven tenths to a
 Stone North fourteen and one quarter degrees West twenty two perches and eight tenths
 to a Stone South seventy two degrees West thirty five perches and five tenths to a Stone
 in a line of the other tract North four degrees West fifty nine perches to the
 place of Beginning containing fifty three acres and one hundred and twenty
 one perches. And the other lot Begins at a Small poplar tree in a line of Richard
 Sailors land thence by the same South seventy four degrees East seventy four perches

in a line of the other tract, north four degrees and $17 \frac{1}{2}$ minutes
place of Beginning containing fifty three acres and one hundred and twenty
one perches. And the other lot Begins at a small poplar tree in a line of Richard
Sailors land thence by the same South twenty four degrees East seventy five perches
to a post in a line of Schmale Wallastons land thence by the same and land of
Gramer Marshs land north three degrees and a half West sixty perches to a marked
white oak thence by land of Samuel Singers South eighty five degrees and an
half West thirty one perches to post South eighty two degrees and an half West
ten perches and three tenths to a marked Chestnut tree South seventy five degrees
West eight perches four tenths to marked Chestnut tree South forty two degrees West
nineteen perches and six tenths to a marked Chestnut tree South thirteen degrees West
nineteen perches and eight tenths to the place of Beginning containing eighteen
acres and one hundred and ten perches of land both to the same more or less the said
two adjoining tracts of land that Gramer Marsh and Keimah his wife by their
deed bearing date the 20th day February A.D. 1833 conveyed to the said Mary
Gipson her heirs heirs assigns and decided in the Records Office of Chester County
in Book G. 4. Vol. 79. page 144. Jefferson thence being had fully appears
together with all and singular the houses and buildings thereon erected and being
and all ways, woods, waters, water courses, rights, liberties, privileges, hereditaments
and appurtenances whatsoever thence belonging or in any wise appertaining
and the persons, and remainders, rents, issues, and profits thereof. Also, all the
estate, right, title interest, claim and demands whatsoever of her the said Mary
Gipson in law or equity, or otherwise howsoever, in or out of the same, or any part
thereof. To have and to hold the said above mentioned and two divided
tracts or pieces of land, hereditaments and premises hereby granted or related
or mentioned or intended so to be, with the appurtenances, unto the said Edw
Russell his heirs and assigns to the only proper use benefit and behoof of the
said Edw Russell his heirs and assigns forever, excepting the privilege of a way

on the first above mentioned tract of one perch wide from East Leach meeting house
 road thence south along the eastern line of said tract to the Northeast corner of a
 wood lot belonging to John S. Stafen. And the said Mary Giffson for herself
 her heirs, executors, and administrators, doth covenant promise grant and agree to and
 with the said Eli Russell his heirs and assigns, by these presents that she the said
 Mary Giffson and her heirs, the said two tracts of land (excepting the privilege
 of the road her dower and premises, hereby granted or mentioned or intended
 to to be, with the appurtenances, unto the said Eli Russell his heirs and assigns
 against her the said Mary Giffson and her heirs and against all and every other
 person or persons whomsoever lawfully claiming or to claim by, from or under her
 or them or any of them shall and will warrant and peace defend by these
 presents. In Witness whereof, the said parties to these presents have hereunto
 interchangedly set their hands and seals, the day and year first above written.

Sealed & delivered in the presence of
 Joshua W. Spackman John West }
 Chester County, Va.

Mary Giffson

Be it remembered, that on the twenty fourth day of February in
 the year of our Lord one thousand eight hundred and thirty seven before the
 subscriber, one of the Justices of the peace for the County aforesaid, personally ap-
 peared, the above named Mary Giffson and acknowledged the foregoing In-
 strument to be her act and deed, and desired the same as such to be recorded ac-
 cording to law. Witness my hand and seal, the day and year aforesaid.

John Worth

Recorded 6th February 1838
 Deed

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 Mary
 Giffson
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 title
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 this
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 year
 1837
 to a
 deed
 made
 by
 the
 county
 clerk

W^{it}ness
Eli Russell W^{it}np
Joel B. Dean

This Indenture made the fourth day of March A.D.

One thousand eight hundred and fifty four Between Eli Russell of the Township of Valley County of Chester and State of Pennsylvania Farmer and Lydia his wife of the One part and Joel B. Dean of the Township County and State aforesaid of the other part W^{it}nesseth That the said Eli Russell and

Lydia his wife for and in Consideration of the sum of four thousand two hundred Dollars lawful money in hand paid by the said Joel B. Dean at and before the sealing and delivery hereof the receipt and payment whereof they hereby acknowledge and thereof acquit and forever discharge the said Joel B. Dean 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 Joel B. Dean and to his heirs and assigns all those certain tracts and adjoining pieces of land being in the Township of Valley aforesaid the first whereon the buildings stand Begins at a white oak tree a corner of John T. Masons land thence by the same South eighty six degrees East forty eight perches to a Stone thence north Sixty degrees and three quarters East fifty perches and five tenths to a post in the Road thence South fifty two degrees East twenty four perches and eight tenths to a post in a line of Isaac Spackmans land thence by the same South four degrees East seventy four perches and three tenths to a Stone a corner of John T. Masons land thence by the same South eighty three degrees and One quarter west seventy seven perches to a post in a line of Barton Townsleys land north thirteen degrees west six perches to a Chestnut tree north Sixty eight degrees East five perches and seven tenths to a Stone north fourteen and One quarter degrees west twenty two perches and eight tenths to a Stone South seventy two degrees west thirty five perches and five tenths to a Stone in a line of One of the other tracts north four

a line of Barton Townsley's land north thirteen degrees west six perches to
 a Chestnut tree north sixty eight degrees East five perches and seven tenths
 to a Stone north fourteen and One quarter degrees west twenty two perches
 and eight tenths to a Stone south seventy two degrees west thirty five perches
 and five tenths to a Stone in a line of One of the other tracts north four
 degrees west fifty nine perches to the place of beginning containing
 fifty three acres and one hundred and twenty one perches be the same more
 or less The second tract Begins at a small poplar tree in a line of David
 Settlers land thence by the same south seventy four degrees East seventy
 four perches to a post in a line of Townsley's land thence by the same
 and land of Gravena Marshes north three degrees and one half
 west sixty perches to a marked white oak tree thence by land of Samuel
 Singizer south eighty five degrees and a half west thirty one perches to
 a post south eighty two degrees and a half west ten perches and three
 tenths to a marked Chestnut tree south seventy five degrees west eight
 perches and four tenths to a marked Chestnut tree south forty two degrees
 west nineteen perches and six tenths to a marked Chestnut tree south
 thirteen degrees west nineteen perches and eight tenths to the place of
 beginning containing eighteen acres and one hundred and ten perches
 be the same more or less Excepting five acres and thirty six perches
 sold by the said Eli Russell to Burnet Marsh by Indenture dated
 the 14th day of December A.D. 1848 recorded or intended so to be and
 also another tract or parcel of land adjoining the above mentioned tract
 bounded and described as follows to wit Beginning at a white oak
 tree a corner of John T. Mason's land and in a line of the
 above mentioned tract thence by the same south eighty six degrees

west forty one perches and eight tenths to a chestnut tree thence north one and a half
 degrees East twenty two perches and six tenths to a stake in a line of John Jacksons
 lands thence along said line north eighty seven and a quarter degrees East forty
 perches and seven tenths to a stone in John Marons line thence along said line
 south one degree East twenty one perches and nine tenths to the place of
 beginning containing five acres and one hundred and sixteen perches by the same
 more or less. Together with all and singular the houses buildings ways
 woods waters water Courses rights liberties privileges hereditaments and appurtenances
 whatsoever thereto belonging or in any wise appertaining and the reversions remainders
 rents issues and profits thereof Also all the estate right title interest claim and
 demand whatsoever of the said Eli Russell and Lydia his wife in law or equity
 or otherwise however of in to or out of the same To have and to hold the said
 three tracts of land hereditaments and premises hereby granted or mentioned or intended
 so to be with the appurtenances unto the said Joel R. Dean his heirs and assigns
 to the only proper use benefit and behoof of the said Joel R. Dean his heirs
 and assigns forever Excepting the privilege of a road on the first above
 mentioned tract of one perch wide from East Main Meeting House Road
 thence south along the eastern line of said tract to the north east corner of
 a woods lot belonging to John J. Mason Also the said Eli Russell for
 himself his heirs executors and administrators doth Covenant promise grant
 and agree to and with the said Joel R. Dean his heirs and assigns by
 these presents that in the said Eli Russell and his heirs the said three
 tracts of land (Excepting the privilege of the road) hereditaments and
 premises hereby granted or mentioned or intended so to be with the
 appurtenances unto the said Joel R. Dean his heirs and assigns against
 him the said Eli Russell his heirs and against all and every other
 person or persons whomsoever lawfully claiming or to claim by from
 or under him them or any of them shall and will warrant and forever

Deed

John S. Robinson & wife
To
David Seltzer

This Indenture made the Twenty eighth day of March A.D. one thousand eight hundred and sixty one between John S. Robinson and Elizabeth his wife of Valley Township Chester County and State of Pennsylvania of the one part, and David Seltzer of the same Township County and State aforesaid of the other part,

Witnesseth that the said John S. Robinson and Elizabeth his wife for and in consideration of the sum of Five thousand and eight hundred dollars lawful money the same in hand paid by the said David Seltzer at and before the making and delivery hereof the receipt and payment whereof they hereby acknowledge and thereof acquit and forever discharge the said David Seltzer 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 David Seltzer and to his heirs and assigns all those three several tracts or parcels of Land Situate and being in said Township of Valley Township and described as follows: The first whereon the buildings stand Beginning at a white oak tree, a corner of John J. Mason's land thence by the same south eighty six degrees east forty eight perches to a stone thence north sixty degrees and three quarters east fifty perches and five tenths to a post in the road thence south fifty two degrees east twenty four perches and eight tenths to a post in a line of Isaac Speakman's land thence by the same south four degrees east seventy four perches and three tenths to a stone a corner of John J. Mason's land thence by the same south eighty three degrees and one quarter west seventy seven perches to a post in a line of Barton Townsley's land thence north thirty one degrees west six perches to a Chestnut tree thence

north sixty eight degrees east five perches and seven tenths to a stone thence
 north fourteen degrees and one quarter west twenty two perches and eight
 tenths to a stone thence south seventy two degrees west thirty five perches
 and five tenths to a stone in a line of one of the other tracts, thence north four
 degrees west fifty nine perches to the place of beginning containing fifty
 three acres and one hundred and twenty one perches of land be the same
 more or less. The second Tract Begins at a small Poplar tree in a line
 of the said David Saltzys land thence by the same south seventy four degrees
 east seventy four perches to a post in a line of Barton Townsleys land
 thence by the same and Land Sale of said David Saltzys north three de-
 grees and an half west sixty perches to a marked White oak tree, thence
 by land of south eighty five degrees and a half west thirty
 one perches to a post thence south eighty two degrees and a half west ten
 perches and three tenths to a marked Chestnut Tree thence south forty two
 degrees west nineteen perches and six tenths to a marked Chestnut Tree
 thence south thirteen degrees west nineteen perches and eight tenths to
 the place of beginning containing eighteen acres and one hundred and
 six perches of Land sold by Eli Russell to Barnett Marsh by Indenture
 dated the 14th day of December A.D. 1845. Recorded or intended so to be.
 Third Tract adjoining the above mentioned Begins at a White oak tree a
 corner of John J. Masons land and in a line of the above mentioned Tract
 thence by the same south eighty six degrees west forty one perches and
 eight tenths to a Chestnut Tree thence north one and a half degrees East
 twenty two perches and six tenths to a stake in a line of John Jacksons
 Land, thence along said line north eighty seven and a quarter degrees
 East forty perches and seven tenths to a stone in John J. Masons Land thence
 south one degree East twenty one perches and nine tenths

to the place of beginning containing five acres and one hundred and six-
 teen perches of land be the same more or less. It being the same three
 tracts of land which Joel R. Dean and Mary Ann his wife by their Sudder-
 Court bearing date the 27th day of March A.D. 1857. conveyed to John S.
 Robinson (party thereto in fee.) which Indenture is Recorded in the record-
 ers office in Deed Book vol. Page Reference thereto will more at
 large appear. Together with all and singular the houses buildings ways woods
 waters water-courses rights liberties privileges hereditaments and appurtenances
 whatsoever thereunto belonging or in anywise appertaining and the rever-
 sions remainders rents issues and profits thereof. Also all the estate right
 title interest claim and demands whatsoever of the said John S. Robinson
 and Elizabeth his wife in law or equity or otherwise howsoever of in to or out
 of the same. To have and to hold the said above described three several
 Tracts or Parcels of Land hereditaments and premises hereby granted or
 released or mentioned or intended so to be with the appurtenances unto
 the said David Seltzer his heirs and assigns to the only proper use benefit
 and behoof of the said David Seltzer his heirs and assigns forever.
 And the said John S. Robinson and Elizabeth his wife their heirs executors
 and administrators do covenant promise grant and agree to and with
 the said David Seltzer his heirs and assigns by their presents that they
 the said John S. Robinson and Elizabeth his wife and their heirs the
 said three several Lots or Tracts of Land above described hereditaments
 and premises hereby granted or mentioned or intended so to be with
 the appurtenances unto the said David Seltzer his heirs and assigns
 against them the said John S. Robinson and Elizabeth his wife their
 heirs and against all and every other person or persons whomsoever
 lawfully claiming or to claim by from or under him them or any of

