

Chain of Title A1

MEG Associates et al. to: Scott R. Nyman dated 2-23-1999 recorded 2-24-1999 in Record Book 4513 page 2370. (Borders alley on the West and South)

Jo Anne Sheridan to: Meg Associates dated 2-5-1985 recorded 2-19-1985 in Deed Book C 65 page 128. (Borders alley on the West and South)

William C. Crawford to: MEG Associates et al. dated 3-5-1982 recorded 3-5-1982 in Deed Book R 59 page 278. (Borders alley on the West and South)

Philip H. Sheridan to: Philip H. Sheridan and William C. Crawford dated 4-8-1970 recorded 4-24-1970 in Deed Book H 39 page 456. (Borders alley on the West and South)

Christian L. Dull et ux to: Philip H. Sheridan dated 9-28-1943 recorded 9-29-1943 in Deed Book I 21 page 396. (Borders alley on the West and South)

The National Bank of Coatesville to: Christian L. Dull et ux dated 7-22-1941 recorded 7-22-1941 in Deed Book O 20 page 587. (Borders alley on the West and South)

Fred J. Wahl, Sheriff to: The Coatesville Trust Company dated 10-29-1936 recorded 11-18-1936 in Deed Book O 19 page 123. (Borders alley on the West and South)

William L. Conner et ux to: Hugh Murphy dated 9-22-1928 recorded 9-24-1928 in Deed Book S 17 page 463. (Borders alley on the West and South)

Theodore F. Rogers et ux to: William L. Conner dated 3-30-1911 recorded 4-8-1911 in Deed Book C 14 page 92. (Borders alley on the West and South)

Ann W. Woodward to: Theodore F. Rogers dated 3-28-1888 recorded 5-16-1888 in Deed Book G 10 page 289. (Borders alley on the West and South)

Joshua W. Peirce et ux to: Moses Woodward dated 12-24-1874 recorded 1-2-1865 in Deed Book Y 6 page 398. (Borders alley on the West and South)

Samuel A. Cooper et ux to: Moses Woodward dated 3-30-1860 recorded 4-4-1860 in Deed Book N 6 page 388. (exception piece in Y 6 page 398) (No mention of alley)

Joshua W. Peirce et ux to: Samuel A. Cooper et ux dated 4-9-1858 recorded 5-3-1858 in Deed Book H 6 page 478. (No mention of alley)

Crosby P. Morton et ux to: Joshua W. Peirce dated 3-1-1858 recorded 4-3-1858 in Deed Book H 6 page 359. (Tract containing two hundred thirty nine acres)

# This Indenture, Made the

23rd day of February in the year of our Lord  
one thousand nine hundred and ninety-nine (1999)

**Between** DAVID M. STUMP, Administrator of the Estate of ELIZABETH J. STUMP  
AND MARGARET M. BRADLEY, TRADING AND DOING BUSINESS AS MEG ASSOCIATES, a PA  
GENERAL PARTNERSHIP (hereinafter called the Grantor) of the first part;

AND

SCOTT R. NYMAN (hereinafter called the Grantee)

of the other part, **Witnesseth**, That the said Grantor

for and in consideration of the sum of TWO HUNDRED FORTY TWO THOUSAND FIVE HUNDRED  
THIRTY AND 00/100.... (\$242,530.00)

lawful money of the United States of America, unto him well and truly paid by the said  
Grantee  
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these  
presents does

grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his heirs

and assigns,

## TRACT #1

ALL THAT CERTAIN messuage and lot of land with the hereditaments and  
appurtenances thereon, situate in the Village of Mortonville, in the Township of Newlin and  
County of Chester, State of Pennsylvania, bounded and described according to a new survey  
thereof made by J. Willis Harry, C.E., 10/21/1940 as follows:

BEGINNING at a spike in the middle of the Strasburg Road, a corner of land now or late  
of Lester A. Newman and wife; thence by the same South 16 degrees 55 minutes East 150.45 feet  
to a stake in the north side of a 20 feet wide alley; thence along said alley, South 70 degrees 45  
minutes West 51.09 feet to a flint stoep; thence along the Easterly side of a 20 feet wide alley  
North 19 degrees 15 minutes West 150.33 feet to a point in the Strasburg Road; thence along the  
same North 70 degrees 45 minutes East 57.23 feet to the point and place of beginning.

## TRACT #2

ALL THAT CERTAIN lot or tract of ground with the hereditaments and appurtenances  
thereon, situate partly in Newlin Township and partly in East Fallowfield Township, County of  
Chester and State of Pennsylvania, bounded and described as follows:

BK4513PG2370

BEGINNING at a point in the center of the public road known as Strasburg Road, situate in the Village of Mortonville, at a point opposite the southeast corner of a stone wall in front of the old Mortonville Hotel property; thence along the middle of said road in an easterly direction 85 feet; thence leaving the road at right angles thereto a distance of 57½ feet; thence in a westerly direction parallel to the Strasburg Road, a distance of 85 feet; thence along the easterly side of the stone wall travelling in a southerly direction along said stone wall a distance of 57½ feet to the point and place of beginning.

BEING the same premises which William C. Crawford, by Indenture bearing date the 5th day of March, A.D., 1982 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 5th day of March, A.D., 1982 in Deed Book R-59 page 278, granted and conveyed unto Joanne Sheridan, Elizabeth J. Stump and Margaret M. Bradley, t/a and d/b/a MEG Associates, a PA General Partnership, in fee.

AND as to the undivided interest of Jo Anne Sheridan, BEING the same premises which Jo Anne Sheridan, by deed dated 2/5/85 and recorded 2/19/85 in Chester County in Deed Book C-65 page 128 conveyed unto Elizabeth J. Stump and Margaret M. Bradley, t/a and d/b/a MEG Associates, a PA General Partnership, in fee.

Transfer Tax- Newlin Township: \$2,425.30  
East Fallowfield Twp.: -0-  
TOTAL: \$2,425.30

**Together** with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said messuage and lot of land

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs

and assigns to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever

**And** the said Grantor does

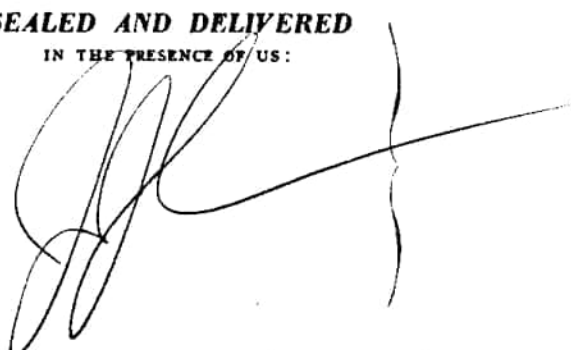
covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that he the said


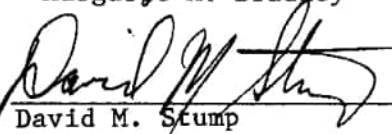
Grantor has

not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

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

SEALED AND DELIVERED  
IN THE PRESENCE OF US:



  
Margaret M. Bradley  
  
David M. Stump  
ADMINISTRATOR OF ESTATE  
FOR ELIZABETH STUMP

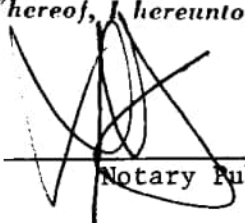
Received, the day of the date of the above Indenture, of the within named Grantee

BK4513P62372

On this, the 23rd day of February 19 99 before me

, the undersigned officer, personally appeared David M. Stump, Administrator of the Estate of Elizabeth J. Stump and Margaret M. Bradley t/a and doing business as Meg Associates, a PA General Partnership, State of Pennsylvania known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledge that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

  
Notary Seal  
Samuel W. Rump, Notary Public  
West Chester Boro, Chester County  
My Commission Expires May 7, 2002  
Member, Pennsylvania Association of Notaries  
Notary Public

On this, the day of 19 , before me  
, the undersigned officer, personally appeared  
who acknowledged himself (herself) to be the  
of a corporation, and that he as such  
, being authorized to do so, executed the foregoing instrument for the purposes therein  
contained by signing the name of the corporation by himself (herself) as

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee

is 2094 Strasburg Road

Coatesville, PA 19320

On behalf of the Grantee

36279-M

**DEED**

DAVID M. STUMP, ADMINISTRATOR OF THE  
ESTATE OF ELIZABETH J. STUMP AND MARGARET  
M. BRADLEY, T/A AND DOING BUSINESS AS  
MEG ASSOCIATES, A PA GENERAL PARTNERSHIP

TO

SCOTT R. NYMAN

John C. Clark Company, Philadelphia 772A

**Recorded** in the office for the recording of deeds in and for

in Deed Book

No.

page

&c.