Wells

Joel R. Deane & wife
to
John S. Robinson

Mrs. Indenture made the twenty seventh day of March A.D. one thousand eight hundred and fifty seven between Joel R. Deane of the township of Valley in the county of Chester and State of Pennsylvania and Mary Ann his wife of the one part and John S. Robinson of the same township county and State aforesaid of the

other part; Witnesseth that the said Joel R. Deane and Mary Ann his wife for and in consideration of the sum of four thousand seven hundred and forty one Dollars lawful money to them in hand paid by the said John S. Robinson at and before the signing and delivery hereof the receipt and payment whereof they hereby acknowledge and thereof acquit and forever discharge the said John S. Robinson his heirs executors and administrators by these presents have granted bargain sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said John S. Robinson and to his heirs and assigns all those certain tracts and adjoining pieces of land being in the township of Valley aforesaid bounded and described as follows; the first whereon the buildings stands Begins at a white oak tree a corner of John J. Masons land thence by the same South eighty six degrees East forty eight perches to a stone thence North sixty degrees and three quarters East fifty perches and five tenths to a post in the Road thence South fifty two degrees East twenty four perches and eight tenths to a post in a line of Isaac Spakmans land thence by the same South four degrees East seventy four perches and three tenths to a stone a corner of John J. Masons land thence by the same South eighty three degrees and one quarter West seventy seven perches to a post in a line of Barton Townsleys land North thirteen degrees West six perches to a chestnut tree thence North sixty eight degrees East five perches and seven tenths to a stone thence North fourteen degrees and one quarter west twenty two

tenth to a stone thence North fourteen degrees and one quarter west twenty two perches and eight tenths to a stone thence South seventy two degrees West thirty five perches and five tenths to a stone in a line of one of the other tracts thence North four degrees West fifty nine perches to the place of beginning containing fifty three acres and one hundred & twenty one perches of land be the same more or less; Second Begins at a small Poplar tree in a line of David Seltzer's land thence by the same South seventy four degrees East seventy four perches to a post in a line of Barton Townsley's land thence by the same and land of Governor Mearns North three degrees and a half West sixty perches to a marked White Oak tree thence by land of Samuel Singizer South eighty five degrees and a half West thirty one perches to a post thence South eighty two degrees and a half West ten perches and three tenths to a marked Chestnut tree thence South seventy five degrees West eight perches and four tenths to a marked Chestnut tree thence South forty two degrees West nineteen perches and six tenths to a marked Chestnut tree thence South thirteen degrees West nineteen perches and eight tenths to the place of beginning containing eighteen acres and one hundred & ten perches of land be the same more or less. Excepting five acres and thirty six perches of land sold by Eli Russell to Bennett Mearns by Indenture dated the 11th day of Decr. A.D. 1848. Recorded or intended so to be. Third tract adjoining the above mentioned Begins at a white oak tree a corner of John J. Masore's land and in a line of the above mentioned tract thence by the same South eighty six degrees West forty one perches and eight tenths to a chestnut tree thence North one and a half degrees East twenty two perches and six tenths to a stake in a line of John Jackson's land thence along said line north eighty seven and a quarter degrees East forty perches and seven tenths to a stone in J. J. Masore's line thence along said line South one degree East twenty one perches and nine tenths to the place of beginning containing five acres & one hundred and sixteen perches of land be the same

more or less. It being the same three tracts of land which Eli Russell and Lydia his wife by their indenture bearing the 4th of March, 1854, did grant and convey unto Joel R. Dean party hereto in fee. Recorded in the Records Office of Chester Co. Deed Book No. 5, vol. 119, page 438; June 17th 1854. Relation thereto had B. & C. Together with all and singular the houses buildings ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions remainders rents issues and profits thereof. Also all the estate right title interest claim and demand whatsoever of the said Joel R. Dean and Mary Ann his wife in law or equity or otherwise howsoever of in to or out of the same To have and to hold the said Message and three tracts hereditaments and premises hereby granted or released or mentioned or intended so to be with the appurtenances unto the said John S. Robinson his heirs and assigns to the only proper use benefit and behoof of the said John S. Robinson his heirs and assigns forever. Excepting the privilege of a road on the first above mentioned tract of one perch wide from East Gate Meetinghouse Road thence south along the eastern line of said tract to the northeast corner of a woods lot belonging to John S. Mason. And the said Joel R. Dean for himself his heirs executors and administrators do covenant promise grant and agree to and with the said John S. Robinson his heirs and assigns by these presents that he the said Joel R. Dean and his heirs the said Message and three tracts of land hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances unto the said John S. Robinson his heirs and assigns against him the said Joel R. Dean his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by from or under him them or any of them shall and will warrant and forever defend by these presents. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written.

David Seltzer
DEED.

This Indenture, made the Twenty third day of March

in the year of our Lord One Thousand Eight Hundred and seventy five (1875)

William McCarma.

between David Seltzer of the township of Calm (formerly Valley) in the County of Chester and State of Pennsylvania of the one part and William McCarma of the Village of Punnettville in township of Sadbury County and State aforesaid.

of the other part. Witnesseth, that the said David Seltzer for, and in consideration of the sum of Seven thousand three hundred dollars lawful money of the United States of America, unto him well and truly paid by the said William McCarma 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 William McCarma and to his Heirs and Assigns, All those three several tracts or parcels of land situate and being

in Calm township aforesaid (formerly Valley) Bounded and described as follows. The first whereon the buildings stand Beginning at a white oak tree a corner of formerly John J. Mason's land thence by the same south eighty six degrees east forty eight perches to a stone thence north sixty degrees and three quarters east fifty perches and five tenths to a post in the Road thence south fifty two degrees east twenty four perches and eight tenths to a post in a line of Isaac Grackman's land thence by the same south eighty three degrees and one quarter west seventy seven perches to a post in a line of Barton Jounley's land north thirteen degrees west six perches to a chestnut tree thence north sixty eight degrees east five perches and seven tenths to a stone thence north fourteen degrees and one quarter west twenty two perches and eight tenths to a stone thence south seventy two degrees west thirty five perches and five tenths to a stone in a line of one of the other tracts thence north four degrees west fifty nine perches to the place of beginning containing Fifty three acres and one hundred and twenty one perches of land be the same more or less.

at a white oak tree a corner of formerly John J. Mason's land thence by the same southeighty six degrees east forty eight perches to a stone thence north sixty degrees and three quarters east fifty perches and five tenths to a post in the Road thence south fifty two degrees east twenty four perches and eight tenths to a post in a line of Isaac Spackman's land thence by the same south forty degrees east seventy four perches and three tenths to a stone a corner formerly of John J. Mason's land thence by the same south eighty three degrees and one quarter west seventy seven perches to a post in a line of Barton Townsley's land north thirteen degrees west six perches to a chestnut tree thence north sixty eight degrees east five perches and seven tenths to a stone thence north fourteen degrees and one quarter west twenty two perches and eight tenths to a stone thence south seventy two degrees west thirty five perches and five tenths to a stone in a line of one of the other tracts thence north four degrees west fifty nine perches to the place of beginning containing Fifty three acres and one hundred and twenty one perches of land be the same more or less.

The second tract Begins at a small poplar tree in a line of the said David Peltzer's other lands thence by the same south seventy four degrees east seventy four perches to a post in a line of land formerly Barton Townsley's thence by the same and land late of the said David Peltzer north three degrees and a half west sixty perches to a marked white oak tree thence by land of same south eighty five degrees and a half west thirty one perches to a post thence south eighty two degrees and a half west ten perches and three tenths to a marked chestnut tree thence south seventy five degrees west eight perches and four tenths to a marked chestnut tree south forty two degrees west nineteen perches and six tenths to a marked chestnut tree thence south thirteen degrees west nineteen perches and eight tenths to the place of beginning. Containing Eighteen Acres and one hundred and ten perches of land be the same more or less. Excepting Five acres and thirty six perches of land sold by Eli Russell to James Marsh by Indenture dated the 14th day of December A.D. 1848 recorded or intended so to be. Third Tract adjoining the above mentioned Begins at a white oak tree a corner of land formerly of John J. Mason and in a line of the above mentioned tract thence by the same south eighty six degrees west forty one perches and eight tenths to a chestnut tree thence north and a half degrees east twenty two perches and six tenths to a stake in a line of Charles Edwards land thence along said line north eighty seven and a quarter degrees east forty perches and seven tenths to a stone in John J. Mason's land thence by said line south one degree and twenty one perches and nine tenths to the place of beginning. Containing Five acres and one hundred and sixteen perches of land be the same more or less. It being the same three tracts of land which John Robinson and Elizabeth his wife by their Indenture bearing date the twenty eighth day of March A.D. 1861 conveyed to the said David Peltzer party hereto in fee simple Recorded in the Records Office of Chester County in Book 26 vol 140 page 126. Nov 7th A.D. 1861, reference thereto had will at large appear.

DEED.

This Indenture, made the First day of March

William McCarum
vs
Mary Walden

in the year of our Lord One Thousand Eight Hundred and seventy six
between William McCarum of the Borough of Atglen in the County of Schuylkill
State of Pennsylvania and Mary Ann his wife of the one part and Jane Walden
of the township of Exhills in the County and State of Pennsylvania of the

of the other part. Witnesseth, that the said William McCarum and Mary Ann his wife
for, and in consideration of the sum of Seven Hundred Dollars
lawful money of the United States of America, unto them well and truly paid by the said
Jane Walden 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
Jane Walden and to her Heirs and Assigns, All those three several tracts or parcels of lands situate

in Exhills township (formerly Valley) County and State aforesaid, bounded and described as follows: The first whereon
the buildings stand: Beginning at a white oak tree a corner of formerly John P. Mason's land, thence by the same
south eighty six degrees East forty eight perches to a stone, thence north sixty and three quarter degrees East
fifty and five tenths perches to a post in the road, thence south fifty two degrees East twenty four and eight
tenths perches to a post in a line of Isaac Spackman's land, thence by the same south four degrees East seventy
four and three tenths perches to a stone a corner formerly of John P. Mason's land, thence by the same south eighty
three and one quarter degrees west seventy seven perches to a post in a line of Barton Townsley's land north
thirteen degrees west six perches to a chestnut tree, thence north sixty eight degrees East five and seven tenths
perches to a stone, thence north fourteen and one quarter degrees west, twenty two and eight tenths perches to a
stone, thence south seventy two degrees West thirty five and five tenths perches to a stone in a line of the other
tract, thence north four degrees west fifty nine perches to the place of beginning containing Fifty three Acres

stone, thence south seventy two degrees West thirty five and five tenths perches to a stone in a line of the other
tract, thence north four degrees west fifty nine perches to the place of beginning containing Fifty three Acres
and one hundred and twenty one perches of land be the same more or less. The second tract begins at a small poplar
tree in a line of David Seltzer's land, thence by the same south seventy four degrees East seventy four perches to a post
in a line of land formerly Barton Towerly's thence by the same and land late of David Seltzer north three and one
half degrees west sixty perches to a marked white oak tree, thence by land of same south eighty five and one half de-
-grees west thirty one perches to a post, thence south eighty two and one half degrees west two perches and three tenths to
a marked chestnut tree thence south seventy five degrees west eight and four tenths perches to a marked chestnut tree
thence south forty two degrees west nineteen and six tenths perches to a marked chestnut tree, thence south thirty two de-
-grees west, nineteen and eight tenths perches to the place of beginning containing Eighteen Acres and one hundred
and two perches of land be the same more or less. Excepting Five Acres and thirty six perches of land sold by Eli Rus-
sell to Bennett March by Indenture dated the 14th day of December A. D. 1848. recorded or intended as to be. Third
tract adjoining the above mentioned. Begins at a white oak tree a corner of land formerly of John P. Mason and is a line
of the above mentioned tract, thence by the same south eighty six degrees west, forty one and eight tenths perches to a chestnut
tree, thence north one and a half degrees East twenty two and six tenths perches to a stake in a line of Charles Edwards
land then along said line north eighty seven and one quarter degrees East forty and seven tenths perches to a stone in
John P. Mason's land, thence along said line south one degree East twenty one and nine tenths perches to the place of be-
-ginning containing Five Acres and one hundred and sixteen perches of land be the same more or less. It being the
same three tracts which John S. Robinson and Elizabeth his wife by their Indenture bearing date the Twenty-
Eighth day of March A. D. 1861, conveyed unto David Seltzer in fee simple and recorded at West Chester in
Dud Book S 6. vol. 148, page 126, and also the premises which David Seltzer by Indenture bearing date the
23d day of March A. D. 1870 did grant and confirm unto William M. Cannon and to his heirs and assigns
forever as in and by the said in part recited Indenture recorded in office for the Recording of Deeds at
West Chester in and for the County of Chester in Dud Book Q 8. vol. 188. page 233. references being thereunto
had will more fully appear.

Deed

Jane Waldron

to

William McCarra.

This indenture made the fifth day of December in the year of Our Lord one thousand eight hundred and seventy eight 1878. Between Jane Waldron of the Township of Calm in the County of Chester and State of Pennsylvania of the first part and William McCarra of the Borough of Abglen and County and state aforesaid of the second part Witnesses, that the said party of the first part for and in consideration of the sum of Six Thousand dollars

lawful money of the United States of America well and truly paid by the said party of the second part to the said party of the first part at and before the making and delivery of these presents the receipt whereof is hereby acknowledged and by these presents do grant bargain sell alien except release convey and confirm unto the said party of the second part his heirs and assigns all three several tracts or parcels of land situated in Calm Township formerly (valley) County and State aforesaid bounded and described as follows: The first where upon the Building stands. Beginning at a white oak tree a corner of formerly John T. Mason's land thence by the same south eighty six degrees East forty eight perches to a stone thence north sixty and three quarters degrees East fifty and five tenths perches to a post in the road thence south fifty two degrees East twenty four and eight tenths perches to a post in a line of Dease & Parkman's land thence by the same south four degrees East seventy four and three tenths perches to a stone a corner formerly of John T. Mason's land thence by the same south eighty three and one quarter degrees West seventy seven perches to a post in a line of Barton Downey's land thence north thirteen degrees West six perches to a chestnut tree thence north sixty eight degrees east five and seven tenths perches to a stone thence north fourteen and one quarter degrees West

22, 81 perches to a stone thence north 172 to the corner

West thirty five and five tenths perches to a stone in a line of the above tract. Thence
 about four degrees east, fifty nine perches to the place of beginning, containing
 containing Fifty three acres and one hundred and twenty one perches of land be the
 same more or less. The second tract Begins at a small Poplar tree in a line of Dan
 Seltzer's land thence by the same south twenty four degrees East, seventy four perches
 to a post in a line of land formerly of Davon Township thence by the same and land late
 of David Seltzer, South three and one half degrees West, sixty perches to a marked
 white oak tree, thence by land of same south eighty five and one half degrees
 West thirty one perches to a post, thence South eighty two and one half degrees West
 ten perches and three tenths to a marked Chestnut tree thence South ninety five degrees
 West eight and four tenths perches to a marked Chestnut tree. Thence South forty
 two degrees West nineteen and six tenths perches to a marked Chestnut tree thence
 South thirteen degrees West nineteen and eight tenths perches to the place of beginning
 containing eighteen acres and one hundred and ten perches of land be the same more or
 less. Excepting Five acres and thirty six perches of land sold by Eli Russell to
 Bennett March by indenture dated the 14th day of December A.D. 1848 Record
 ed or imbedded is to be. Third tract adjoining the above mentioned. Begins at a white
 oak tree a corner of land formerly of John T. Mason and in a line of the above men-
 tioned tract, thence by the same South eighty six degrees West forty one and eight
 tenths perches to a Chestnut tree, thence North one and a half degrees East twenty two
 and six tenths perches to a stake in a line of Charles Edwards' land thence along
 line North eighty seven and one quarter Degree East forty two seven tenths perches
 to a stone in John Mason's land thence along said line South one degree East,
 twenty one and nine tenths perches to the place of beginning; Containing Five acres
 and one hundred and sixteen perches of land be the same more or less, it being
 the same three tracts which William McCanna and wife by their indenture bear

F9, 285

and six tenths perches to a stake in a line of Charles & Edward's land thence along
line north eighty seven and one quarter Degree East forty and seven tenths perches
to a stone in John Mission's land thence along said line South one degree East,
twenty one and nine tenths perches to the place of beginning; Containing Five acres
and one hundred and sixteen perches of land be the same more or less, it being
the same three tracts which William M^cCanna and wife by their indenture bear-
ing date the first day of March, A. D. 1876 did grant and confirm unto Jane
Waldron in fee simple. Recorded in the Recorder's office in Chester Co. in Dist
Boston 8 / Vol. 191, page 124. reference being thereto had with more fully and at large appear-
together with all and singular, the buildings, improvements, woods ways, rights, lib-
erties, privileges, hereditaments and appurtenances to the same belonging or in any wise apper-
taining and the reversion and reversions, remainders and remainder, rents, issues, and profits
thereof and of every part and parcel thereof, and also all the estate, right, title, interest, property,
possession, claim and demand whatsoever, both in law and equity of the said party of
the first part of us and to the said premises with the appurtenances, to have and to
hold the said premises with all and singular, the appurtenances unto the said party
of the second part his heirs and assigns, to the only proper use benefit and behoof, of
the said party of the second part, his heirs and assigns forever and the said Jane
Waldron for herself and her heirs executors and administrators do by these presents con-
firm grant and agree to and with the said party of the second part his heirs and
assigns that she the said Jane Waldron her heirs all and singular the hereditaments
and premises herein above described and granted or mentioned and intended so to be
with the appurtenances unto the said party of the second part his heirs and
assigns against her the said Jane Waldron her heirs, and against all and every
other person or persons, whatsoever lawfully claiming or to claim the same
or any part thereof, by force or under law, them or any of them, shall and
will by these presents warrant and forever defend. In witness whereof the said
party of the first part to these presents has hereunto set her hand and seal date

DEED.