**Witness** my hand and seal of Office this

day of

Anno Domini 19



DATE: 02/24/1999 TIME: 02:49P INST NO.: 14874

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 006690 TYPE DOC : DEED  
REC FEE : 13.50  
LOC RTT : 2425.30  
ST RTT : 2425.30  
WRIT TAX : 0.50  
DATE: 02/24/1999 TIME: 02:49P INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 006690 TYPE DOC : HOUSING  
REC FEE : 13.50  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00  
DATE: 02/24/1999 TIME: 02:49P INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 006690 TYPE DOC : CO REC FUND  
REC FEE : 1.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00  
DATE: 02/24/1999 TIME: 02:49P INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 006690 TYPE DOC : RE REC FUND  
REC FEE : 1.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00

Bk 4513 pg 2374

This Deed, made this

5th

day of February

1985

Between, JO ANNE SHERIDAN, one of the general partners in Meg Associates,  
a Pennsylvania general partnership

(hereinafter called the "Grantor")

of the one part, and ELIZABETH J. STUMP and MARGARET M. BRADLEY, trading and doing  
business as Meg Associates, a Pennsylvania general partnership, of the other part

Witnesseth. That in consideration of Ten Thousand (\$10,000.00)

Dollars,

to have paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said  
Grantee, their heirs, successors and assigns

Grantor does hereby transfer and convey all of her right, title and  
interest in and to the following real estate to the two continuing part-  
ners of Meg Associates:

TRACT #1. ALL THAT CERTAIN message and lot of land with the heredita-  
ments and appurtenances thereon, situate in the Village of Mortonville,  
in the Township of Newlin, County of Chester and State of Pennsylvania,  
bounded and described according to a new survey thereof made by J. Willis  
Harry, C.E., October 21, 1940, as follows:

BEGINNING at a spike in the middle of the Strasburg Road,  
a corner of land now or late of Lester A. Newman and wife; thence by the  
same South 16 degrees 55 minutes East, 150.45 feet to a stake in the  
North side of a 20 feet wide alley; thence along said alley, South 70  
degrees 45 minutes West, 51.09 feet to a flint stone; thence along the  
Easterly side of a 20 feet wide alley North 19 degrees 15 minutes West,  
150.33 feet to a point in the Strasburg Road; thence along the same North  
70 degrees 45 minutes East, 57.23 feet to the point and place of beginning.

CONTAINING 8,142.87 square feet of land, more or less.

TRACT #2. ALL THAT CERTAIN lot or tract of ground with the heredita-  
ments and appurtenances thereon, situate partly in the Township of Newlin  
and partly in the Township of East Fallowfield, County of Chester and State  
of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the public road known  
as Strasburg Road, situate in the Village of Mortonville, at a point op-  
posite the Southeast corner of a stone wall in front of the old Mortonville  
Hotel property; thence along the middle of said road in an Easterly direc-  
tion 85 feet; thence leaving the road at right angles thereto a distance  
of 57 1/2 feet; thence in a Westerly direction parallel to the Strasburg  
Road, a distance of 85 feet; thence along the Easterly side of the stone  
wall travelling in a Southerly direction along said stone wall a distance  
of 57 1/2 feet to the point and place of beginning.

BEING the same premises which William C. Crawford, by deed dated  
March 5, 1982, and recorded in the Office of the Recorder of Deeds in  
and for Chester County, Pennsylvania, in Deed Book R-59, Page 278, granted  
and conveyed unto Jo Anne Sheridan, Elizabeth J. Stump and Margaret M.  
Bradley, trading and doing business as Meg Associates, a Pennsylvania  
general partnership, in fee.

C 65

128

027142 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
PAID IN AMOUNT OF \$ 100.00  
REALLY TRANSFER TAX FEB 1945

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ 100.00  
ELAINE S. WEIL  
COLL.

West Chester, Co. Pa.  
Deeds 138  
C65  
Recorder of Deeds

And the said Grantor does hereby covenant to and with the said Grantee that she SHALL and WILL Grant, her heirs and assigns by these presence, Warrant and forever Defend the hereto above described premises, with the hereditaments and appurtenances, unto the said Grantee, their heirs, successors and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under her, them or any of them.  
IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.  
SEALED AND DELIVERED In the Presence of:

*Richard S. Keane*

*Jo Anne Sheridan*  
Jo Anne Sheridan

SEAL  
SEAL  
SEAL  
SEAL

State of *Pennsylvania* County of *Delaware*  
On this *2nd* day of *February* 19*45*, before me, the undersigned officer, personally appeared *Jo Anne Sheridan* known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Delphine C. Welsh*  
DELPHINE C. WELSH, Notary Public for State of Pa.  
West Chester, Chester Co.  
My Commission Expires April 2, 1948

RECORDER OF DEEDS  
CHESTER COUNTY, PA.  
PMS FEB 19 A 11-53  
025899

Deed

JO ANNE SHERIDAN, one of the general partners in Meg Associates, a Pennsylvania General Partnership,

- to -

ELIZABETH J. STUMP and MARGARET M. BRADLEY, trading and doing business as Meg Associates, a Pennsylvania General Partnership

The address of the Grantee is  
Sarasburg Road  
Mortonville, PA 19359

ATTORNEYS AT LAW  
PITTSBURGH SUPPLY & SLAGE  
213 W. MINER STREET  
P. O. BOX 497  
WEST CHESTER, PA. 19380

RECORDED in Book 129  
GIVEN under my hand and the seal of the said  
office, the date above written.

Recorder of Deeds

C 65 129



This Deed, made this 5th day of March

1982

Between, WILLIAM C. CRAWFORD, currently of 1099 Glenside Road,  
West Chester, PA 19380

(hereinafter called the "Grantor"),

of the one part, and JOANNE SHERIDAN, ELIZABETH J. STUMP and MARGARET M. BRADLEY,  
t/a/d/b/a MEG ASSOCIATES, a Pennsylvania general partnership  
(hereinafter called the "Grantees"), of the other part.

Witnesseth, That in consideration of One Hundred Thirty Thousand (\$130,000.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said  
Grantees, their heirs and assigns

TRACT NO. 1

ALL THAT CERTAIN messuage and lot of land situate in the Village of Mortonville,  
in the Township of Newlin, County of Chester and State of Pennsylvania, bounded and  
described according to a new survey thereof made by J. Willis Harry, C.E. October 21,  
1940, as follows:

BEGINNING at a spike in the middle of the Strasburg Road, a corner of land now or  
late of Lester A. Newman and wife; thence by the same South 16 degrees 55 minutes East,  
150.45 feet to a stake in the North side of a 20 foot wide alley; thence along said alley  
South 70 degrees 45 minutes West, 51.09 feet to a flint stone; thence along the Easterly  
side of a 20 foot wide alley, North 19 degrees 15 minutes West, 150.33 feet to a point  
in the Strasburg Road; thence along the same North 70 degrees 45 minutes East, 57.23  
feet to the point or place of beginning.

CONTAINING 8,142.87 square feet of land, more or less.

TRACT NO. 2

ALL THAT CERTAIN lot or tract of land situate partly in the Township of Newlin and  
partly in the Township of East Fallowfield, Chester County, Pennsylvania, bounded and  
described as follows:

BEGINNING at a point in the center of the public road known as Strasburg Road,  
situate in the Village of Mortonville, at a point opposite the Southeast corner of a  
stone wall in front of the old Mortonville Hotel property; thence along the middle of  
said road in an Easterly direction, 85 feet; thence leaving the road at right angles  
thereto a distance of 57-1/2 feet; thence in a Westerly direction parallel to the Stras-  
burg Road, a distance of 85 feet; thence along the Easterly side of the stone wall  
travelling in a Southerly direction along said stone wall a distance of 57-1/2 feet to the  
point and place of beginning.

BEING THE SAME PREMISES which Philip H. Sheridan by Deed dated April 8, 1970 and  
recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania  
in Deed Book H-39, page 456, granted and conveyed unto Philip H. Sheridan and William  
C. Crawford, their heirs and assigns, as joint tenants with right of survivorship, and  
not as tenants in common, in fee.

AND THE SAID Philip H. Sheridan died on 10-25-1971, whereupon the said William C.  
Crawford became seized of the entire fee by rights of survivorship.

R 59161 278

070657 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY  
TRANSFER  
TAX MAR-5-82 350.00  
PB.11170

070655 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY  
TRANSFER  
TAX MAR-5-82 950.00  
PB.11170

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ /300.00

11.11.11 MacQUEEN

COIL 8

And the said Grantor does hereby covenant to and with the said Grantee that he, the said Grantor, SHALL and WILL, WARRANT and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, their heirs and assigns, against the said Grantor 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 Grantor has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

William C. Crawford  
WILLIAM C. CRAWFORD  
SEAL  
SEAL  
SEAL  
SEAL

State of Pennsylvania County of Chester  
On this 5th day of MARCH 1982, before me, the undersigned officer, personally appeared WILLIAM C. CRAWFORD known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

034150

Read

RECORDED & INDEXED  
WILLIAM C. CRAWFORD  
GRANTOR  
MAR 5 11 57 AM '82

to

JOANNE SHERIDAN, ELIZABETH J.  
STUMP and MARGARET M. BRADLEY,  
t/a/d/b/a MEG ASSOCIATES, a  
Pennsylvania general Partner-  
ship.

Grantees

The address of the Grantee is

P.O. Box 259M  
R.D. #4  
Coatesville, PA 19320  
ATTORNEYS AT LAW  
P.O. BOX 497  
WEST CHESTER, PA 19380

RECORDED in Deed Book 259 page 278  
GIVEN under my hand and the seal of the said  
County of Chester, this 5th day of March 1982.

RECORDED OF DEEDS  
Notary Public

10-  
44  
46

R 591-1 279

APR 21 3 08 PM '70

RECORDED OF DEEDS  
CHESTER CO. PA.

# This Indenture Made The

12th day of September in the year of our Lord  
one thousand nine hundred and fifty-five (1955)

**Between** RAYMOND E. CALDWELL, of the Village of Mortonville,  
Newlin Township, Chester County, Pennsylvania, and GEORGE E. CALDWELL,  
of Township, Lancaster County, Pennsylvania, parties  
of the first part, AND PHILIP H. SHERIDAN, of the Village of  
Mortonville, Newlin Township, Chester County, Pennsylvania, party

of the second part: **Witnesseth**, That the said part 1en of the first part, for and in  
consideration of the sum of Four Hundred Fifty Dollars (\$450.00)

lawful money of the United States of America, well and truly paid by the said party of the second part  
to the said parties of the first part, at and before the enclosing and delivery of these presents, the receipt  
whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and  
confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm  
unto the said party of the second part, his heirs and assigns.

ALL THAT CERTAIN LOT or tract of land situate partly in the Town-  
ship of Newlin and partly in the Township of East Fallowfield, Chester  
County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the public road known as  
Strasburg Road, situate in the Village of Mortonville, at a point  
opposite the southeast corner of a stone wall in front of the old  
Mortonville Hotel property; thence along the middle of said road in  
an easterly direction eighty-five feet (85'); thence leaving the road  
at right angles thereto a distance of fifty-seven and one-half feet  
(57½'); thence in a westerly direction parallel to the Strasburg  
Road, a distance of eighty-five feet (85'); thence along the easterly  
side of the stone wall travelling in a southerly direction along  
said stone wall a distance of fifty-seven and one-half feet (57½') to  
the point and place of beginning.

BEING PART OF THE SAME PREMISES which Richard F. Miller, singleman,  
by his deed dated September 6th, 1917, and recorded in the Office for  
the Recording of Deeds in and for Chester County in Deed Book E-15,  
Vol. 352, page 149, granted and conveyed unto George T. Caldwell.

H 33 361

REAL ESTATE TRANSFER TAX  
PAID \$ 4.50

John B. Guff

John C. Clark

710 # 187039  
REC-5547

AND the said George T. Caldwell being so thereof seized, departed this life on December 1st, 1954, having first made and published his Last Will and Testament, which will since his decease has been duly probated and is of record in the Office of the Register of Wills in and for Chester County, in which Will he devised inter alia:-----

"ITEM: All the rest, residue and remainder of my estate, real, personal and mixed, of whatsoever nature and where-soever situate at the time of my decease, I give, devise and bequeath to my two sons, RAYMOND E. CALDWELL, and GEORGE E. CALDWELL, share and share alike, their heirs and assigns forever."

**Together** with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances:

**To have and to hold** the said premises, with all and singular the appurtenances unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever,

**And** the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said party of the second part, his heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, against them the said parties of the first part, their

heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, then or any of them, SHALL and WILL

BY THESE PRESENTS WARRANT and forever DEFEND.

In witness whereof, the said parties of the first part to these presents have hereunto set their hands and seal on Dated the day and year first above written.

Signed, Sealed and Delivered }  
IN THE PRESENCE OF US

H 33 363

Raymond E. Caldwell  
George E. Caldwell



Recorded, the day of the date of the above Indenture of the above named

APR 17 704 000 WD\*\*\*\*\*55  
PHILADELPHIA, PA. 19108

01 23 111

State of PENNSYLVANIA  
County of CHESTER

On the 12th day of September, 1855, before me,  
a Notary Public duly commissioned in and for County and State afore-  
said,  
the undersigned officer, personally appeared RAYMOND E. CALDWELL and GEORGE E.  
CALDWELL,

known to me (or satisfactorily proven) to be the person whose name is subscribed to the  
within instrument, and acknowledged that they executed the same for the  
purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee  
is Mortonville, Pa.

On behalf of the Grantee

My commission expires:  
January 6th 1857  
Title of Officer

Deed.

RAYMOND E. CALDWELL and  
GEORGE E. CALDWELL

to  
PHILIP H. SHERRIDAN

10-34 John C. Clark Co. Phila. 734

Premises situate:

Partly in Newlin Township,  
and partly in E. Fallowfield  
Township, Chester County,  
Pennsylvania.

MADE AND MADE  
Attorneys  
West Chester, Pa.

Recorded, In the Office for the Recording of Deeds in and for Ches. Co. Pa.

page 361 In Deed Book H-39 No.  
&c.

Witness my hand and seal of Office this

day of Anno Domini 19

Recorder

Deputy Recorder

H 39 364

## DEED

RICHARD F. MILLER.

TO

GEORGE T. CALDWELL.

## This Indenture,

Made the Sixth day of

September, In the year of our Lord one thousand nine hundred and nineteen.

BETWEEN Richard F. Miller, of Atglen, Chester County, and State of Pennsylvania, (unmarried), party of the first part, and George T. Caldwell, of the Township of Newlin, County and State aforesaid, party,

of the second part: Witnesseth That the said party of the first part, for and in consideration of the sum of One 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 enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, entailed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, entail, release, convey and confirm unto the said party of the second part all THAT CERTAIN messuage, tenement, and tract of land situated partly in East Fallowfield, partly in West Bradford and partly in Newlin Townships, Chester County, Pennsylvania, bounded and described as follows: BEGINNING at a stone in the Strasburg Road, a corner of Margaret Walker's land; thence by the same North twenty-eight degrees West one hundred and forty-one and four tenths perches to a stone, a corner of William Tilton's land; thence by the same North twenty-three and one quarter degrees West forty five and three tenths perches to a post; thence South seventy-seven degrees West twenty-six perches to a post in the Coatesville Road; thence along the same South twenty-two degrees East eighteen and five tenths perches; South thirteen and one fourth degrees East seventeen and two tenths perches; South eight and one half degrees East fourteen and one tenth perches; South seventeen and one half degrees West sixteen and three tenths perches; South eighty one and one fourth degrees West twenty perches to a post in said road, a corner of the Mill Tract; thence along said road South fifty one and one half degrees West nine and two tenths perches; South two and one half degrees West twenty three and seven tenths perches; South nineteen and three quarters degrees East twenty-four and four tenths perches; South twelve degrees East thirty-five perches; South five degrees East eleven and one tenth perches; South one quarter degree West nineteen and five tenths perches; South thirty-five and one half degrees East nine and one tenth perches to a post in said road; thence by land, now or late of Thomas P. Strode, North thirteen degrees East six and eight tenths perches to the West end of barn-yard wall; thence along said wall South eighty seven degrees East three and seven tenths perches to the rear fence; thence along same South ten degrees West eleven and two tenths perches to a stone in the Strasburg Road aforesaid; six and one half feet from the corner of the Mill wall; thence along said road by the smith-shop lot North seventy and three quarters degrees East eight and forty seven hundredths perches to a post in said road; thence by said lot South nineteen and one fourth degrees East twelve and twenty seven hundredths perches, passing close by the East end of said shop to a post in the line of said Strode's land; thence along said land South fifty-three and three quarters degrees East thirty and one tenth perches to a corner of James Steen's land; thence by land, now or late of Paschall Thornbury, North thirty degrees East ten perches and North eight and one half degrees East twenty four and four tenths perches to a post; thence back of the Village lots, South seventy and three quarters degrees West thirty two and nine tenths perches to a post near the wagon shed wall, east of the long stable; thence by a twenty feet wide alley intended by Crosby P. Morton for public use, North nineteen and one quarter degrees West ten and two tenths perches to a post in the Strasburg Road; thence along the same by the Village lots North seventy and three quarter degrees East thirty eight perches to a corner of the said Paschall Thornbury's land; thence by the same North seventy and three quarter degrees East fifty four perches and North sixty one and three quarters degrees East seven and five tenths perches to the place of beginning. CONTAINING about eighty eight acres and three roods of land, be the same more or less. EXCEPTING AND RESERVING nevertheless out of the said premises a certain tract of about four acres one hundred and thirty six and three quarters, known as the Hotel Property, conveyed by Edward G. Yetter to Chalkley J. Yetter, by deed dated April 22, 1899, and recorded in Deed Book T 11, Vol. 266, Page 160. BEING the same premises which Edward G. Yetter by his deed dated March 28, A. D. 1910, and recorded in the Recorder of Deeds Office of Chester County, in Deed Book V 13, Vol. 318, Page 233, conveyed unto the said Richard F. Miller, party hereto in fee. TOGETHER with all and singular the alley rights and privileges and the water rights and privileges, and subject to the rights and privileges reserved, as the same are mentioned and recited in a deed of conveyance from Robert Darlington and wife, dated March 30, 1867 and recorded in Deed Book D 7, Vol. 151, Page 454. ALSO subject to the easement of a road way on the North side of Cold Spring Run, granted by Crosby P. Morton, a former owner thereof to Richard J. Worth, by deed dated March 30, 1855, and recorded in Deed Book Y 5, Vol. 121, Page 213. ALSO all that certain messuage, tenement and two adjoining tracts of land, situate in the Townships of East Fallowfield and Newlin, in the County of Chester, aforesaid, bounded and described (according to a survey made by Elisha Phipps for Crosby P. Morton) in one tract as follows, to wit: BEGINNING at a limestone in the Strasburg Road, six feet and one half from the Mill wall, being a corner of Washington W. Munholland's land; thence by the same, south fifty three degrees and three quarters East forty four perches and eight tenths to the corner of Dominick Cummins land; thence by the same North thirty degrees East ten perches and North eight and one half degrees East twenty four perches and four tenths to the Southeast corner of a twenty feet wide alley; thence along the South side of said alley South seventy degrees and three quarters West thirty two perches and nine tenths to the Southwest corner of said alley; thence along the West side of said alley, North nineteen degrees and one quarter West ten perches and two tenths to a corner in the Strasburg Road; thence along said road North seventy degrees and three quarters East six tenths of a perch to an iron pin, a corner of land now or late of Edward G. Yetter of which this has been a part; thence by the same North nineteen degrees and one quarter West four perches and eighty four hundredths to a post; thence North nine degrees and one quarter West, six perches and ninety six hundredths to a post; thence North eighty five degrees and one quarter West six perches and six tenths