This Indenture, made the First day of April

William Mc Cann of
to
John B. Baldwin

in the year of our Lord One Thousand Eight Hundred and Eighty (1880)
between William Mc Cann of the Borough of Atglen County of Chester and State of Pennsylvania
and John B. Baldwin of the Township of West Sadlersburg County and State
aforesaid

of the other part. Witnesseth, that the said party of the first part
for, and in consideration of the sum of Forty four hundred Dollars
lawful money of the United States of America, unto him well and truly paid by the said party of the second
part to the said party of the first part at and before the sealing and delivery of these presents, the receipt whereof, is hereby
acknowledged 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
party of the second part his Heirs and Assigns,

All those three several tracts or parcels of lands situated
in Calver Township (formerly Valley) County and State aforesaid bounded and described as follows. The first whereon
the Buildings stands Beginning Beginning at a White Oak tree a corner of formerly John T. Mason's land
thence by the same south eighty six degrees east forty eight perches to a stone thence north sixty and three quarters degrees East Fifty and
five tenths perches to a post in the road thence south fifty two degrees east twenty four and eight tenths perches to a post in a line of Joac
Frankman's land thence by the same south four degrees East seventy four and three tenths perches to a stone a corner of formerly of John
T. Mason's land thence by the same south eighty three and one quarter degrees West seventy seven perches to a post in a
line of Barton Lounsbury's land north thirteen degrees west six perches to a chestnut tree thence north sixty eight degrees east five
and seven tenths perches to a stone thence north fourteen and one quarter degrees west twenty two and eight tenths perches to a stone
thence south seventy two degrees west thirty five and five tenths perches to a stone in a line of the other tract thence north four deg
rees west fifty nine perches to the place of beginning containing fifty three Acres and one hundred and twenty two perches of land
be the same more or less [The second tract Begins at a small poplar tree in a line of David Seltzer's land thence by the same

Hence in a line of land thence by the same South four degrees East seventy four and three tenths perches to a stone a corner of formerly of John
 P. Mason's land thence by the same South eighty three and one quarter degrees West seventy seven perches to a post in a
 line of Barton Lonsdale's land north thirteen degrees West six perches to a chestnut tree thence north sixty eight degrees East five
 and seven tenths perches to a stone thence north fourteen and one quarter degrees West twenty two and eight tenths perches to a stone
 thence South seventy two degrees West thirty five and five tenths perches to a stone in a line of the other tracts thence north four de-
 grees West fifty nine perches to the place of beginning containing fifty three Acres and one hundred and twenty two perches of land
 be the same more or less. [The second tract Begins at a small post oak tree in a line of David Seltzer's land thence by the same
 South seventy four degrees East seventy four perches to a post in a line of land formerly of Barton Lonsdale's thence by the same
 and land late of David Seltzer north three and one half degrees West sixty perches to a marked white Oak tree thence by land
 of same South eighty five and one half degrees West thirty one perches to a post thence South eighty two and one half degrees
 West ten perches and three tenths to a marked Chestnut tree thence South seventy five degrees West eight and four tenths perches to a
 marked Chestnut tree thence South forty two degrees West Nineteen and six tenths perches to a marked Chestnut tree thence South thir-
 teen degrees West nineteen and eight tenths perches to the place of beginning containing eighteen Acres and one hundred and ten
 perches of land be the same more or less Excepting five Acres and thirty six perches of land sold by Eli Russell to Bennett
 March by Indenture dated the 14th day of December AD 1848 Recorded or intended so to be. Third tract adjoining the above mention-
 ed Begins at a white Oak tree a corner of land formerly of John P. Mason's and in a line of the above mentioned tract
 thence by the same South eighty six degrees West forty one and eight tenths perches to a Chestnut tree thence north one
 and a half degrees East twenty two and six tenths perches to a stake in a line of Charles Edwards' land then along said line
 north eighty seven and one quarter degrees East forty and seven tenths perches to a stone in John Mason's land thence along
 said line one degree East twenty one and nine tenths perches to the place of beginning containing five Acres and one hun-
 dred and sixteen perches of land be the same more or less it being the same three tracts of land which Jane Waldron by her
 Indenture bearing date the fifth day of December AD 1878. did grant and confirm unto the said William McCarra in
 fee simple Recorded in the Recorder's office in West Co. in Deed Book P. 7. vol. 20. Page 284 Reference being hereunto
 had will more fully and at large appear

DEED

This Indenture, Made the Twenty eighth day of

March, in the year of our Lord one thousand nine hundred and seven.

Martha Housford TO

Saml. Woodruff

Between Martha Housford, of the County of Philadelphia, and State of Pennsylvania, party of the first part, and Saml. Woodruff of Calver Township, Chester County, Pennsylvania, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Three Thousand Dollars, lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said party of the second part, grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, His Heirs and Assigns.

All these three several tracts or parcels of land, situate in Calver Township, County of Chester and State of Pennsylvania, bounded and described as follows: The first, whereon the buildings stand, Beginning at a white oak tree, a corner of land formerly of John T. Mason, thence by the same South eighty six degrees east forty eight perches to a stone, thence north sixty and three fourths degrees East fifty and five tenths perches to a post in the road, thence South fifty two degrees east twenty four and eight tenths perches to a post in a line of land formerly of Isaac Speakman thence by the same South four degrees East seventy four and three tenths perches to a stone, a corner of land formerly of the said John T. Mason; thence by the same South eighty three and one fourth degree west seventy seven perches to a post in a line of land now or late of Barton Townley thence north thirteen degrees west six perches to a chestnut tree, thence North eighty six degrees east five and seven tenths perches to a stone; thence north fourteen and one fourth degree West twenty two and eight tenths perches to a stone; thence South seventy two degrees west thirty five and five tenths perches to a stone in a line of one of the other tracts; thence North four degrees west fifty nine perches to the place of beginning. Containing fifty three acres and one hundred and twenty one perches of land, be the same more or less. The second tract Begins at a small poplar tree in a line of land now or late of David Setzer, thence by the same South seventy four degrees East seventy four perches to a post in a line of land formerly of Barton Townley; thence by the same and land late of David Setzer, North three and one half degrees west sixty perches to a marked white oak tree, thence by land of the same South eighty five and one half degrees West thirty one perches to a post, thence south eighty two and one half degrees West ten and three tenths perches to a marked chestnut tree, thence South ^{eighty five degrees} ~~forty~~ ^{and one half} degrees West fifteen and six tenths perches to a marked chestnut tree, thence South thirteen degrees West nineteen and eight tenths perches to the place of beginning. Containing eighteen acres and one hundred and ten perches of land, more or less. Excepting five acres and thirty six perches of land, sold by Eli Russell to Bennett March by Indenture dated the 14th day of December A. D. 1848, and recorded or intended so to be. The third tract adjoining the above mentioned Begins at a white oak tree, a corner of land formerly of John T. Mason and in a line of the above mentioned tract thence by the same South eighty six degrees West forty one and eight tenths perches to a chestnut tree; thence North one and one half degrees East twenty two and six tenths perches to a stake in a line of land now or late of Charles Edwards; thence along said line North eighty seven and one fourth degree East, forty seven perches to a stone in John T. Mason's land, thence along said line South one degree East, twenty one and nine tenths perches to the place of beginning. Containing five acres and one hundred and sixteen perches of land, be the same more or less. It Being the same three tracts of land which William McCanna and Wife, by Deed dated April 1st, 1850, and recorded in the Recorder's Office of Chester County, Pa, in Deed Book E 9 Vol 302, Page 280, granted and conveyed unto John B. Baldwin, in fee, and which Robert S. Hays, Sheriff by Deed Poll dated February 3, 1878, and recorded in Sheriff's Deed Book No. 11, Page 75, granted and conveyed unto the said Martha Housford, party hereto, in fee.

9-11-07

DEED

LEWIS WOODRUFF ET AL

TO

EDITH H. RUSSELL

This Indenture,

Made the 26th day of September

in the year of our Lord, one thousand nine hundred and thirty.

BETWEEN Lewis Woodruff and Alice M. Woodruff, of Cain Township, Chester County, Pennsylvania, parties of the first part; AND Edith H. Russell, of the Borough of West Chester, County and State aforesaid, party

of the second part: It Witnesseth That the said part fee of the first part, for and in consideration of the sum of One dollar

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 fee of the first part at and to the use of the said part y of the second part, the receipt whereof is hereby acknowledged. have granted bargained, sold, aliened, enticed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeof, release, convey and confirm unto the said part y of the second part his heirs and assigns.

ALL THOSE THREE SEVERAL Tracts or parcels of land, situate in Cain Township, County of Chester and State of Pennsylvania, bounded and described as follows;:-

The first, whereon the buildings stand, BEGINNING at a white oak tree, a corner of land formerly of John T. Mason; thence by the same south eighty six degrees east, forty eight perches to a stone; thence north sixty and three fourths degrees east, fifty and five tenths perches to a post in the road; thence south fifty two degrees east, twenty four and eight tenths perches to a post in a line of land formerly of Isaac Spackman; thence by the same south four degrees east, seventy four and three tenths perches to a stone, a corner of land formerly of the said John T. Mason; thence by the same south eighty three and one fourth degrees west, seventy seven perches to a post in a line of land now or late of Barton Townsley; thence north thirteen degrees west, six perches to a chestnut tree; thence north eighty six degrees east, five and seven tenths perches to a stone; thence north fourteen and one fourth degrees west, twenty two and eight tenths perches to a stone; thence south seventy two degrees west, thirty five and five tenths perches to a stone in a line of one of the other tracts; thence north four degrees west, fifty nine perches to the place of beginning; CONTAINING fifty three acres and one hundred and twenty one perches of land, be the same more or less.

The second Tract BEGINNING at a small poplar tree in a line of land now or late of David Seltzer; thence by the same south seventy four degrees east, seventy four perches to a post in a line of land formerly of Barton Townsley; thence by the same and land late of David Seltzer; north three and one half degrees west, sixty perches to a marked white oak tree; thence by land of the same south eighty five and one half degrees west, thirty one perches to a post; thence south eighty two and one half degrees west, ten and three tenths perches to a marked chestnut tree; thence south seventy five degrees west, eight and four tenths perches to a marked chestnut tree; thence south forty two degrees west, nineteen and six tenths perches to a marked chestnut tree; thence south thirteen degrees west, nineteen and eight tenths perches to the place of beginning CONTAINING eighteen acres and one hundred and ten perches of land, more or less. EXCEPTING five acres and thirty six perches of land sold by Eli Russell to Bennett March by Indenture dated the 14th day of December A. D. 1948, and recorded or intended so to be.

The third tract adjoining the above mentioned, BEGINNING at a white oak tree, a corner of land formerly of John T. Mason, and in a line of the above mentioned tract; thence by the same south eighty six degrees west forty one and eight tenths perches to a chestnut tree; thence north one and one half degrees east, twenty two and six-tenths perches to a stake in a line of land now or late of Charles Edwards; thence along said line north eighty seven and one fourth degrees east, forty seven perches to a stone in John T. Mason's land; thence along said line south one degree east, twenty one and nine-tenths perches to the place of beginning; CONTAINING five acres and one hundred and sixteen perches of land, be the same more or less.

BEING the same premises which Martha Hurford, by deed dated March 28, 1907, and recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book H-13, Vol. 305, Page 280, granted and conveyed unto Lewis Woodruff, one of the parties hereto, in fee.

DEED

This Indenture,

Made the 26th day of September

in the year of our Lord, one thousand nine hundred and thirty.

EDITH H. RUSSELL

BETWEEN

TO

LEWIS WOODRUFF & WF.

Edith H. Russell, of the Borough of West Chester, Chester County, Pennsylvania, party of the first part; AND Lewis Woodruff and Alice M. Woodruff, his wife, parties

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

lawful money of the United States of America, well and truly paid by the said part les of the second part to the said part y of the first part at and before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged. has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part les of the second part their heirs and assigns, as husband and wife,

ALL THOSE THREE SEVERAL tracts or parcels of land, situate in Caln Township, County of Chester and State of Pennsylvania, bounded and described as follows:-

4-114-023

The first, whereon the buildings stand, BEGINNING at a white oak tree, a corner of land formerly of John T. Mason; thence by the same south eighty six degrees east, forty eight perches to a stone; thence north sixty and three fourths degrees east, fifty and five tenths perches to a post in the road; thence south fifty two degrees east, twenty four and eight tenths perches to a post in a line of land formerly of Isaac Spackman; thence by the same south four degrees east, seventy four and three tenths perches to a stone, a corner of land formerly of the said John T. Mason; thence by the same south eighty three and one fourth degrees west, seventy seven perches to a post in a line of land now or late of Barton Townsley; thence north thirteen degrees west, six perches to a chestnut tree; thence north eighty six degrees east, five and seven tenths perches to a stone; thence north fourteen and one fourth degrees west, twenty two and eight tenths perches to a stone; thence south seventy two degrees west, thirty five and five tenths perches to a stone in a line of one of the other tracts; thence north four degrees west, fifty nine perches to the place of beginning; CONTAINING fifty three acres and one hundred and twenty one perches of land, be the same more or less.