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the to the Northeast corner of the barn wall; thence by last mentioned land and land of Washington W. Munn-  
holland, South ten degrees West sixteen perches and three tenths to the place of beginning. CONTAINING four  
acres and one hundred and thirty six and three quarters perches of land, more or less. TOGETHER with and sub-  
ject to all water rights, rights and reservations as the same are mentioned or recited in a deed of conveyance  
from David Jones, Esq., High Sheriff of Chester County, dated May 6, 1917 and recorded in the Recorder of Deeds  
Office in Deed Book D 13, Vol. 301, Page 259, to George K. McFarland, substituted trustee. BEING the same pre-  
mises which George K. McFarland, substituted trustee, by his deed dated October 14, 1913, and recorded in Deed  
Book K 14, Vol. 332, Page 538, granted and conveyed unto the said Richard F. Miller, party, hereto, in fee.

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

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

And the said, Richard F. Miller, for himself, his Heirs, Executors and Administrators do ss  
by these presents covenant, grant and agree, to and with the said party of the second part his Heirs and Assigns forever, that he the said  
Richard F. Miller, and his heirs, all and singular the hereditaments and premises herein  
above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and  
Assigns, against him the said Richard F. Miller, his heirs, and against all and every other person, or  
persons, whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND.  
IN WITNESS WHEREOF, The said party of the first part to these presents has hereunto set his hand and seal. Dated the day and year  
first above written.

Signed, Sealed and Delivered in the Presence of  
Channing Way.  
Edward W. Young.

Richard F. Miller.

RECEIVED the day of the date of the above Indenture of the above named. George T. Caldwell the whole consideration therein men-  
tioned.

Richard F. Miller.

State of Pennsylvania, County of Chester, ss:  
On the Sixth day of September Anno Domini, 1917, before me a Notary Public in and for the Common-  
wealth of Pennsylvania residing at West Chester,  
personally appeared the above named Richard F. Miller his  
and in due form of law acknowledged the above INDENTURE to be their and each of their fact and deed, and desired the same might be recorded as such.  
WITNESS my hand and Notarial seal the day and year aforesaid.  
Recorded September 6, 1917.

Channing Way, Notary Public.  
Commission expires Jan. 21st, 1919.

NOTARIAL  
SEAL



**DEED**

CHRISTIAN L. DULL ET UX  
TO  
PHILIP H. SHERIDAN

This Indenture,

Made the 28th

day of September

in the year of our Lord one thousand nine hundred and forty-three  
BETWEEN Christian L. Dull and Katharine P. Dull, his wife, of the Village of  
Mortonville, in the Township of Newlin, County of Chester and State of  
Pennsylvania, parties of the first part; AND Philip H. Sheridan, of the Village  
of Mortonville, in the Township of Newlin, County and State aforesaid, party

of the second part: Witnesseth, That the said parties 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 parties  
of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained,  
sold, aliened, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and con-  
firm unto the said party of the second part, his heirs and assigns,

ALL that certain messuage and lot of land situate in the Village of Mortonville, in the Town-  
ship of Newlin, County of Chester and State of Pennsylvania, bounded and described according to a new  
survey thereof made by J. Willis Harry, C. E., October 21, 1940, as follows:

BEGINNING at a spike in the middle of the Strasburg Road, a corner of land now or late of  
Lester A. Newman and wife; thence by the same south sixteen degrees, fifty-five minutes east, one hundred  
fifty and forty-five one-hundredths feet to a stake in the north side of a twenty foot wide alley; thence  
along said alley, south seventy degrees forty-five minutes west, fifty-one and nine one-hundredths feet  
to a flint stone; thence along the easterly side of a twenty foot wide alley north nineteen degrees,  
fifteen minutes west, one hundred fifty and thirty-three one-hundredths feet to a point in the Strasburg  
Road; thence along the same north seventy degrees forty-five minutes east, fifty-seven and twenty-three  
one-hundredths feet to the point or place of beginning.

CONTAINING eight thousand one hundred forty-two and eighty-seven one-hundredths square feet of  
land, more or less.

BEING the same premises which The National Bank of Coatesville, Substituted Trustee of the  
Mortgage Trust Fund Pool of the Coatesville Trust Company, and Isabel D. Jacob, widow, by their deed  
dated July 22, 1941, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania,  
in Deed Book O-20, Vol. 486, Page 587, granted and conveyed unto Christian L. Dull and Katharine P. Dull,  
his wife, grantors herein, in fee.

xx The address of the within-named Grantee is Mortonville, Pa.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same  
belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part  
and parcel thereof: AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of  
the said parties of the first part, of, in, and to the said premises, with the appurtenances:

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

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

IN WITNESS WHEREOF, The said parties of the first part to these presents have hereunto set their hand and seal dated the  
day and year first above written.

Signed, sealed and Delivered in the presence of  
C. Raymond Young  
C. B. Hatfield

.....  
: \$4.40 :  
: I. R. :  
: STAMP :

Christian L. Dull (SEAL)  
Katharine P. Dull (SEAL)

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

State of Pennsylvania

County of Chester

ss:.

ON THE 28 day of September, Anno Domini 1943, before me a Notary Public duly commissioned and quali-  
fied in and for said State of Pennsylvania, in said County of Chester, the undersigned of the first part (or satisfactorily  
proven) to be the persons whose names are subscribed to the within Indenture, and as the same containeth such  
things as they executed the same for the purposes therein contained, and desired the same might be recorded as  
such. In witness whereof, I hereunto set my hand and official seal.

xx Transcribed by Groff

Compared by HALLMAN BRADLEY

Recorded September 29th,

1943

Chauncey B. Hatfield, Notary Public  
My commission expires Feb. 7, 1947.

NOTARIAL  
SEAL

of Banking of the Commonwealth of Pennsylvania, Receiver of Chester County Trust Company and in due form of law acknowledged the within Indenture to be his own act and deed as well as the act and deed of the said John C. Bell Jr. Secretary of Banking Receiver aforesaid and desired the same might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid.

I hereby certify that I am not an Officer, Stockholder or Director of the above mentioned Corporation for which I act as Notary Public.

Harry C. Geokle Jr. NOTARIAL;  
MY Commission expires March 12, 1943! SEAL;

Exemption Certificate

Date Jul. 3- 1941

No. 4320

Name of Closed Bank Chester County Trust Company

This is to certify that the within conveyance is of real estate conveyed by or at the order of the Secretary of Banking of the Commonwealth of Pennsylvania, receiver of the insolvent bank above named the assets of which are insufficient for the full payment of the depositors. The Commissioner of Internal Revenue has ruled that under Section 22 of the Act of March 1, 1878 no stamp tax liability will be incurred by either party to such conveyance. Therefore no Federal stamps are attached.

John C. Bell Jr. OFFICIAL;  
Secretary of Banking of the Commonwealth SEAL;  
of Pennsylvania, Receiver  
By Louis S. Veldig Jr.

Note For fraudulent use \$10,000 fine and imprisonment.

( See Section 114 Revenue Act of 1926)

I hereby certify that the precise residence of the within named Grantees is

Malvern, Chester Co. Penna.

Transcribed by Bradley  
Compared by HALLMAN  
Recorded July 21st 1941

D. E. E. D.

DIED : This Indenture made this 22nd day of July in the year of our Lord One Thousand and nine hundred and forty-one.  
THE NATIONAL BANK OF :  
COATESVILLE SUBSTITUTED TRUST : BETWEEN THE NATIONAL BANK OF COATESVILLE, Substituted Trustee of the Mortgage Trust Fund Pool of the Coatesville Trust Co. of the City of Coatesville, County of Chester and State of Pennsylvania and Isabel D. Jacob, a Widow of Avondale Pennsylvania parties of the First Part, and Christian L. Dull and Katharine P. Dull his wife of the village of Mortonville, Newlin Township Chester County, Pennsylvania, parties of the Second Part, Witnesseth:  
-EE & C. ET AL :  
TO :  
CHRISTIAN L. DULL & WF :  
: Dull and Katharine P. Dull his wife of the village of Mortonville, Newlin Township Chester County, Pennsylvania, parties of the Second Part, Witnesseth:

WHEREAS, The National Bank of Coatesville was by Decree of Court dated the 23rd day of October A.D. 1933 appointed Substituted Trustee of the Mortgage Trust Fund Pool of the Coatesville Trust Company, as per order of the Court of Common Pleas of Chester County, Pennsylvania, duly filed in the office of the Prothonetary of said Court, and

WHEREAS, the said The National Bank of Coatesville, as Substituted Trustee as aforesaid became seized in fee of certain premises situate in the village of Mortonville, Newlin Township, Chester County, Pa. as hereinafter more particularly set forth and

WHEREAS, the said The National Bank of Coatesville, Substituted Trustee as aforesaid, did on the 29th day of November A.D. 1940 present its petition to the Court of Common Pleas of Chester County, Pennsylvania, praying leave of said Court to enter into an Agreement of Sale of certain properties as therein more particularly set forth, of which the hereinafter more particularly described property is one, with Isabel D. Jacob of Avondale, Chester County, Pa. which petition remains of record in the Office of the Prothonetary of Chester County, Penna. in Miscellaneous file No. 9242 and

WHEREAS, the said Court of Common Pleas of Chester County, Penna. did on the 29th day of November 1940 upon consideration of said Petition, approve of the same, and authorize the sale by said The

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National Bank of Coatesville, Substituted Trustee as aforesaid, of the properties therein mentioned unto Isabel D. Jacob subject to the terms and conditions as therein set forth, and

WHEREAS, pursuant to the Decree of said Court and at the request of the said Isabel D. Jacob, The National Bank of Coatesville Substituted Trustee as aforesaid has presented a petition to the Court of Common Pleas of Chester County, Pa. on the 1st day of July A.D. 1941 asking leave to join with the said Isabel D. Jacob in a conveyance of the premises as hereinafter more particularly described unto the said parties of the second part, which petition was approved by the said Court of Common Pleas of Chester County Pa. on the 1st day of July 1941 and authority granted to execute this Deed which petition and Decree of approval are of record in the Office of the Prothonotary of Chester County, Pa. Miscellaneous file No. ...

NOW THIS INDENTURE WITNESSETH: That the said The National Bank of Coatesville, Substituted Trustee of the Mortgage Trust Fund Pool of the Coatesville Trust Company and Isabel D. Jacob a widow in order to carry into effect the Decree of said Court authorizing said sale as aforesaid, and in consideration of the sum of Thirty-eight Hundred and Fifty Dollars in cash, to them in hand paid at and before the signing and delivery hereof by the said parties of the second part, the receipt of which money is hereby acknowledged, and in pursuance and by virtue of the order of said Court as aforesaid have granted, bargained, sold, aliened, enfeoffed, released, conveyed, and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said Christian L. Dull and Katharine F. Dull his wife, their heirs and assigns,

ALL THAT CERTAIN messuage and lot of land situate in the village of Mortenville, Newlin Township, Chester County, Pa. bounded and described according to a new survey thereof made by J. Willis Harry C.R. October 21, 1940 as follows:

BEGINNING at a spike in the middle of the Strasburg Road a corner of land now or late of Lester A. Newman and wife; thence by the same South sixteen degrees fifty-five minutes East one hundred and fifty and forty-five one hundredths feet to a stake in the North side of a twenty foot wide alley; thence along said alley, South seventy degrees forty-five minutes west fifty-one and nine one hundredths feet to a flint stone; thence along the Eastwardly side of a twenty foot wide alley North nineteen degrees, fifteen minutes west one hundred and fifty and thirty-three one hundredths feet to a point in the Strasburg Road; thence along the same North seventy degrees forty-five minutes East fifty-seven and twenty-three one hundredths feet to the point or place of beginning.

CONTAINING 8,142.87 square feet of land more or less.

BEING the Westerly part of the same premises which Fred J. Wahl High Sheriff of Chester County Pa. by his Deed dated the 17th day of November 1936 and of record in the Office for the Recording of Deeds in and for Chester County Pa. in Sheriff's Deed Book O-19 Vol. 461 Page 123 granted and conveyed unto The National Bank of Coatesville, Substituted Trustee as aforesaid.

TOGETHER with all and singular the building, improvements, ways, water, water-course, right, liberties, privileges, hereditaments and appurtenances whatsoever, thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof and Also all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the said parties of the first part in law, equity or otherwise howsoever of, in, to or out of the same.

TO HAVE AND TO HOLD, the said lot of land together with the buildings, thereon erected, hereditaments and premises hereby granted or released or mentioned and intended so to be, with the appurtenances unto the said Christian L. Dull, and Katharine F. Dull his wife, their heirs and assigns, to and for the only proper use and behoof of the said Christian L. Dull and Katharine F. Dull his wife, their heirs and assigns forever.

AND, the said The National Bank of Coatesville, Substituted Trustee as aforesaid, does hereby covenant, promise and agree to and with the said Christian L. Dull and Katharine F. Dull his wife, their heirs and assigns that it, the said The National Bank of Coatesville Substituted Trustee as aforesaid, has not done, committed or knowingly or willingly suffered to be done or committed any act, matter or thing whatsoever whereby the premises hereby granted or any part thereof is, are, shall or may be impeached, charged or encumbered in title, charge, estate or otherwise howsoever.

AND the said Isabel D. Jacob her heirs executors and administrators does by these presents covenant and agree to and with the said parties of the second part, their heirs and assigns forever, that she

the said Isabel D. Jacob her heirs, all and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be, with the appurtenances unto the said parties of the second part, their heirs and assigns against her, the said Isabel D. Jacob, her heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, shall and will, by these presents, WARRANT AND FOREVER defend.

IN WITNESS WHEREOF the said The National Bank of Coatesville Substituted Trustee as afore-  
said has hereunto caused its corporate name to be set by the hand of its Vice-President who has hereto  
affixed its corporate seal, attested by its Cashier, and the said Isabel D. Jacob has hereunto set her hand  
and seal the day and year first above written.

.....  
\$4.40 :  
: I. R. :  
: STAMP :

The National Bank of Coatesville  
Substituted Trustee of the Mortgage  
Trust Fund Pool of the Coatesville Trust Company.

.....  
: CORPORATE :  
: SEAL :  
: .....

By Ellis E. Stern, Vice President  
Attest: Robert T. Ash,  
Cashier

Witness:  
W. Perry Tyson

Received the day of the date of the above Indenture of the above named Christian L. Dull and Katharine F.  
Dull his wife the full within mentioned consideration.

The National Bank of Coatesville, Substituted Trustee of the  
Mortgage Trust Fund Pool of the Coatesville Trust Co.  
By Ellis E. Stern, Vice President  
Isabel D. Jacob (SEAL)

State of Pennsylvania, County of Chester SS:

On the 22<sup>nd</sup> day of July A.D. 1941 before me the subscriber a Notary Public duly commissioned in  
and for the Commonwealth of Pennsylvania, in commission and residing in Coatesville, Pa. personally appeared  
the above named Robert T. Ash, Cashier of the said The National Bank of Coatesville, 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 the said corporation duly affixed thereto; that the seal so affixed thereto is  
the common or corporate seal of said corporation; that the above Indenture was duly sealed and delivered by  
Ellis E. Stern Vice President of the said corporation for the uses and purposes therein mentioned and that  
the names of this deponent as cashier and of Ellis E. Stern as Vice President of the said corporation, sub-  
scribed to the above Indenture in attestation of its due execution and delivery are of their and each of  
their respective handwritings.

Robert T. Ash

Affirmed to and subscribed before me this 3rd day of July A.D. 1941

.....  
Samuel M. Greenwood, Notary Public: NOTARIAL :  
My Commission Expires March 9 : SEAL :  
1943 : .....

State of Pennsylvania, County of Chester SS:

On the 22nd day of July A.D. 1941 before me the subscriber a Notary Public duly commissioned in and  
for said County and State in commission and residing in Coatesville Pennsylvania, personally appeared the  
above named Isabel D. Jacob and in due form of law acknowledged the above to be her act and deed and desire  
the same might be recorded as such.

Isabel D. Jacob

Affirmed to and subscribed before me the day and year above written.

Ellis M. Gorden, Notary Public  
My Commission expires Feb. 7, 1943

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

I hereby certify that the precise residence of the Grantees is  
Newlin Twp.

W. Perry Tyson, Atty.

Transcribed by Bradley

Compared by HALLMAN SARGENT

Recorded July 22nd 1941

DEED

MAITLAND A. MCHENRY EXECUTOR & C.

ET AL

TO

ROY T. SHIPLEY & W

This Indenture made the 23rd day of May in the year of our Lord one  
thousand nine hundred and forty-one,

BETWEEN Maitland A. McHenry Executor of the Will of Robert G. Smith  
deceased of the first part, and Minnie G. Lemrie, widow of Oxford,  
Chester County, Pennsylvania, Josephine S. McHenry widow of the City