The second tract, BEGINNING at a small poplar tree in a line of land now or late of David Seltzer; thence by the same south seventy four degrees east, seventy four perches to a post in a line of land formerly of Barton Townsley; thence by the same and land late of David Seltzer, north three and one half degrees west, sixty perches to a marked white oak tree; thence by land of the same south eighty five and one half degrees west, thirty one perches to a post; thence south eighty two and one half degrees west, ten and three tenths perches to a marked chestnut tree; thence south seventy five degrees west, eight and four tenths perches to a marked chestnut tree; thence south forty two degrees west, nineteen and six tenths perches to a marked chestnut tree; thence south thirteen degrees west, nineteen and eight tenths perches to the place of beginning; CONTAINING eighteen acres and one hundred and ten perches of land, more or less; EXCEPTING five acres and thirty six perches of land sold by Eli Russell to Bennett March by indenture dated the 14th day of December, A. D. 1848, and recorded or intended so to be.

1/4 perch at

The third tract adjoining the above mentioned, BEGINNING at a white oak tree, a corner of land formerly of John T. Mason, and in a line of the above mentioned tract; thence by the same south eighty six degrees west, forty one and eight tenths perches to a chestnut tree; thence north one and one half degrees east, twenty two and six tenths perches to a stake in a line of land now or late of Charles Edwards; thence along said line north eighty seven and one fourth degrees east, forty seven perches to a stone in John T. Mason's land; thence along said line south one degree east, twenty one and nine tenths perches to the place of beginning; CONTAINING five acres and one hundred and sixteen perches of land, be the same more or less.

BEING the same premises which Lewis Woodruff and Alice M. Woodruff, his wife by deed bearing even date herewith, duly executed and delivered before the execution and delivery of these presents and about to be recorded, granted and conveyed unto the said Edith H. Russell, party hereto, in fee.

DEED

This Indenture,

Made the Twenty Second day of

March in the year of our Lord, one thousand nine hundred and thirty four BETWEEN Alice M. Woodruff (Widow) of the Township of Cain, County of Chester and State of Pennsylvania, party of the first part;

ALICE M. WOODRUFF TO JOHN WOODRUFF & ELEN

AND John Woodruff and Blanche M. Woodruff, his wife of the same Township, County and State, parties

*See of Confirmation
of the 5th of 43
P. 1934*

of the second part; Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part at and before the enclosing and delivery of these presents, the receipt whereof is hereby acknowledged, HAS granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents DOES grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part their heirs and assigns,

ALL THREE THREE SEVERAL TRACTS OR PARCELS of land, situate in Cain Township, County of Chester and State of Pennsylvania, bounded and described as follows:- The first, whereon the buildings stand, BEGINNING at a white oak tree, a corner of land formerly of John T. Mason, thence by the same, south eighty six degrees east, forty eight perches to a stone; thence north sixty and three fourths degrees east, fifty and five tenths perches to a post in the road; thence south fifty two degrees east, twenty four and eight tenths perches to a post in a line of land formerly of Isaac Spackman; thence by the same, south four degrees east, seventy four and three eighths perches to a stone, a corner of land formerly of the said John T. Mason; thence by the same, south eight degrees west, seventy seven perches to a post in a line of land now or late of Barton Townsley; thence north thirteen degrees west, six perches to a chestnut tree, thence north eighty six degrees east, five and seven tenths perches to a stone; thence north fourteen and one fourth degrees west, twenty two and eight tenths perches to a stone; thence south seventy two degrees west, thirty five and five tenths perches to a stone in a line of one of the other tracts; thence north four degrees west, fifty nine perches to the place of beginning. CONTAINING fifty three acres and one hundred and twenty one perches of land, be the same more or less.

THE SECOND TRACT:- BEGINNING at a small poplar tree in a line of land now or late of David Seltzer; thence by the same south seventy four degrees east, seventy four perches to a post in a line of land formerly of Barton Townsley; thence by the same and land late of David Seltzer, north three and one half degrees west, sixty perches to a marked white oak tree; thence by land of the same, south eighty five and one half degrees west, thirty one perches to a post; thence south eighty two and one half degrees west, ten and three tenths perches to a marked chestnut tree; thence south seventy five degrees west, eight and four tenths perches to a marked chestnut tree; thence south forty two degrees west, nineteen and six tenths perches to a marked chestnut tree; thence south thirteen degrees west, nineteen and eight tenths perches to the place of beginning. CONTAINING eighteen acres and one hundred and ten perches of land, more or less. EXCEPTING five acres and thirty six perches of land sold by Eli Russell to Bennett March by Indenture dated the 14th day of December A. D. 1848, and recorded or intended so to be.

THE THIRD TRACT adjoining the above mentioned, BEGINNING at a white oak tree, a corner of land formerly of John T. Mason, and in a line of the above mentioned tract; thence by the same, south eighty six degrees west, forty one and eight tenths perches to a chestnut tree; thence north one and one half degrees east, twenty two and six tenths perches to a stake in a line of land now or late of Charles Edwards, thence along said line north eighty seven and one fourth degrees east, forty seven perches to a stone in John T. Mason's land; thence along said line, south one degree east, twenty one and nine tenths perches to the place of beginning. CONTAINING five acres and one hundred and sixteen perches of land be the same more or less.

BEING the same premises which EBEL H. Russell, by deed dated September 26th, 1850 and recorded in the Recorder's Office of Chester County, Pa., in Deed Book 4-18, Vol. 453, page 60 granted and conveyed unto Lewis Woodruff and Alice M. Woodruff, his wife, in fee, as tenants by the entireties. And the said Lewis Woodruff died February 22nd, 1934, leaving the said Alice M. Woodruff, his widow, as sole owner of said property.

qualified in and for the said State residing in said County, personally appeared Daniel C. Borden, the Comptroller of The National City Bank of New York, who being duly affirmed according to law says that he was personally present at the execution of the above Indenture and saw the common or corporate seal of said Corporation duly affixed thereto; that the seal so affixed thereto is the common or corporate seal of the said Corporation; that the above Indenture was duly sealed and delivered by Daniel C. Borden, the Comptroller of said Corporation as and for the act and deed of the said Corporation for the uses and purposes therein mentioned and by authority of the Board of Directors and/or By-Laws of said Corporation and that the names of this affiant as Comptroller and of J. E. Shea as Assistant Cashier of the said Corporation, subscribed to the above Indenture in attestation of its due execution and delivery ere of their and each of their respective handwritings.

Daniel C. Borden

Affirmed and subscribed to before me the day and year aforesaid. WITNESS my hand and Notarial seal.

Walter B. Smith, Notary Public : NOTARIAL :
New York County : SEAL :
Clerk's No. 329, Register's No. 5-8-208 :
Commission expires March 30, 1935

No. 65253 Series D

State of New York, County of New York, SS:-
I, Albert Marinelli, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, do hereby certify that W. B. Smith, whose name is subscribed to the deposition or certificate or the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn and authorized by the Laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County the 14 day of Aug. 1934.

Albert Marinelli, Clerk

: SEAL OF :
: COURT :

I, Walter B. Smith, Notary Public of the State of New York who took the acknowledgment on the Deed annexed hereto, hereby certify and State that I am not an officer, director or stockholder of The National City Bank of New York. Dated August 9th, 1934.

Walter B. Smith, Notary Public :
New York County Clerk's No. 329 : NOTARIAL :
Register's No. 5-8-208 : SEAL :
Commission expires March 30, 1935

Trans. Carville
Compared CARVILLE
Recorded August 23, 1934.

DEED : THIS DEED, Made this 24th day of August A. D. in the year one thousand nine
ALICE M. WOODRUFF ET AL: hundred and thirty four. BETWEEN Alice M. Woodruff, widow, John Woodruff and
TO : Blanche M. Woodruff, all of the Township of Cain, Chester County, Pennsylvania,
JOHN WOODRUFF ET AL : parties of the first part; AND John Woodruff and Blanche M. Woodruff,
: his sister, of the same Township, County and State, parties of the second part;
: WHEREAS, Alice M. Woodruff, widow, by deed dated March 22nd, 1934 and recorded
: in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed
Bock F-19, Vol. 453, Page 125 did grant and convey the property therein and
hereinafter described unto John Woodruff and Blanche M. Woodruff, his wife; AND WHEREAS, the said John
Woodruff is unmarried and the said Blanche M. Woodruff is his sister, and the said conveyance was intended
to pass unto John Woodruff and Blanche M. Woodruff, his sister; NOW THIS INDENTURE WITNESSETH, That in con-
sideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do
hereby grant and convey to the said Grantees, All Those Three several tracts or parcels of land, situate in

Cain Township, County of Chester and State of Pennsylvania, bounded and described as follows: - The First whereon the buildings stand; BEGINNING at a white oak tree, a corner of land formerly of John T. Mason; thence by the same, south eighty six degrees east, forty eight perches to a stone; thence north sixty and three fourths degrees east, fifty and five tenths perches to a post in the road; thence south fifty two degrees east, twenty four and eight tenths perches to a post in a line of land formerly of Isaac Spaakman; thence by the same, south four degrees east, seventy four and three tenths perches to a stone, a corner of land formerly of the said John T. Mason; thence by the same, south eighty three and one fourth degrees west, seventy seven perches to a post in a line of land now or late of Barton Townley; thence north thirteen degrees west, six perches to a chestnut tree; thence north eighty six degrees east, five and seven tenths perches to a stone; thence north fourteen and one fourth degrees west, twenty two and eight tenths perches to a stone; thence south seventy two degrees west, thirty five and five tenths perches to a stone in a line of one of the other tracts; thence north four degrees west, fifty nine perches to the place of beginning. CONTAINING fifty three acres and one hundred and twenty one perches of land, be the same more or less. The Second Tract BEGINNING at a small poplar tree in a line of land now or late of David Seltzer; thence by the same south seventy four degrees east, seventy four perches to a post in a line of land formerly of Barton Townley; thence by the same and land late of David Seltzer, north three and one half degrees west, sixty perches to a marked white oak tree; thence by land of the same, south eighty five and one half degrees west, thirty one perches to a post; thence south eighty two and one half degrees west, ten and three tenths perches to a marked chestnut tree; thence south seventy five degrees west, eight and four tenths perches to a marked chestnut tree; thence south forty two degrees west, nineteen and six tenths perches to a marked chestnut tree; thence south thirteen degrees west, nineteen and eight tenths perches to the place of beginning. CONTAINING eighteen acres and one hundred and ten perches of land, more or less; EXCEPTING five acres and thirty six perches of land sold by Eli Russell to Bennett March by Indenture dated the 14th day of December A. D. 1848 and recorded or intended so to be. The Third Tract adjoining the above mentioned BEGINNING at a white oak tree, a corner of land formerly of John T. Mason and in a line of the above mentioned tract; thence by the same south eighty six degrees west, forty one and eight tenths perches to a chestnut tree; thence north one and one half degrees east, twenty two and six tenths perches to a stake in a line of land now or late of Charles Edwards; thence along said line, north eighty seven and one fourth degrees east, forty seven perches to a stone in John T. Mason's land; thence along said line south one degree east, twenty one and nine tenths perches to the place of beginning. CONTAINING five acres and one hundred and sixteen perches of land, be the same more or less. BEING the same three several tracts of land conveyed by Alice M. Woodruff, widow, to John Woodruff and Blanche M. Woodruff, his wife, by deed dated March 22nd, 1934, and recorded in the Recorder's Office of Chester County, Pa., in Deed Book F-19, Vol. 453, page 125, the said Blanche M. Woodruff therein described as wife of John Woodruff being his sister, and the same person to whom the said deed was made, parties hereto in fee. IN WITNESS WHEREOF, said Grantors have hereunto set their respective hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

William F. Parke
Edith M. Ogden

Alice M. Woodruff (SEAL)
John Woodruff (SEAL)
Blanche M. Woodruff (SEAL)

I hereby certify that the actual consideration in the within deed is less than one hundred dollars.

William E. Parke, Atty.

State of Pennsylvania, County of Chester, SS:-

On the 24th day of August, Anno Domini, 1934, before me, the subscriber, a Notary Public, duly commissioned and residing in the Borough of West Chester, County and State aforesaid, personally appeared the above named Alice M. Woodruff, widow, John Woodruff and Blanche M. Woodruff, and in due form of law acknowledged the above Indenture to be their and each of their act and deed and desired the same might be recorded as such. WITNESS my hand and Notarial Seal the day and year aforesaid.

Edith M. Ogden, Notary Public
My commission expires at the end
of next session of Senate

.....
: NOTARIAL :
: SEAL :
.....

The residence of the within named Grantees is Cain Twp., Chester Co. Pa.

William E. Parke, On behalf of the Grantees.

Trans. Carville
Compared CARVILLE BONDORNS
Recorded August 24, 1934.

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This Deed, made this 20th day of AUGUST 1970.

Between, JOHN WOODRUFF, singleman and BLANCHE M. WOODRUFF, singlewoman

(hereinafter called the "Grantors").

of the one part, and LOUIS N. SELTZER and MARIAN H. SELTZER, his wife as tenants by entirety as to an undivided one-half interest, and Joseph Weiner and Blanche Weiner, his wife as tenants by entirety as to an undivided one-half interest.

Witnesseth, That in consideration of Sixty-Five Thousand Three Hundred Ninety-six (\$65,396.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, as hereinabove set forth

ALL THAT CERTAIN tract of land with dwelling, barn and other buildings erected thereon, situate in the Township of Cain, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated July - 1970 as follows, to wit:

BEGINNING at a spike at the intersection of Cain Meeting House Road (T-402) and Fisherville Road (T-411), thence extending along in Cain Meeting House Road, South 48 degrees 56 minutes East, a distance of 355.45 feet to a P.K. nail, a corner of land of James D. McGuigan; thence leaving the public road, by McGuigan's land, South 01 degree 45 minutes 30 seconds West, crossing over the Transcontinental Gas Pipeline, for a distance of 1,283.06 feet to an existing lime stone, a corner of land of Ralph Bussinger; thence by Bussinger's land, South 88 degrees 57 minutes 30 seconds West, a distance of 1,289.51 feet to an existing lime stone or line of land of Benjamin Pierce; thence by Pierce's land the following four (4) courses and distances, to wit: (1) North 09 degrees 52 minutes West, 97.41 feet to an iron stake; (2) North 73 degrees 56 minutes 30 seconds East, 99.16 feet to an iron stake; (3) North 08 degrees 12 minutes 30 seconds West, 381.21 feet to an existing stone in a white ash; and (4) South 79 degrees 33 minutes West, a distance of 410.41 feet to a point; thence by land formerly part of the herein described tract, now property of Transcontinental Gas Pipeline Corp., the following three (3) courses and distances, to wit: (1) North 09 degrees 28 minutes West, 240.12 feet to a point; (2) South 80 degrees 32 minutes West, 100.05 feet to a point; and (3) South 09 degrees 28 minutes East, following along the Easterly side of a 30 feet wide right of way granted to said pipeline for access to the heretofore mentioned Fisherville Road, a distance of 241.84 feet to a point on line of land of the aforesaid Benjamin Pierce; thence extending by Pierce's land, South 79 degrees 33 minutes West, a distance of 76.93 feet to an existing stone; thence by the same land, South 01 degrees 44 minutes West, a distance of 44.26 feet to an existing post, a corner of land of Ernest P. Pyle; thence by Pyle's land, North 68 degrees 43 minutes West, a distance of 777.15 feet to a stone; thence by land of William D. Taylor, following along and in a fence row, North 05 degrees 32 minutes East, a distance of 735.35 feet, crossing over the bed of Fisherville Road, to an iron stake on the North side thereof; thence extending along in Fisherville Road, the following three (3) courses and distances, to wit: (1) South 89 degrees 38 minutes East, 683.74 feet to a spike, the same point where the centerline of the aforementioned 30 feet wide right of way granted to the Transcontinental Gas Pipeline Corp., intersects Fisherville Road; (2) South 82 degrees 16 minutes 30 seconds East, 737.50 feet to a point on the bridge; and (3) North 71 degrees 52 minutes 30 seconds East, a distance of 898.64 feet to the place of beginning.

CONTAINING 65.396 Acres of land be the same more or less.

BEING Part of the same premises which Alice M. Woodruff, widow by Deed dated March 22, 1934 and recorded in Chester County, in Deed Book F 19 page 125 conveyed unto John Woodruff and Blanche M. Woodruff, his wife, in fee.

BEING ALSO PART OF the same premises which Alice M. Woodruff, widow, John Woodruff and Blanche M. Woodruff, by Deed of Correction dated August 24, 1934 and recorded in Chester County, in Deed Book T-18 page 43 conveyed unto John Woodruff and Blanche M. Woodruff, his sister, in fee.

RESERVING unto the Grantor, John Woodruff, the right to occupy the dwelling which he now occupies so long as it continuously remains his

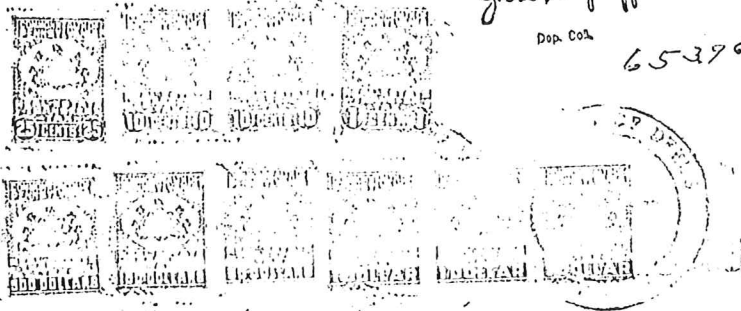
principal residence for and during the term of his natural life only.

REAL ESTATE MANAGER TAX
PAID \$ 6.53

Jesse B. Gruff

Dop. Co.

65396



And the said Grantors do hereby covenant to and with the said Grantees that they, the said Grantors, their heirs and assigns SHALL and WILL

BY THESE PRESENTS, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written. SEALED AND DELIVERED In the Presence of:

Franklin L. Ford
Alexander Endy
John R. Roper
Ada M. Roper

Jesse B. Gruff
Blanche M. Woodruff

State of PENNSYLVANIA County of CHESTER
On this 20th day of AUGUST 1970, before me, the undersigned officer, personally appeared JOHN WOODRUFF, singleman and BLANCHE M. WOODRUFF, singlewoman known to me (or satisfactorily proven) to be the persons whose names are subscribed to within this instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Pauline B. Endy
PAULINE B. ENDY
Notary Public, Coatesville, Chester Co.
My Commission Expires August 7, 1972

C 390-594 WC
Commonwealth Land Title Ins. Co.

SEP 25 2 36 PM '70

RECORDED OF DEEDS
CHESTER CO. PA

Feed

JOHN WOODRUFF, singleman
and
BLANCHE M. WOODRUFF,
singlewoman

-TO-

LOUIS N. SELTZER and
MARIA H. SELTZER his
wife and
JESSE WEINER and
BLANCHE WEINER, his
wife

039

The address of the Grantee is

1504 Calli Meeting
House Road
Coatesville, Pa.

Mary S. Houghton

838

RECORDED in Deed Book 637 page 837
GIVEN under my hand and the seal of the said
office, the date above written.

Recorder of Deeds

This Indenture Made the

29th day of April
(1988)

in the year of our Lord one thousand nine hundred and

5/10/88

Between

MARIAN H. SELTZER, residing at ¹⁵⁷⁴ 3502 Caln Meeting House Road,
Downtown, Pennsylvania 19335

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

LOUIS N. SELTZER, 18 Downing Circle, Downingtown, Pennsylvania
19335

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

Witnesseth That the said Grantor

for and in consideration of the sum of

One Hundred and Thirty-One Thousand Seven Hundred and Fifty Dollars (\$131,750.00) lawful
money of the United States of America, unto her well and truly paid by the said Grantee,
at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has
granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and
sell, release and confirm unto the said Grantee her heirs and assigns,

5/10/88

the following property which is described on Exhibit "A" attached hereto and made a
part hereof consisting of two (2) pages.

Husband/wife transfer

EXHIBIT "A"

ALL THAT CERTAIN tract of land with dwelling, barn and other buildings erected thereon, Situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, dated July - 1970 as follows, to wit:

BEGINNING at a spike at the intersection of Caln Meeting House Road (T-402) and Fisherville Road (T-411), thence extending along in Caln Meeting House Road, South 40 degrees 56 minutes East, a distance of 355.45 feet to a P.K. nail, a corner of land of James D. McGulgan; thence leaving the public road, by McGulgan's land, South 01 degree 45 minutes 30 seconds West, crossing over the Transcontinental Gas Pipeline, for a distance of 1,273.06 feet to an existing lime stone, a corner of land of Ralph Bussinger; thence by Bussinger's land, South 88 degrees 57 minutes 30 seconds West, a distance of 1,289.51 feet to an existing lime stone on line of land of Benjamin Pierce; thence by Pierce's land the following four (4) courses and distances, to wit: (1) North 09 degrees 52 minutes West, 97.41 feet to an iron stake; (2) North 73 degrees 56 minutes 30 seconds East, 99.16 feet to an iron stake; (3) North 08 degrees 12 minutes 30 seconds West, 381.21 feet to an existing stone in a white ash; and (4) South 79 degrees 33 minutes West, a distance of 410.41 feet to a point; thence by land formerly part of the herein described tract, now property of Transcontinental Gas Pipeline Corp., the following three (3) courses and distances, to wit: (1) North 09 degrees 28 minutes West, 240.12 feet to a point; (2) South 80 degrees 32 minutes West, 100.06 feet to a point; and (3) South 09 degrees 28 minutes East, following along the Easterly side of a 30 feet wide right of way granted to said pipeline for access to the heretofore mentioned Fisherville Road, a distance of 241.84 feet to a point of line of land of the aforesaid Benjamin Pierce; thence extending by Pierce's land, South 79 degrees 33 minutes West, a distance of 76.93 feet to an existing stone; thence by the same land, South 01 degrees 44 minutes West, a distance of 44.26 feet to an existing post, a corner of land of Ernest P. Pyle; thence by Pyle's land, North 68 degrees 43 minutes West, a distance of 777.15 feet to a stone; thence by land of William D. Taylor, following along and in a fence row, North 05 degrees 32 minutes East, a distance of 735.35 feet, crossing over the bed of Fisherville Road, to an iron stake on the North side thereof; thence extending along in Fisherville Road, the following three (3) courses and distances, to wit: (1) South 09 degrees 38 minutes East, 683.74 feet to a spike, the same point where the centerline of the aforementioned 30 feet wide right of way granted to the Transcontinental Gas Pipeline Corp., intersects Fisherville Road; (2) South 82 degrees 16 minutes 30 seconds East, 737.50 feet to a point on the bridge; and (3) North 71 degrees 52 minutes 30 seconds East, a distance of 898.64 feet to the place of beginning.

CONTAINING 65.396 Acres of land be the same more or less.

BEING part of the same premises which John Woodruff, singleman, and Blanche H. Woodruff, singlewoman, by Deed dated August 20, 1970 and recorded in Chester County, in Deed Book O 39 page 837 granted and conveyed an undivided one-half interest to Louis N. Seltzer and Marian H. Seltzer, his wife, as tenants by entirety, and an undivided one-half interest to Joseph Weiner and Blanche S. Weiner, his wife, as tenants by entirety.

AND the said Grantor herein, Marian H. Seltzer and the said Grantee herein, Louis N. Seltzer, were divorced on July 12, 1972 by Decree of Court signed by Earl B. Shelly, Judge of the Court of Common Pleas of Chester County, Pennsylvania.

AND this conveyance from Grantor herein to Grantee herein is intended to convey Grantor's entire interest in the premises described herein to Grantee.

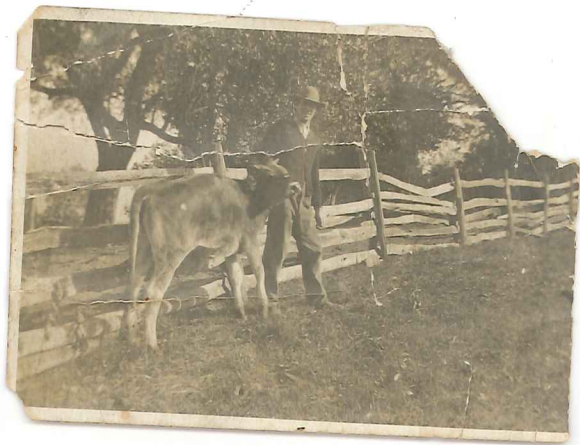
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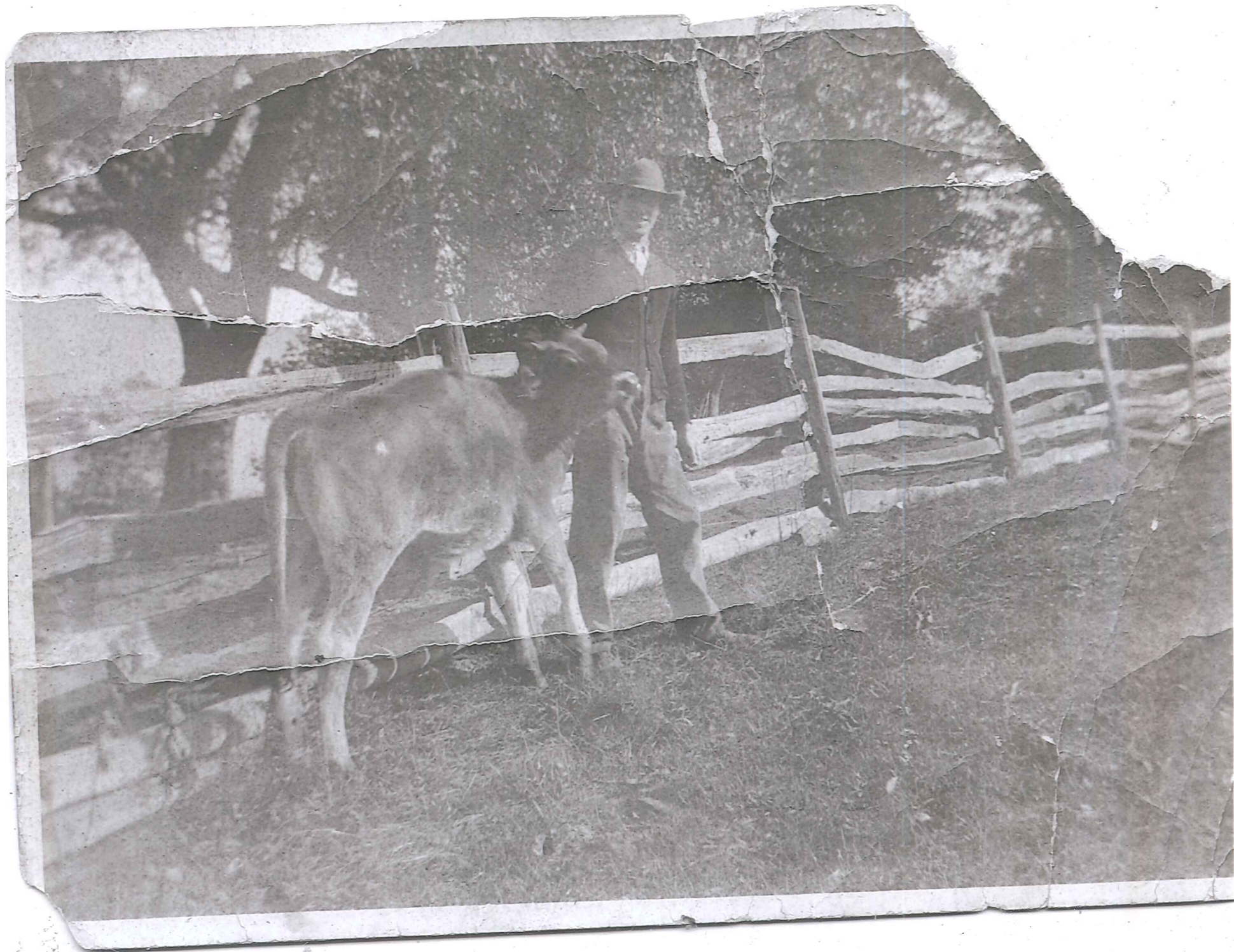


*THE WOODRUFF FARM CORNER OF FISHERVILLE & CALN
MEETINGHOUSE ROAD.*

*DONATED TO THE OLD CALN HISTORICAL SOCIETY BY
CAROL DIAMOND, PREVIOUS TENANT*











2003

Road into the
Woodruff house
& farm. House
from front.