Know All Men by These Presents: That I, **Fred J. Wahl**

Sheriff of the County of Chester, in the State of Pennsylvania,

do hereby certify that the sum of **Five Hundred and no/100 Dollars** of the **Chester Trust Fund Pool** of the **Chester Trust Company, Chester, Pennsylvania,** its successors and assigns, do hereby grant and convey to **The National Bank of Chester, Chester, Pennsylvania,** its successors and assigns, all that certain

messuages, stone house and two adjoining lots of land, situate in the Village of **Mortonville**, in **Newlin Township**, **Chester County, Pennsylvania**, bounded and described as one lot, as follows:— BEGINNING at an iron pin in the **Strasburg Road**, on a line of land now or late of **Richard Miller**; thence along the eastern line of a twenty foot wide alley south nineteen degrees and one quarter east, one hundred and fifty feet four inches to a white flint stone on the northeast corner of a twenty foot wide alley; thence along the north side of said alley, north seventy degrees and three quarters east, one hundred and eleven feet five inches to a stake, a corner of land now or late of **Ann W. Woodward**; thence by the same north nineteen degrees and one quarter west, one hundred and fifty feet four inches to an iron pin in the said **Richard Miller's** land in the **Strasburg Road**; thence along the same south seventy degrees and three quarters west, one hundred and eleven feet five inches to the place of beginning. CONTAINING sixteen thousand seven hundred and forty nine and one half square feet of land, be the same more or less. BEING the same premises which **William L. Conner** and wife, by deed dated September 22, 1928, and duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book B-17, Vol. 416, page 463, granted and conveyed unto **Hugh Murphy**, in fee. TOGETHER with the rights, privileges and reservations as fully set forth in the deed of **Theodore P. Rogers** and wife to **William L. Conner**, dated March 20, 1911, and recorded in the Recorder's Office of Chester County, Pa., in Deed Book C-14, Vol. 326, page 82

the same having been sold by me to the said grantee on the 29th day of October Anno Domini one thousand nine hundred and thirty six after due advertisement according to law, under and by virtue of a will of **Pieri Padas** issued on the 1st day of October Anno Domini 1936, out of the Court of Common Pleas of Chester County, as of Term, one thousand nine hundred and thirty six, Number 39 of the suit of **The National Bank of Chester, Substituted Trustee of the Mortgage Trust Fund Pool of the Chester Trust Company,**

against **Hugh Murphy**

In Witness whereof, I have hereunto affixed my signature this 17th day of November Anno Domini one thousand nine hundred and thirty six

Witness present

<b>L. K. W. Deining</b>	: \$0.50 :	: \$0.05 :
<b>Thomas M. Rettew</b>	: I. R. :	: PENNA :
	: STAMP :	: STAMP :

**Fred J. Wahl,**  
Sheriff.

SEAL

COMMONWEALTH OF PENNSYLVANIA, ss:

Before the undersigned, Prothonotary of the Court of Common Pleas of Chester County, personally appeared **Fred J. Wahl**, Sheriff of Chester County, aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that said Deed might be recorded.

Witness my hand and the seal of said Court this 17th day of November Anno Domini one thousand nine hundred and thirty six.

I hereby certify that the precise residence of the within named Grantee is **City of Chester, Chester County, Penna.** Agent.

Transcribed by **Carville**  
Compared by **W. S. Donovan**

Recorded November 18th, 1933

**Edward W. Young, Prothonotary**

SEAL OF  
COURT

DEED  
WILLIAM L. CONNER & WF.

TO

HUGH MURPHY

This Indenture, Made the Twenty second day of

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

BETWEEN William L. Conner and Lucy Conner, his wife, of the Village of Mortonville, Township of Newlin, County of Chester and State of Pennsylvania, AND Hugh Murphy, of the Borough of Downingtown, County and State aforesaid, party.

of the second part: Witnesseth, That the said part 10a 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 10a of the first part at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part y of the second part his Heirs and Assigns,

ALL THAT CERTAIN messuage, stone house and two adjoining lots of land, situate in the Village of Mortonville, in Newlin Township, Chester County, Pennsylvania, bounded and described as one lot, as follows:-

BEGINNING at an iron pin in the Strasburg Road, on a line of land now or late of Richard Miller; thence along the eastern line of a twenty feet wide alley south nineteen degrees and one quarter east, one hundred and fifty feet four inches to a white flint stone on the northeast corner of a twenty feet wide alley; thence along the north side of said alley, north seventy degrees and three quarters east, one hundred and eleven feet five inches to a stake, a corner of land now or late of Ann W. Woodward; thence by the same north nineteen degrees and one quarter west, one hundred and fifty feet four inches to an iron pin in the said Richard Miller's land in the Strasburg Road; thence along the same south seventy degrees and three quarters west, one hundred and eleven feet five inches to the place of beginning. CONTAINING sixteen thousand seven hundred and forty nine and one half square feet of land, be the same more or less.

BEING the same premises which Theodore F. Rogers and wife, by deed dated March 30th, 1911, and recorded in the Recorder's Office of Chester County, Pa., in Deed Book C-14, Vol. 326, Page 92, granted and conveyed unto the said William L. Conner, party hereto, in fee.

TOGETHER with the rights, privileges and reservations as fully set forth in said Deed, and

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part 10a of the first part, of, in and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises all and singular the appurtenances,

unto the said part y of the second part, his Heirs and Assigns, to the only proper use, benefit, and behoof of the said part y of the second part, his Heirs and Assigns forever

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

IN WITNESS WHEREOF, The said part 10a of the first part to these presents have hereunto set their hands and seals Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

Harry J. Marsh

W. E. Toland

W. L. Conner (SEAL)

her

Lucy X Conner (SEAL)

mark

W. L. Conner

Received the day of the date of the above Indenture of the above named Hugh Murphy full payment of the within mentioned consideration.

State of Pennsylvania County of Chester ss: ON THE 22d day of September Anno Domini 19 28 before me, the subscriber, a Justice of the Peace

personally appeared the above named William L. Conner and Lucy Conner, his wife,

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

Witness my hand and Notarial seal the day and year aforesaid  
Recorded September 24, 1928.

Wilson E. Toland, Justice of the Peace  
My commission expires Jan. 1st, 1932

OFFICIAL  
SEAL

## DEED

This Indenture, Made the Thirtieth day ofMarch in the year of our Lord one thousand nine hundred and elevenTheodore F. Rogers & Wife

TO

William L. Conner,

of the Borough of Coatesville, County and State aforesaid, party

BETWEEN Theodore F. Rogers and Mary Rogers, his wife, of the Village of Mortonville Township of Newlin County of Chester and State of Pennsylv-  
ania, parties of the first part, and William L. Conner,of the second part: WITNESSETH, The said part 1st 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 part 2d of the second part to the said part 1st 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, enfeofed, conveyed and confirmed, and by these presents, do grant, bargain, sell, alien, enfeof, release, convey and confirm unto the said part 2d of the second part, his Heirs and Assigns, All that certain messuage, stone

house, and two adjoining lots of land, situate in the Village of Mortonville, in Newlin Township, Chester County, Penna., bounded and described as one lot as follows: Beginning - at an iron pin in the Straaburg road, on a line of Edward G. Yetter's land, now Richard Miller, thence along the eastern line of a twenty feet wide alley, South nineteen degrees, and one quarter East, one hundred and fifty feet four inches to a white flint stone on the northeast corner of a twenty feet wide alley, thence along the north side of said alley, north seventy degrees and three quarters East, one hundred and eleven feet five inches to a stake, a corner of other land of the said Ann W. Woodward; thence by the same North nineteen degrees and one quarter West, one hundred and fifty feet four inches to an iron pin in the said Edward G. Yetter's line, now Richard Miller, in the Straaburg Road, thence along the same South seventy degrees, and three quarters west, one hundred and eleven feet five inches to the place of beginning. Containing sixteen thousand seven hundred and forty - nine and one half square feet of land, be the same more or less. Together with the full right and privilege to him, the said grantee, of the grant, as set forth in deed from Ann W. Woodward, to Theodore F. Rogers as follows: - Together with the full right and privilege to him, the said Theodore F. Rogers, his heirs and assigns, of using the spring house on other land, of the said Ann W. Woodward, and to pass and re-pass over said land, to and from, these said spring houses, and also to enter on the said premises for the purpose of repairing or rebuilding the said spring house, and also for the purpose of opening and repairing the drain that carries the water from said spring house to the spring, at any and all times hereafter forever doing the said premises the least possible injury thereby, and also the right of walking up the spring head North of the said, Straaburg Road near the stone tenant house on the premises heretofore conveyed to Morris Pyle, and to conduct under ground so much water as will flow through an inch and a quarter pipe for the uses of the houses South of said road, with the right of laying, relaying and repairing said pipe, as fully to all intents and purposes, as the said right was reserved to himself, the said Joshua N. Pierce, his heirs and assigns in a deed of conveyance from the said Joshua N. Pierce, to the said Morris Pyle, his heirs and assigns, dated the First day of April, A.D. 1859, and recorded in the Recorder's Office of Chester County, in Deed Book N 6, Vol. 132, Page 518, and reserving the right to Thomas Strode, his heirs and assigns, to insert a half inch pipe into the main inch and a quarter pipe above mentioned when the same shall be laid by the said Moses Woodward, his heirs and assigns, to convey the water for the use of his premises South of the said Straaburg Road, until the said Moses Woodward, his heirs and assigns shall lay said pipe, the said Thomas Strode, his heirs and assigns to have the right to lay a half inch pipe to the said spring on the north side of

the said Strasburg Road for the purpose aforesaid, but when the said Moses Woodward, his heirs and assigns shall lay said pipe, the said Thomas Strode, his heirs and assigns, is thereto, attach his pipe thereto, and the said Moses Woodward, his heirs and assigns, to have the right to lay the said pipe and a quarter pipe through the said Joshua W. Pierce land, in the Strasburg Road near the pipes already laid, and reserving to Robert Darlington, his heirs and assigns the right granted to Morris Pyle, his heirs and assigns, in the deed of conveyance from the said Joshua W. Pierce and wife, dated April, 1809, and recorded as aforesaid. And the said Moses Woodward, his heirs and assigns is to have the free use and privilege of the said twenty feet wide alley to the eastern end of his line in common with the said Joshua W. Pierce, his heirs and assigns. And the said Moses Woodward, is to put a gate at the west end of said alley, and the said Joshua W. Pierce is able to put a gate at the East end, and line of said Woodward. Being the same premises which Ann W. Woodward, by deed, dated March 28, 1888, and recorded in the Office for Recording Deeds, in and for Chester County, in Deed Book B 10, Vol. 329, Page 289, granted and conveyed to Theodore F. Rogers, party of the first part, hereto in fee.

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

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

AND the said Theodore F. Rogers, for himself, his Heirs, Executors and Administrators, do hereby these presents covenant, grant and agree to and with the said part, of the second part, his Heirs and Assigns forever, that the said Theodore F. Rogers, his Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and included so to be, with the appurtenances, unto the said part, of the second part, his Heirs and Assigns, against him, the said Theodore F. Rogers, his Heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, force or violence, lawless threats, or any of the same.

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

Signed, Sealed and Delivered in the Presence of

Barry S. Woodward } Theodore F. Rogers  
J. P. Gask } Mary Rogers  
Received the day of the date of the above Indenture, of the above named William S. Coanor, the full consideration money within mentioned. Theodore F. Rogers.

State of Pennsylvania, County of Chester.  
ON the 30th day of March, Anno Domini 1911, before me, A Notary Public, duly commissioned in and for said County, in commission and residing in Coatsville, Pennsylvania, personally appeared the above named Theodore F. Rogers and Mary Rogers, his wife, and in due form of law acknowledge the above INDENTURE to be their act and deed, and desired the same might be recorded as such; and the said being of full age and separate and apart from said husband by me thereupon privately examined, and the full contents of the above Deed being by me first made known unto did thereupon declare and say that did voluntarily and of own free will and accord, sign, seal and as act and deed deliver the above written Indenture, Deed or Conveyance, without any coercion or compulsion of said husband.

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

Recorded April 8, 1911.

Barry S. Woodward, Notary Public, Coatsville, Pa.  
Commission expires January 5th, 1912.





Together with all and singular the Buildings, improvements, Ways, Waters, Water Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging or in any wise appertaining; and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of her the said Ann W. Woodward in law, equity or otherwise howsoever, of, in and to the same and every part thereof Excepting and reserving as herein before excepted and reserved.

To have and to hold the said messuage, store-house and ten adjoining lots of land, with all the appurtenances and Premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Theresa J. Rogers, his Heirs and Assigns, to and for the only proper use and behoof of the said Theodore J. Rogers and his Heirs and Assigns forever. Excepting and reserving as herein before excepted and reserved

And the said Ann W. Woodward for herself her  
Heirs, Executors and Administrators, do hereby these Presents, covenant, grant and agree to and with the said Theodore F. Rogers,  
his Heirs and Assigns, that she the said Ann W. Woodward and her  
Heirs, all and singular the Hereditaments and Premises hereinabove described and granted, or mentioned  
and intended so to be, with the appurtenances, unto the said Theodore F. Rogers, his Heirs, and  
Assigns, against her the said Ann W. Woodward and her Heirs, and against  
 all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof  
 shall and will. By these presents Warrant and forever Defend.

In Witness Whereof, The said parties to these Presents have hereunto interchangeably set their hands and seals. Dated the day and year first above written.

Scaled and delivered in the presence of us:

Charles Dale

S. S. Young

Annie P. Woodward

SEAL

(SEAL)

Received the day of the date of the within or foregoing Indenture of the within-named, Theodore J. Rogers, nineteen  
hundred & Orleans. Ann H. Woodward  
Chester County, S. S.

Chester County, D.D.      Anno Domini 1888 before me, the subscriber one of the  
 on the Twenty-eighth day of March      Justices of the Peace in and for the said County of Chester,  
 personally appeared the <sup>within</sup> above-named Ann W. Woodward,      and in due form of law acknowledged  
 the <sup>within or foregoing</sup> above Indenture to be      her act and deed, and desired the same might be recorded as such.

And the said \_\_\_\_\_ said husband, by me theron privately examined, and the full contents of the being of full age, and separate and apart from \_\_\_\_\_ did thereupon declare and say that \_\_\_\_\_ did voluntarily and of above Deed being by me first made known unto \_\_\_\_\_ do and deed, deliver the above-written Indenture, Deed or Conveyance, without any own free will and accord, sign, seal, and as \_\_\_\_\_ coercion or compulsion of \_\_\_\_\_ said husband.

Witness my hand and seal, the day and year aforesaid.

Recorded... May 16<sup>th</sup> 1888

S. S. Young, J.D.

SECRET

title interest property claim and demand whatsoever of the said Frederick  
Lupold, and Margaret his wife in law equity or otherwise howsoever of, in  
and to the same, and every part thereof: To Have and to Hold the said Mes-  
sage and Lot of Land above described hereditaments, and premises hereby  
granted or mentioned and intended to be with the appurtenances unto the  
said Deborah Peck her heirs and assigns to and for the only proper use and behoof  
of the said Deborah Peck, her heirs and assigns forever: And the said Freder-  
ick Lupold for himself his heirs Executors and administrators Doth by these  
present's covenant, grant and agree to and with the said, Deborah Peck her,  
heirs and assigns that he the said Frederick Lupold, and his heirs all and  
singular the hereditaments, and premises herein above described and granted,  
mentioned, and intended, do to be with the appurtenances, unto the said Deb-  
orah Peck her heirs and assigns against him the said Frederick Lupold and  
his heirs and against all and every other, person or persons whomsoever lawfully  
claiming or to claim the same, or any part thereof by, from or under him then or  
any of them shall and will by these present's warrant, and forever Defend:-

In witness whereof the said parties to these present's, have hereunto inter-  
changeably set their hands and Seals Dated the Day and year first above  
written:

Sealed and Delivered in the presence of us  
Wm: Whitehead, Henry Fleming, -

Frederick Lupold  
Margaret <sup>his</sup> Lupold <sup>mark</sup>

Chester County, ss. On the fourth Day of April Anno Domini 1860, before me the  
Subscriber one of the Justices of the Peace for said County, personally appeared the  
above named Frederick Lupold, and Margaret his wife and in due form of law  
acknowledged the above Indenture to be their and each of their act and Deed and  
desired the same might be recorded as such; and the said Margaret being of full  
age, and separate and apart from her said husband, by me thereon privately ex-  
amined, and the full contents, of the above Deed being by me first made known  
unto her, did thereupon declare and say that she did voluntarily and of her own  
free will and accord sign, seal and as her act and deliver the said Indenture  
Deed or Conveyance without any coercion or compulsion of her said husband  
Witness my hand and Seal the Day and year aforesaid:

Henry Fleming

Recorded April 4: 1860.

Deed.

Samuel A. Cooper wife  
(to)  
Moses Woodward

This Indenture made the thirtieth  
Day of March A.D. one thousand Eight  
hundred and Sixty, Between Samuel A.  
Cooper of the township of Newlin, in the  
County of Chester, and State of Pennsylvania  
and Ruth Ann, his wife of the one

part: And Moses Woodward of the township of East Fallowfield County and  
State aforesaid of the other part; Witnesseth that the said Samuel A. Cooper and  
Ruth Ann his wife for and in consideration of the Sum of Seventeen Hundred  
Dollars in hand paid by the said Moses Woodward, at and before the Ensigning  
and delivery hereof the receipt and payment whereof they hereby acknowledge and  
thereof acquit and forever discharge the said Moses Woodward, his heirs Executors  
and administrators, by these presents have granted, bargained, sold, aliened, conveyed,

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released and confirmed unto by these presents Do grant bargain, sell alien enfeoff  
 release and confirm unto the said Moses Woodward, and to his heirs and assigns  
 all that certain Messuage, Store House, and lot of land situate in Nortonville  
 in Newlin township and county aforesaid bounded and described as follows:  
 Beginning at a stone in the Strasburg-road, thence by lands of Joshua N. Pierce  
 South thirteen degrees and one half East, one hundred and forty feet to a stake,  
 thence North seventy six degrees and one half East, fifty three feet six inches to  
 a stake, and North thirteen degrees and one half West, one hundred and forty feet  
 to a stone in the Strasburg road, thence along the said Road, South, Seventy  
 six degrees and one half West, fifty three feet six inches to the place of beginning  
 containing Seven thousand four hundred and ninety Square feet be the same  
 more or less. Together also with the right and privilege to him the said Mos-  
 es Woodward, his heirs and assigns of tapping the trunk or pipes that conducts  
 the water from a certain Spring to other premises, now or formerly belonging to  
 the said Joshua N. Pierce and inserting a half inch pipe into the same,  
 on his own premises and taking water therefrom sufficient for the use and  
 necessary accommodation of himself and family or that may be required or  
 necessary to be used in and about the premises herein conveyed: Provided neverthe-  
 less that the said Moses Woodward his heirs and assigns shall and will from  
 time to time and at all times hereafter, so long as the water is used, or taken  
 from the trunk or pipe as aforesaid pay or cause to be paid a full and equal, pro-  
 portion of all expenses in relaying the main pipe or trunk and in keeping the same  
 in repair said Expenses to be proportioned and divided according to the dis-  
 tance that the said trunk passes, through the above described premises. It  
 being the same premises which Joshua N. Pierce and Caroline, S. his wife by their  
 Indenture duly Executed, bearing Date the 9th Day of April AD. 1858 did grant,  
 and convey to Samuel A. Cooper, party hereto, in fee and recorded in the Records  
 office for Chester County in Deeds Book No. 6, vol. 130, page 478, reference being  
 had thereto will more fully and at large appear: To: Together with all and  
 singular the houses buildings ways woods, waters, water-courses, rights, lib-  
 erties privileges, hereditaments and appurtenances, what soever thereunto belong-  
 ing, 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 Samuel A. Cooper, and Ruth Ann his wife in law or equity  
 or otherwise howsoever, of into, or out, of the same: To have and to hold the said  
 Messuage, Store House, and Lot of land, above described, hereditaments and  
 premises hereby granted or mentioned, or released or intended so to be with the  
 appurtenances unto the said Moses Woodward his heirs and assigns to the  
 only proper, benefit, and behoof of the said Moses Woodward his heirs and as-  
 signs forever: Subject nevertheless, to the right to him the said Joshua N.  
 Pierce his heirs and assigns to keep the water-trunk or pipe where it now is laid  
 in and through the above described premises with free ingress, egress, to enter in  
 and upon the said premises to relay said trunk or pipe or to make and keep,  
 the same in repair doing the said premises the least, possible injury; And  
 the said Samuel A. Cooper for himself his heirs Executors, and administrators  
 unto both covenants, promise, grant, and agree to and with the said Moses Wood-  
 ward his heirs and assigns by these presents that he the said Samuel A. Cooper  
 and his heirs the said Messuage Store House, and lot of land above described  
 hereditaments and premises hereby granted or mentioned or intended so to be with  
 the appurtenances Except as before Excepted, unto the said Moses Woodward his