Front and side
views of house
from yard

Side views showing later addition with porch



View of house
from side yard.



View of eave on
east side of house
and fireplace in
front room.



Close up view
of fireplace &
front door &
window.



Fireplace in other front room and views of doorways.



Coat rack and
stairway to
second floor.



Upstairs closet
and doorways
to bedrooms &
attic.



View from back window in bathroom. Old door to attic steps.



Views of attic showing tree logs as beams and old flat head nails



Old wide floor boards in attic & door to second room.



Side view of springhouse facing west & end of south end springhouse with second floor. Land on north side of lane.



View of part of kitchen & old door with old handle & lock.

Crumbling wall & foundation of building back of house.



Views of old walls &
garage built within old
wall.

Corncrib seen through
trees.



Closer view of corncrib
& large old pine tree
growing near old building
back of house



RADNOR ASSOCIATES

BUILDERS & DEVELOPERS

August 13, 2003

Thomas DeFroschia, Chairman
Caln Township Historical Commission
Two Granger Lane
Coatesville, PA 19320

RECEIVED
AUG 18 2003
CODES & ENG

RE: "KINGS GRANT," A Cluster Development Community
Tax Parcel # 39-001-0005 & # 39-001-0044
Caln Township, Chester County, PA
Pennsylvania Historic Resource Form for "WOODRUFF HOUSE"

Dear Mr. DeFroschia:

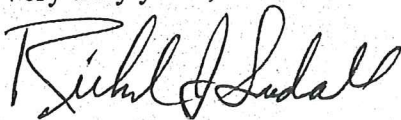
As you know, there was some concern expressed during the Conditional Use Hearings for Kings Grant regarding the historic significance of the "Woodruff House" located within the KINGS GRANT property.

Radnor Associates secured the names of several acceptable Historic Research experts in our area from the Pennsylvania Historical and Museum Commission (PHMC) and has retained the firm of "Cultural Heritage Research Services, Inc. (CHRS) of North Wales, PA. to perform a Historic Resource Survey of the "Woodruff House" and outbuildings as well as an Archaeological Survey of the entire KINGS GRANT property. The total contract amount for this work is \$11,000.00.

The results of their analysis and study of the "Woodruff House" utilizing PHMC format and in the form of a completed Pennsylvania Historic Resource Survey Form is attached for your information and records. The conclusion of this survey as contained in the EVALUATION portion of this survey is that the "Woodruff House" is not eligible for historic certification under extant criteria.

Radnor Associates would be happy to remove any historic components of this house and donate them to Caln Township. Although our consultants have concluded that the floor is not original, they point out that the two mantles on the first floor and some of the doors can be included in this category. The house is severely deteriorated, however, I would be happy to show it to you prior to construction of KINGS GRANT.

Very truly yours,



Richard J. Sudall, PE

c: Arnold M. Kring, Caln Township Commissioner
Jeffrey W. McClintock, PE, Caln Township Engineer

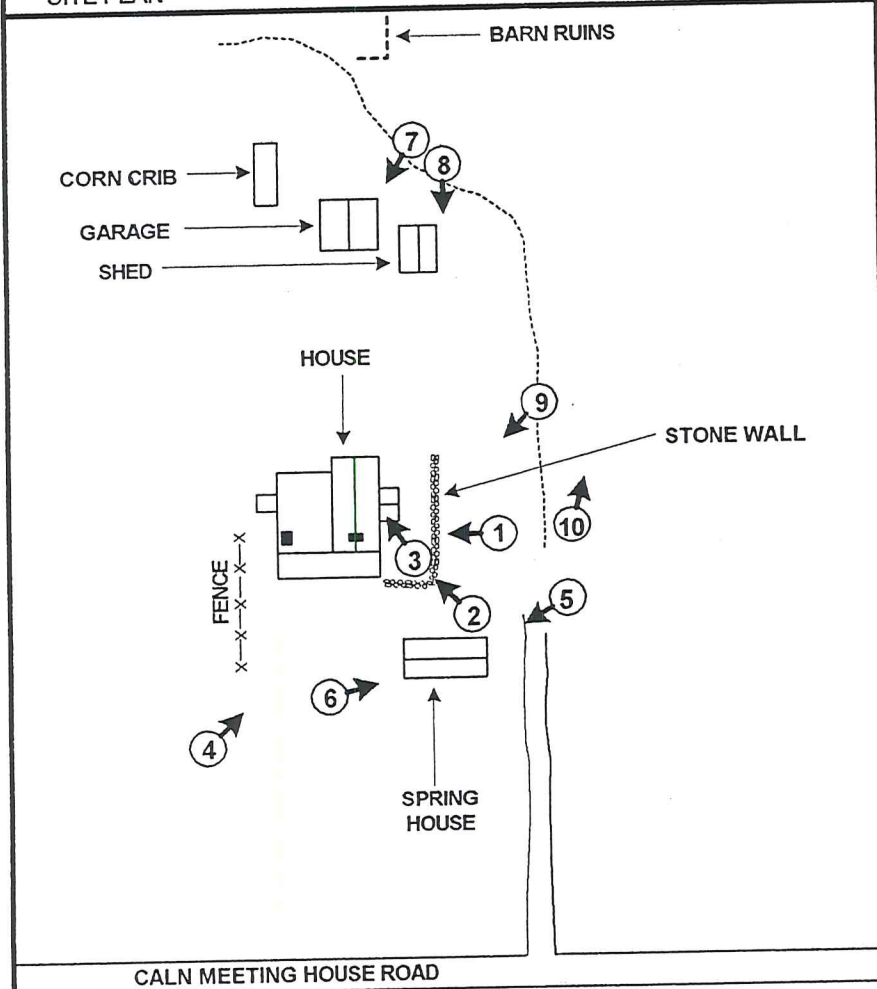
PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - PHOTO/SITE PLAN SHEET
 Pennsylvania Historical and Museum Commission
 Bureau of Historic Preservation
 BOX 1026, Harrisburg, PA 17108-1026

89A

Survey Code/Tax Parcel/Other No.: T.P. #39-01-0044 County: Chester
 Municipality: Caln Township Address: 1350 Caln Meeting House Road
 Historic Name/Other Name: Woodruff Property

SITE PLAN

PHOTO INFORMATION



Number	Description of View	Direction of Camera
1	View of main facade. Note modern porch with wooden balustrade.	

Photographer Name: Nadine Miller Peterson
 Negative Location: CHRS Inc.

PHOTO LOCATION
 NOT TO SCALE
Prepared by CHRS, Inc.

PENNSYLVANIA HISTORIC RESOURCE FORM - DATA SHEET

89B

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: _____ Tax Parcel/Other No.: 39-01-0044

County: 1. Chester 0 2 9 2. _____

Municipality: 1. Caln Township _____ 2. _____

Address: 1350 Caln Meeting House Road

Historic Name: Woodruff Property

Other Name: _____

Owner Name/Address: Louis N. Seltzer; 1019 Morris Avenue, Bryn Mawr, PA 19010 (under contract to Radnor Assoc.)

Owner Category: Private _____ Public-local _____ Public-state _____ Public-federal _____

Resource Category: Building _____ District _____ Site _____ Structure _____ Object _____

Number/Approximate Number of Resources Covered by This Form: 6

USGS Quad: 1. Wagontown, PA 2. _____

UTM A. zone 18 04 33 918 E 44 28 983 N C. _____

References: B. _____ D. _____

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category:	Subcategory:	Code:
A. <u>Domestic</u>	<u>Single Dwelling</u>	<u>0</u> <u>1</u> <u>A</u>
B. <u>Domestic</u>	<u>Secondary Structure</u>	<u>0</u> <u>1</u> <u>C</u>
C. <u>Agriculture/Subsistence</u>	<u>Agricultural Outbuilding</u>	<u>0</u> <u>9</u> <u>G</u>
D. <u>Agriculture/Subsistence</u>	<u>Agricultural Field</u>	<u>0</u> <u>9</u> <u>C</u>

Particular Type: A. Farmhouse

B. Springhouse

C. Corn Crib

D. Field

Current Function Category:	Subcategory:	Code:
A. <u>Vacant/Not In Use</u>	_____	<u>0</u> <u>9</u> <u>8</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____

PHYSICAL DESCRIPTION

Architectural Classification: A: Other 9

B. _____ C. _____

D. _____ Other: Pennsylvania Four-Over-Four

Exterior Materials: Foundation	<u>stone</u>	<u>4</u>	<u>0</u>	Roof	<u>asphalt</u>	<u>6</u>	<u>4</u>
Walls	<u>stucco</u>	<u>6</u>	<u>1</u>	Walls	_____	_____	_____
Other	_____	_____	_____	Other	_____	_____	_____

Structural System: 1. stone 2 2 2. _____

Width: 3 bays C Depth: 2 rooms B Stories/Height: 2 B

HISTORICAL INFORMATION

Year Built: X C. _____ to _____ C. _____ Additions/Alterations Dates: X C. 1995 ; _____ C. _____
Basis for Dating: X Documentary X Physical
Explain: Based upon a physical examination of the building; deed research; historic maps.

Cultural/Ethnic Affiliation:	1.	<u>N/A</u>	2.	_____
Associated Individuals:	1.	<u>N/A</u>	2.	_____
Associated Events:	1.	<u>N/A</u>	2.	_____
Architects/Engineers:	1.	<u>N/A</u>	2.	_____
Builders:	1.	<u>N/A</u>	2.	_____

MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

PREVIOUS SURVEY, DETERMINATIONS

Chester County Architectural Inventory (Form #076318031)

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: _____ Yes X No Context(s): _____
Contributes to Potential District _____ Yes X No District Name/Status: _____
Explain: The residence has been altered by the construction of a modern porch, application of an asphalt roof, and application of modern stucco on the exterior. In addition, the outbuildings are in poor condition and the property is overgrown. The property has lost feeling and association as a farm complex and the residence does not retain outstanding architectural significance. The property is recommended not eligible under Criterion A, B, and C. Criterion D cannot be addressed at this time, as an archaeological survey is currently being conducted.

THREATS

Threats: 3 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other
Explain: The property is currently slated for redevelopment. The buildings are planned to be demolished and a residential community constructed on the site.

SURVEYOR INFORMATION

Surveyor Name/Title: Nadine Miller Peterson/Director, Historic Preservation Date: June 2003
Project Name: Kings Grant Project
Organization: CHRS, Inc. Telephone: 215-699-8006
Street and No.: 403 E. Walnut Street
City State: North Wales, PA Zip Code: 19454
Additional Survey Documentation: Chester County Survey
Associated Survey Codes: Form #076318031

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - NARRATIVE SHEET 89C
Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code: _____	Tax Parcel/Other No.: <u>39-01-0044</u>
County: <u>Chester</u>	Municipality: <u>Caln Township</u>
Address: <u>1350 Caln Meeting House Road</u>	
Historic/Other Name: <u>Woodruff Property</u>	Sheet <u>1</u> of <u>5</u>

PHYSICAL DESCRIPTION:

This property is located at 1350 Caln Meeting House Road in Caln Township, Chester County, Pennsylvania. The property sits on tax parcel 39-01-0044 and is owned by Louis N. Seltzer; 1019 Morris Avenue, Bryn Mawr, PA 19010. The property is currently under contract to Radnor Associates for a planned residential development. The property contains a single-family residence, springhouse, shed, garage, corncrib and barn ruins. It is heavily overgrown with brush and weeds.

The residence on the property appears to have been constructed ca. 1835 and is an example of a Four-over-Four Pennsylvania German residence. It is two-and-one-half stories tall with a two-story nineteenth-century rear wing addition. The main core of the residence is four bays wide by two rooms deep. The rear wing is one room wide by two bays deep. The rear wing has a flat roof while the main core of the residence has a side gable roofline. This roof is sheathed in modern asphalt shingles. An interior brick chimney is located near the south side of the roofline of the main core of the residence. A second interior brick chimney is located near the west end of the rear wing. The residence sits on a stone foundation and is sheathed in modern stucco. Windows throughout the residence are two-over-two double-hung sash. A modern porch with modern wood balustrade and large concrete base is found on the main façade. A side porch with modern wood balustrade is located on the south façade. Two decorative features remain on the exterior of the house. One of these features includes a pair of doors located on the main façade. These two wood-paneled doors each have a transom and are flanked by sidelights. A second decorative feature on the exterior of the residence includes a single wooden verge board located along the side gable eaves.

The interior of the residence is in deteriorated condition due to the fact that the residence has been rented out to college students over the last few years. A brief examination of the interior indicates that the property does retain random-width wood flooring, simple decorative mantles in each of the front sitting rooms and a rear staircase with mid-nineteenth century detailing (i.e. spindles and a curved newel post). Several doors on the main floor appear to be original to the ca. 1835 construction period. The kitchen appears to have been modernized in the 1950s. Despite these interior details, the overall condition and integrity of the property is low.

Only a handful of outbuildings remain on the property. These include a springhouse, shed, garage, corncrib and barn ruins. The springhouse is constructed of stone and is located immediately north of the residence. It is two stories tall and has been sheathed in a variety of types of stucco. Most of the openings have lost their doors and windows. The springhouse has a modern corrugated metal roof. The remaining outbuildings are located south of the residence along a gravel path. These buildings include a modern garage that appears to have been constructed on top of a nineteenth century foundation. The top of the garage is constructed of mid-twentieth century particleboard with an asphalt-shingled roof. A shed or stables is located immediately west of the garage. This building is in poor condition. A corncrib is located to the east of the garage. Finally, stone ruins of what appears to have been a frame barn are located across the gravel path from the three outbuildings. The property is heavily overgrown and any association with the original agricultural setting of the property has been lost.

The residence is an example of a Four-over-Four Pennsylvania German house. Also called the Pennsylvania Farmhouse because of its prevalence in this state, the four-over-four name describes a configuration of four rooms on each floor. Standing two stories tall under a side-gable roof, the four-over-four measures four bays wide by two rooms deep. Usually symmetrical, the main facade contains either one door in one of the inner bays or, just as

Historic/Other Name: Woodruff PropertySheet 2 of 5**PHYSICAL DESCRIPTION CONT.:**

common, two doors occupying both inner bays. Emerging in the mid-eighteenth century, the four-over-four represented the rationalization of new (Georgian) ideas into a traditional Germanic house form. German-speaking immigrants typically built houses that had asymmetrical facades but were more-or-less square in plan and contained either three or four rooms on the ground floor, grouped around a central chimney. The four-over-four house retained the four-room Germanic plan but adopted the gable end chimneys and symmetry – though not the central passage – of the Georgian house. The four-over-four was a predominant house form throughout Pennsylvania during the nineteenth century and continued to be built into the early twentieth century (Glassie 1968:54-55; Glassie 1986:407). The Woodruff Property retains several features typical of the Four-Over-Four house type including the four-room plan, side gable roofline, and double doors on the main façade. This residence has been altered by the application of modern siding materials and the construction of a new front porch with modern wood balustrades.

HISTORICAL NARRATIVE:

Most of the 26.46-hectare (65.39-acre) Woodruff Property was part of a seated 44.72-hectare (110.5-acre) tract conveyed by Philadelphia residents Samuel and Jane Bettle to Gravner Marsh of East Caln Township by a deed dated April 29, 1823 (Chester County Deed Book W5:140). Marsh acquired this “messuage or tenement and lot of ground” in consideration of \$2,500. It is not known if the dwelling on this property was the present farmhouse or another, older dwelling. Ten years after this acquisition, Marsh conveyed two tracts of land—one encompassing 21.75 hectares (53.75 acres) and the other 7.56 hectares (18.68 acres)—to Mary Gipson in consideration of \$2,100 (Chester County Deed Book G4:144). The 21.75-hectare (53.75-acre) tract was part of the property Marsh had acquired from the Bettles in 1823, while the smaller tract—which abutted the larger tract—had only recently been acquired by Marsh. Only the larger of the adjoining tracts had “buildings” on it. Again, it is not known if one of these “buildings” was the present farmhouse.

Mary Gipson owned these adjoining East Caln Township parcels for only a few years. By a deed dated February 27, 1837, she conveyed them to Eli Russell in consideration of \$2,080 (Chester County Deed Book G4:144). Russell later acquired an abutting 2.31-hectare (5.72-acre) parcel, giving him three contiguous parcels of land together encompassing 31.62 hectares (78.15 acres).

In 1852, portions of East Caln Township (including Eli Russell’s farm), West Caln Township, West Brandywine Township, and Sadsbury Township were detached from their municipalities to form Valley Township (Futhey and Cope 1881:209). By a deed dated December 14, 1848, Eli Russell conveyed a 2.11-hectare (5.22-acre) portion of his 7.56-hectare (18.68-acre) parcel to Bennett Marsh (unrecorded deed recited in Chester County Deed Book W5:438). Russell farmed the remaining 29.51 hectares (72.93 acres) of his property until March 4, 1854, when he conveyed the land to Joel R. Dean in consideration of \$4,200 (Chester County Deed Book W5:438).

Dean owned the farm for about three years before conveying it to John S. Robinson on March 27, 1857 (Chester County Deed Book S6:124). Robinson’s ownership of the property and the presence of a dwelling on the site of the present farmhouse was reflected on a map of the area published in 1860 (Kennedy 1860). By a deed dated March 28, 1861, Robinson and his wife Elizabeth conveyed the farm to David Seltzer, who owned an abutting farm to the west (Chester County Deed Book S6:126; Kennedy 1860). Seltzer would own the former Robinson farm for 14 years, during which time he appears to have allowed it to be occupied and/or unofficially

Historic/Other Name: Woodruff PropertySheet 3 of 5

HISTORICAL NARRATIVE CONT.:

“owned” by a family member; on a map of the area published in 1873, the property was attributed to “J.A. Seltzer” (Bridgens 1873). It was during David Seltzer’s ownership that the farm became part of a new Chester County municipality—“Caln Township”—erected from portions of Valley Township and East Caln Township (Futhey and Cope 1881:168).

David Seltzer owned the 29.51-hectare (72.93-acre) Caln Township farm until March 23, 1875, when he conveyed the three-tract property—including “houses, barns and [other] improvements”—to William McCanna in consideration of \$7,000 (Chester County Deed Book Q8:233). A little less than a year later, on March 1, 1876, McCanna conveyed the farm to Jane Waldron (Chester County Deed Book T8:124). McCanna later reacquired the property from Waldron by a deed dated December 5, 1878 (Chester County Deed Book F9:284). McCanna retained ownership of the property until April 1, 1880 when he conveyed it to John B. Baldwin in consideration of \$4,400 (Chester County Deed Book E9:280). A map of the area published in 1883 reflected Baldwin’s acquisition of the farm (Kirk 1883).

John Baldwin experienced financial troubles near the end of the nineteenth century. He was sued by Philadelphia resident Martha Hurford, which led to the seizure of the property by the Chester County Sheriff. In preparation for a public auction of the property, the Sheriff placed notices in local newspapers indicating that the “improvements” on the Baldwin farm included “a Stone and Frame End House with porches on two sides,” a “Frame Barn 60 x 40 feet [18.28 x 12.19 meters] with straw shed attached [and] stabling for twenty head of stock,” an “Ice house,” and a “good spring house” (*The Village Record* 1898:2). When a public sale of the property was held, the Sheriff awarded the farm to Hurford in exchange for \$1 (Chester County Sheriff Deed 11:75).

Martha Hurford probably never moved to the Caln Township property. She was still living in Philadelphia on March 28, 1907 when she conveyed the property to 54-year-old farmer Lewis Woodruff (Chester County Deed Book H13:280). Census data compiled in 1920 and 1930 indicated that Lewis Woodruff shared his household with wife Alice (born about 1862) and their adult, unmarried children: Blanche (born about 1886) and John (born about 1889). John assisted his father on the Woodruff farm (United States Bureau of the Census 1920; 1930). On January 25, 1934, Lewis and Alice Woodruff celebrated their 50th wedding anniversary (*Coatesville Record* 1934a:n.p.). Already in poor health at this celebration, Lewis died less than a month later (*Coatesville Record* 1934b:n.p.). By a deed dated March 22, 1934, his widow conveyed the farm to daughter Blanche and son John (Chester County Deed Book F19:125; rerecorded in Chester County Deed Book T18:43).

Blanche and John Woodruff owned the farm jointly until August 20, 1970, when they conveyed the house, barn and other outbuildings on 26.46 hectares (65.39 acres) to Louis and Marian Seltzer and Joseph and Blanche Weiner in consideration of \$65,396 (Chester County Deed Book O39:837). Marian Seltzer later conveyed her interest in the property to Louis (Chester County Record Book 1192:320). After their deaths, the Weiners’ interests in the property was acquired by Paul J. Weiner and Janet R. Doerflinger (Chester County Record Book 1185:179). Janet Doerflinger conveyed her quarter-interest in the farm to Louis Seltzer by a deed dated December 17, 2001 (Chester County Record Book 5160:1066). The property is currently scheduled to be demolished to make way for residential construction.

Historic/Other Name: Woodruff PropertySheet 4 of 5**NATIONAL REGISTER EVALUATION:**

The Woodruff Property was evaluated according to criteria set forth in *National Register Bulletin*: "How to Apply the National Register Criteria for Evaluation" (National Park Service 1997). The Woodruff Property is not known to have been associated with any significant historic events or notable individuals. The property has lost integrity as a farm complex with changes to the residence, loss of the barn, deteriorated and modern outbuildings and overgrown nature of the property. The Woodruff Property is recommended not eligible for listing in the National Register of Historic Places under Criterion A and B. The dwelling is a partially modified example of a Pennsylvania Four-Over-Four dwelling. It has been altered through the application of modern roofing materials, construction of a modern porch and balustrades, and the application of modern stucco. The dwelling has lost integrity of materials, workmanship, design, setting, feeling, and association. The Woodruff Property is recommended not eligible for listing in the National Register of Historic Places under Criterion C, as it has been modified and no longer retains integrity. Eligibility under Criterion D cannot be addressed at this time, as archaeological studies are currently being conducted.

REFERENCES CITED:

Anonymous

1934a Untitled newspaper clipping from *Coatesville Record*, edition of January 25, 1934. In the "Woodruff, L" vertical file of the Chester County Historical Society, West Chester PA.

1934b "Lewis Woodruff." Obituary in *Coatesville Record*, edition of February 23, 1934. In the "Woodruff, L" vertical file of the Chester County Historical Society West Chester PA.

Bridgens, H.F. Witmer

1873 "Valley Township." In *Atlas of Chester County, Pennsylvania*. Safe Harbor, PA: A.R. Witmer.

Futhey, J. Smith and Gilbert Cope

1881 *History of Chester County, Pennsylvania*. Philadelphia: Louis H. Everts.

Glassie, Henry

1968 "A Central Chimney Continental Log House." In *Pennsylvania Folklife* 18 (2):32-39.

1986 "Eighteenth-Century Cultural Process in Delaware Valley Folk Building." In *Common Places Readings in American Vernacular Architecture*. eds. Dell Upton and John Michael Vlach. Pps. 394-425. Athens, GA: University of Georgia Press

Kennedy, T.J.

1860 *Map of Chester County, Pennsylvania*. Philadelphia: T.J. Kennedy.

Kirk, W. H. & Co.

1883 *Breou's Official Series of Farm Maps, Chester County, Pennsylvania*. Philadelphia: W.H. Kirk & Co.

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

Historic/Other Name: Woodruff Property Sheet 5 of 5

REFERENCES CITED CONT.:

National Park Service

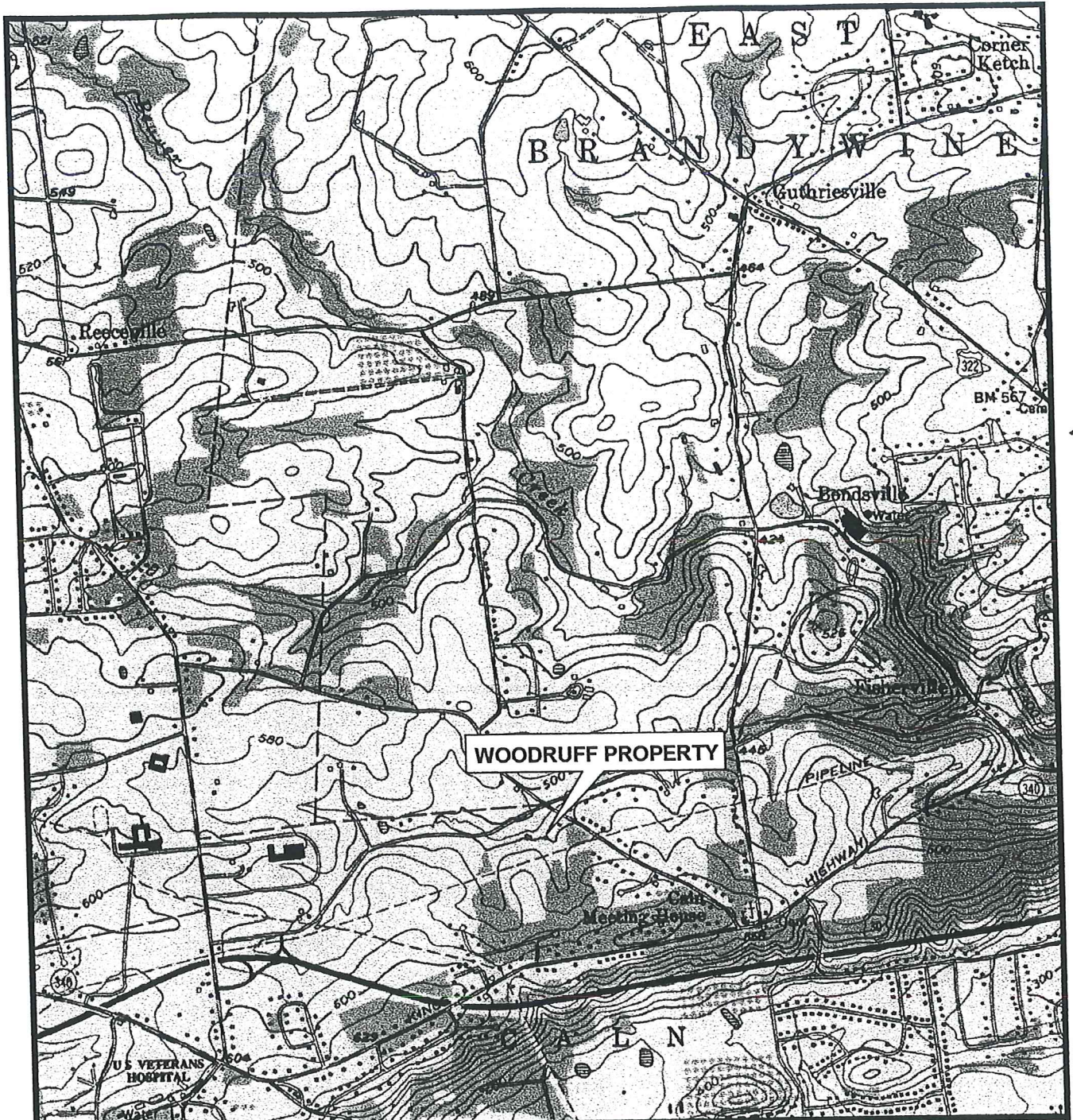
- 1997 National Register Bulletin Number, "How to Apply the National Register Criteria for Evaluation."
Washington, D.C.: National Park Service, U.S. Government Printing Office.

United States Bureau of the Census

- 1920 *Fourteenth Census of the Population of the United States*. Manuscripts on Microfilm.
1930 *Fifteenth Census of the Population of the United States*. Manuscripts on Microfilm.

United States Geological Survey

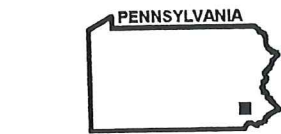
- 1983 *Wagontown, PA Quadrangle*. 7.5 Minute Series. From aerial photographs taken 1951, field checked 1956. Photo revised 1983. Reston, VA.



QUADRANGLE LOCATION

SCALE

SOURCE



USGS 1983
WAGONTOWN, PA



Prepared by CHRS, Inc.

WOODRUFF PROPERTY RESOURCE LOCATION MAP

**KINGS GRANT PROJECT
CHESTER COUNTY, PENNSYLVANIA**



Photograph 2 – Side and main façades of the residence. Note the modern wood balustrades and replacement front porch.



Photograph 3 – Detailed view of the double doors comprising the main entrance.



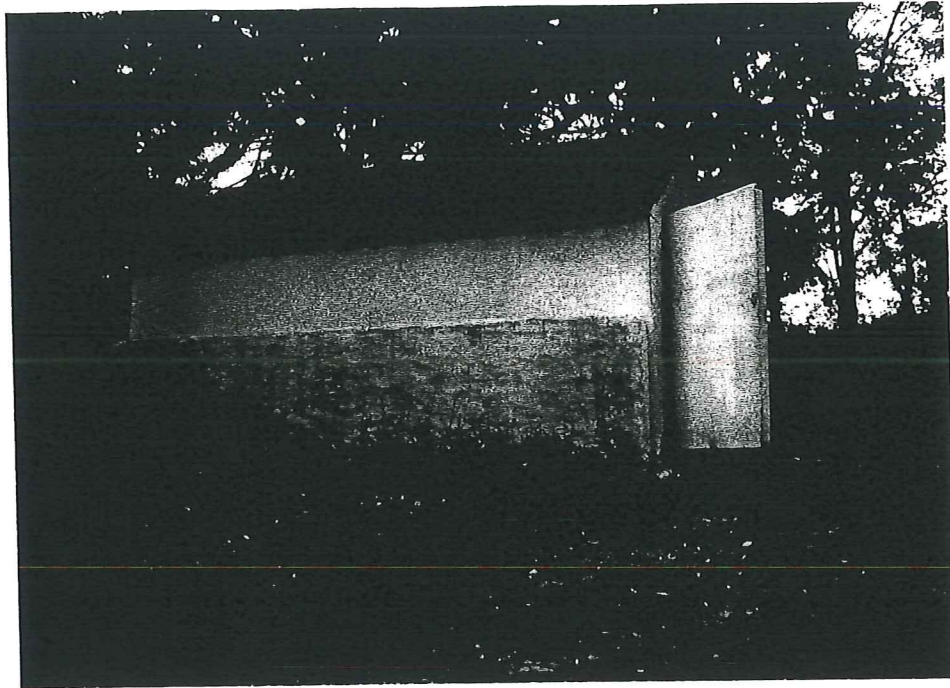
Photograph 4 – View of the rear and side facades of the residence.
Note the rear extension and side porch additions.



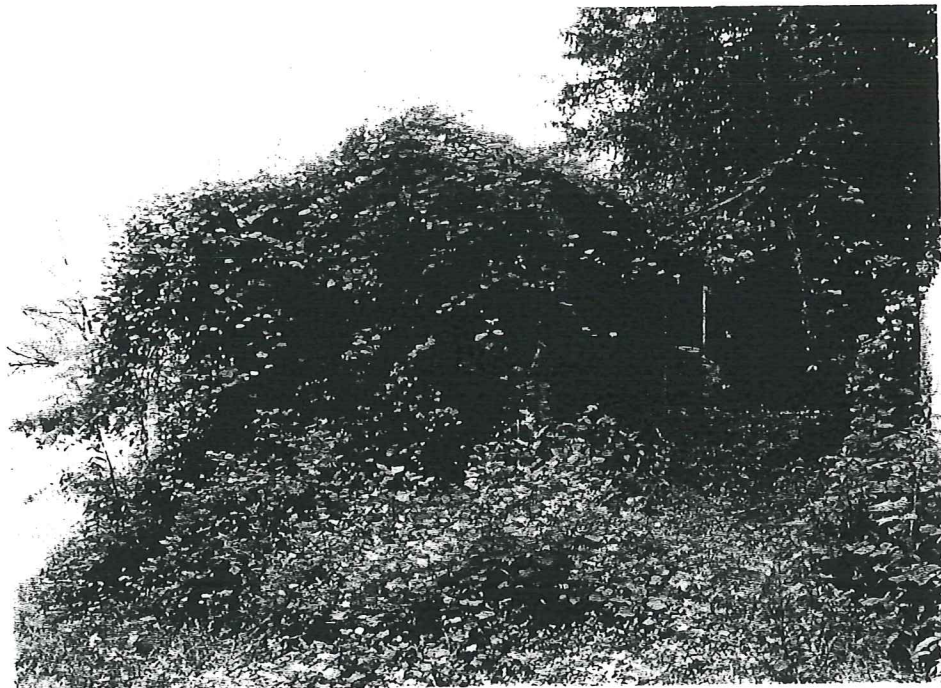
Photograph 5 –View of the springhouse located to the north of the residence.



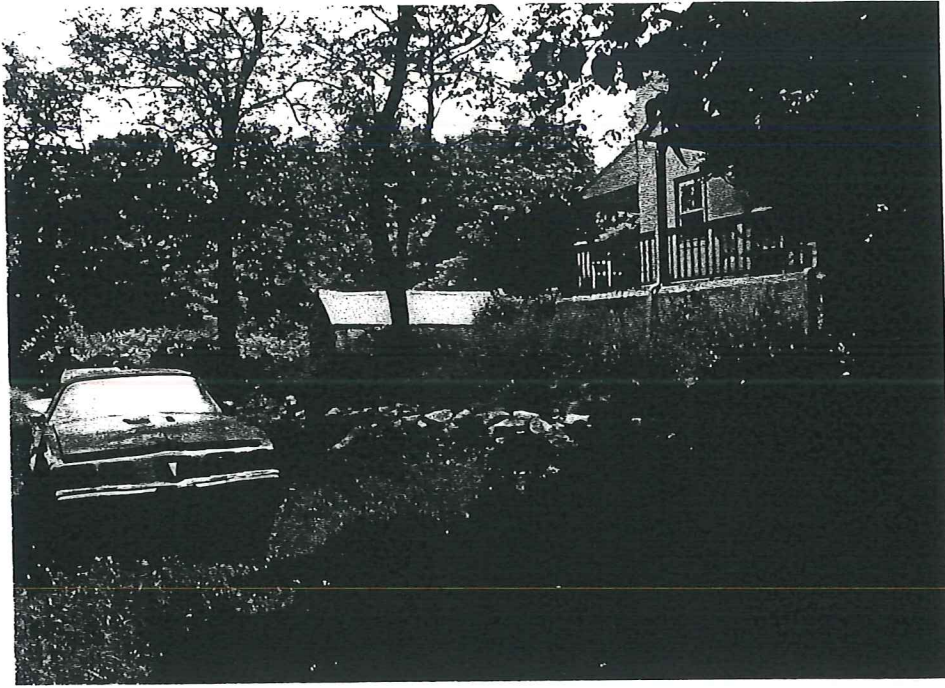
Photograph 6– View of the springhouse.
Note the modern corrugated metal roof.



Photograph 7 –View of the garage located along a gravel lane south of the residence. The top portion of the garage appears to be modern while the foundation may have housed an earlier structure.



Photograph 8– View of the shed or stables located adjacent to the garage. This outbuilding is in a state of collapse.



Photograph 9 –View of the dry-laid stonewall in front of the residence.



Photograph 10– View of the overgrown grounds immediately in front of the residence.

CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

Other apertures or design work in the roof.

core major wing

A. Cupola B. Widow's walk C. Balustrade D. Turret

E. Other
F. Can't determine

Is there evidence or remains of pent or porch additions?

core major wing

A. Pent roof B. Pent Eave C. Pent roof & Eave D. Evidence E. Hood F. Porch

What type of windows are in the gables?

core major wing

A. Horizontal rectangle B. Vertical rectangle C. Square D. Pointed arch E. Quarter F. Half round G. Other H. Can't determine

Chimney stack design

core major wing

A. Corbeling B. Plain C. Lipped D. Separate flues E. Other

Main entrance arrangement

core

A. Single centered B. Single offcenter C. Double-balanced D. Double-unbalanced E. More than 2 F. Corner (1 or both)

Which of the following design features are prominent in the windows and doors.

Write "Y" if Yes "N" if No

A. Plain frame core major wing
 B. Lintel core major wing
 C. Pediment core major wing
 D. Transom core major wing
 E. Elliptical arch with fan light core major wing
 F. Pointed arch core major wing
 G. Segmental core major wing
 H. Round arch core major wing
 I. Label core major wing
 J. Palladian window core major wing
 K. Bay Window core major wing
 L. Other Multiple opening core major wing
 M. Other

Other notable features are present in the building? For example: Stained Glass or Leaded Windows, Bake Ovens, Ironwork, Quoins, etc.

I. Site Information

Form No. 029 Recorded by C Date 4-1982

County 029 Region 05 Municipality 39 Site # 020 USGS Quad 1504 Street # 1504 Street Name CHW Meeting Rd.

UTM West East
 Reference South North

Photographic Log
 Roll No. 09-39-B Frame(s) 0 and House and OA-Springs
 Photographer: C. CREMERS

Owner/Contact M. DENNIS Seltzer Phone _____

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
 B. Residence-Farm H. Museum N. Row House
 C. Commercial I. Military O. End Row House
B Original Use D. Educational J. Religious P. Semi-Detached or Duplex
 E. Entertainment K. Scientific Q. Can't Determine
 F. Government L. Transportation R. Other

III. Date of Construction

DOE Core Major Wing

A. 1680-1730 B. 1730-1780 C. 1780-1820 D. 1820-1860 E. 1860-1900 F. 1900-1930

Source of Date
 Estimate Datestone Hearsay
 Deed, Tax list, etc. Other

Architect/Builder (if known) _____

Sketch Datestone (Optional)

IV. Historical Significance (if known)

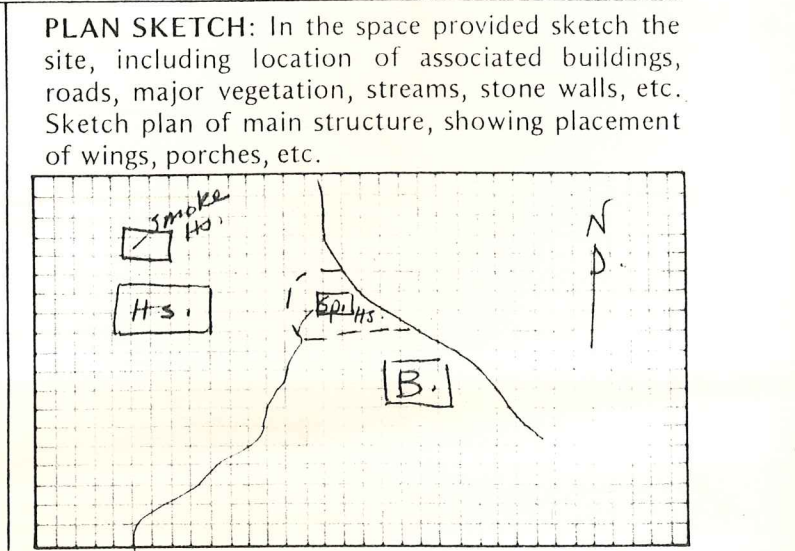
V. Map References: If the site appears on any historic maps, mark X in the appropriate box(es) and indicate property owner if possible.

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 _____



ARCHITECTURAL FIELD SURVEY

INSTRUCTIONS: To provide the requested information, choose the most appropriate illustration and place the letter designation for the illustration in the answer box usually located in the left column of the page.

Often a major addition has been added to a structure long after its original construction. Because the design features may be different, the information below is requested for the CORE (the original structure) and the oldest MAJOR WING (an addition substantially constructed and relatively large in size). Other wings will not be included on this survey form unless mentioned at the end.

This form should not be used for barns, springhouses, or other out-buildings. Another form will be used for these structures.

If the information is "not applicable", write "O" in the answer box.

ARCHITECTURAL STYLE

core major wing
Using the architectural style sheet, determine which of the designated architectural styles most appropriately describes the building.

ARCHITECTURAL FEATURES

core major wing
Plan form of existing structure.
A. Square B. Rectangular C. "L" Shape D. "T" Shape E. Cross F. Octagonal
G. Other H. Can't determine

core major wing
Number of floors in core structure and in major wings.
A. 1 Floor B. 1½ Floors C. 2 D. 2½ E. 3 F. 3½
G. 4 or more H. Can't determine

core major wing
Chimney locations
A. Gable end, flush B. Gable end, exterior C. Corner D. Front or rear, flush E. Front or rear, exterior F. Dual gable end
G. Interior H. Gable and interior I. Both gable ends J. Double chimney both gables K. Interior chimneys 2 or more
L. Other M. Can't determine

core major wing
Dominant roof shape.
A. Gable B. 3 Gables C. 4 or more gables D. Gambrel E. Hipped F. Mansard
G. Shed H. Flat I. Other J. Can't determine
5A Is the core structure facade symmetrical in the arrangement of doors and windows?
 core major wing
A. Symetrical B. Not symetrical C. Can't determine

6 Number of bays in the core structure and in the major wing.
 core major wing
A. 1 B. 2 C. 3 D. 4 E. 5 F. 6
G. 7 or more H. Can't determine

STRUCTURAL FEATURES

7 Foundation materials
 core major wing
A. Cut stone B. Rough stone
C. Brick D. Stucco
E. Other F. Can't determine

8 Basement or crawl space arrangement.
 core major wing
A. Full basement B. No basement, Crawlspace only
C. Both basement Crawlspace D. Banked
E. Other F. Can't determine

9 If stone is used, what type is it?
 core major wing
A. Green Serpentine B. Hornblende C. Sandstone D. Quartz
E. Fieldstone F. Dolomite, Limestone, or Marble
G. Other H. Can't determine

10 Dominant exterior wall material. (designate two if necessary)
 core major wing
A. Brick stretcher Bond B. Brick, common Bond C. Brick, flemish Bond D. Brick other Bond
E. Rough stone F. Cut stone
G. Log H. Horizontal Boards I. Vertical Board J. Shingle K. Stucco
L. Other M. Can't determine

11 Dominant roof material.
 core major wing
A. Wood shingle B. Slate C. Tin or Metal D. Asphalt shingle E. Ceramic tile
F. Other G. Can't determine

DESIGN FEATURES

12 Style of dormers.
 core major wing
A. Shed B. Plain gable C. Pedimented gable D. Round or elliptical E. Hipped
F. Other G. Can't determine

13 Style of cornice trim
 core major wing
A. Brick Cornice B. Plain C. Box D. Wood dentils E. Cove F. Brackets
G. Other H. Can't determine

Needs to be corrected? ^{ARM} 028
 on map
 Seltzer

CHESTER COUNTY CERTIFICATION WORK SHEET

HISTORIC NAME _____ COMMON NAME M. Darius Seltzer

LOCATION ADDRESS 1504 ~~91504~~ Caln Meeting House Rd

TOWNSHIP _____ TAX PARCEL NO. 39-1-6
~~39-1-5~~

OWNER/ADDRESS Marian Seltzer NO. of BLDGS T 40 - P 516
1054 Caln Meeting House Rd T 40 - P 314

DATE (how determined) 1780-1826
Downington Pa Estimate

BUILDING TYPES BY USE House, shed

BUILDING MATERIAL _____

PHOTOGRAPH IDENTIFICATION
 PC:
 PD:
 PV:
 NL:

NEWSPAPER CLIPPINGS: Business Houses, Lands, Families

BIBLIOGRAPHY

DEED DESCENT

Deed Bk & Pg. Date	Grantor; Grantee Summary metes and bounds Reference to land or buildings	Municipality acreage Sale price

continue on back if necessary