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heirs and assigns against him the said Samuel A. Cooper and 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 Defends 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:

Sealed and Delivered in the presence of - the words of Samuel A. Cooper. Ruthanna Cooper

Witness before signing Chas. H. Parker, James Wilson

Chester County, Pa. Be it remembered that on the thirtieth Day of March in the year of our Lord, one thousand eight hundred and sixty, before the Subscribers one of the Justices of the Peace for the County aforesaid personally appeared the above named Samuel A. Cooper, and Ruth Ann his wife and acknowledged the foregoing Indenture to be their act and deed, and desired the same as such to be recorded according to law: She the said Ruth Ann being of full age and being first by me Separately and apart, from her said husband, Examined, and the contents of said Indenture made known to her declared on such Separate Examination that she voluntarily and of her own free will and accord, did sign and Seal and as her act and Deliver the said Indenture, without any coercion or compulsion of her said husband: Witness my Hand and Seal the Day and year aforesaid

James Wilson

Recorded April 4th: A.D. 1860.

## Deed.

Franklin Miller &  
John M. Miller Exrs.

William Piches

This Indenture made the third Day of April in the year of our Lord, one thousand eight hundred and sixty, Between Franklin Miller and John M. Miller both of the township of East, Vincent County of Chester and State of Pennsylvania Executors of the last will and Testaments of

of Samuel Miller late of South Coventry township Chester County aforesaid deceased of the one part: and William Piches of the township of East Coventry and County of Chester aforesaid of the other part: Whereas the said Samuel Miller by virtue of divers good conveyances and assurances, in the law duly had and Executed, became in his lifetime lawfully seized in his demesne, as of fee, (amongst other lands) of and in a certain tract of Land situated in East Coventry township Chester County aforesaid containing Forty acres and thirty seven Square perches of land, be it more or less, and being so thereof, seized made his last will and testament in writing bearing date the Eighteenth Day of December Anno Domini one thousand eight hundred and fifty Eight wherein and whereby (amongst other things) he ordered that the whole of his real Estate should, be Sold, by his Executors, therein afterwards of which Said will he appointed the said Franklin Miller and John M. Miller Executors, as in and by the said recited will since his decease duly proved and remaining in the Register's office at West Chester, recourse being thereunto had appears: Now this Indenture Witnesseth that the said Franklin Miller and John M. Miller Executor as aforesaid for and in consideration of the Sum of two thousand and two Dollars, and twenty six cents to them in hand paid by the said William Piches at and before the Executing and delivery hereof the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, re-

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Deed

Joshua N Pierce wife  
To  
Moses Woodward

This Indenture

made the twenty fourth day of December, in the year of our Lord one thousand eight hundred and sixty four. Between Joshua N Pierce of the Township of Newlin County of Chester and State of Pennsylvania and Caroline S his wife of the one part and Moses Woodward of the same place of the other part witnesseth that the said Joshua N Pierce and Caroline S his wife for and in Consideration of the sum of Five hundred and fifty dollars lawful money of the United States of America unto them well and truly paid by the said Moses Woodward at once before the sealing and delivery of these presents the receipt whereof is hereby acknowledged and granted bargain sold aliened conveyed released and confirmed unto by their presents do grant bargain sell alien convey release and confirm unto the said Moses Woodward his heirs and assigns all those certain lots or pieces of lands situate in the Village of Mortonville and Township of Newlin County of Chester and State of Pennsylvania aforesaid bounded and described as follows to wit Beginning in the Strasburg road on Robert Darlington's line thence along the Eastern line of a twenty feet wide alley South Ninety degrees and a quarter East one hundred forty eight feet four inches to a flint stone on the north East corner of a twenty feet wide alley thence along the north side of said alley North Seventy degrees and three quarters East one hundred Sixty four feet and five inches to a flint stone a corner of other land of the said Joshua N Pierce thence by the said Joshua N Pierce's other lands north nineteen degrees and a quarter west one hundred and forty eight feet four inches to the said Robert Darlington's line on the Strasburg road thence along the same South Seventy degrees and three quarters west one hundred and Sixty four feet five inches to the place of beginning Containing twenty four thousand four hundred square feet be the same more or less Excepting and reserving notwithstanding of the same a message and lot of lands included within the above boundaries conveyed to the said Moses Woodward by Samuel S. Cooper and wife by Deed dated March 2<sup>d</sup> A.D. 1868 and recorded in the Records Office of said County in Deed Book N. 6. Vol. 135 page 388. It being a part of the same premises which Crosby P. Norton and wife by Indenture bearing date the 31<sup>st</sup> day of March A.D. 1868 and recorded in the Records Office of Chester County aforesaid in Deed Book N. 6. Vol. 135 page 389 granted and conveyed to the said Joshua N Pierce in fee. Together with the right of leading up the Spring Road North of said road near the Stone Tavern house on the premises conveyed herebefore to Morris Ryle and to conduct under ground so much water as will flow through an inch and a quarter pipe for the uses of the houses south of said road with the right of laying replacing and repairing said pipe as fully to all interests and purposes as the said right was reserved to himself the said Joshua N Pierce has here and assigns in a deed of conveyance from the said Joshua N Pierce to the said Morris Ryle his heirs and assigns April 1<sup>st</sup> A.D. 1869 and recorded in the Records Office aforesaid in Deed Book N. 6. Vol. 135 page 388 and reserving the right to Thomas Stude his heirs and assigns to incut a half inch pipe into the main inch and a quarter pipe above mentioned when the same shall be laid by the said Moses Woodward his heirs and assigns to run the water for the use of his premises south of the said Strasburg road until the said Moses Woodward his heirs and assigns shall lay said pipe the said Thomas Stude his heirs and assigns to have the right to lay a half inch pipe to the said Spring on the north side of the said Strasburg road for the purpose aforesaid but when the said Moses Woodward his heirs or assigns shall lay said pipe the said Thomas Stude his heirs and assigns when to attach his pipe thereto and the said Moses Woodward his heirs and assigns to have the right to lay the said inch and a quarter pipe through the said Joshua N Pierce's lands in the said Strasburg road near the pipe already laid and issuing to Robert Darlington his heirs and assigns the right granted to Morris Ryle his heirs or assigns in the Deed of Conveyance from the said Joshua N Pierce wife dated April 1<sup>st</sup> 1869 and recorded as aforesaid. And the said Moses Woodward his heirs and assigns to have the free use and privilege of the said twenty feet wide alley to the bottom end of his line in common with the said Joshua N Pierce his heirs and assigns and the said Moses Woodward is to put a gate at the west end of said alley and the said Joshua N Pierce is also to put a gate at the East end and in of said Woodward. So that with all and singular the Improvements ways waters water courses rights liberties privileges shorelikeholds and appurtenances whatsoever then and to belong or in any wise appertaining unto the divisions and Remainders Reversions and profits thereof and all the estate right title interest property claim and demand whatsoever of the said Joshua N Pierce and Caroline S his wife in law equity or otherwise howsoever of us and to the same





D &amp; C

Joshua S. Peirce Wife  
To  
Samuel A. Cooper

This Indenture Made the ninth day of  
April A.D. one thousand eight hundred and fifty  
eight. Between Joshua S. Peirce of the township  
of Newlin in the County of Lehigh and State  
of Pennsylvania and Caroline S. his wife of the one  
part and Samuel A. Cooper of the township Lehigh  
and State of aforesaid of the other part, Witnesses etc.

That the said Joshua S. Peirce and Caroline S. his wife for and in consider-  
ation of the sum of one thousand six hundred dollars to them in hand paid by  
the said Samuel A. Cooper at and before the making and delivery hereof the receipt  
and payment whereof they hereby acknowledged and thereof acquit and forever discharge  
the said Samuel A. Cooper 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  
Samuel A. Cooper and to his heirs and assigns All that certain Messuage store house  
and lot of land situate in Mortonville in Newlin Township and County of aforesaid bound  
ded and described as follows viz: Beginning at a stone in the Strasburg road thence  
by other land of said Joshua S. Peirce south fifteen degrees and one half east one  
hundred and forty feet to a stake thence north seventy six degrees and one half east  
fifty three feet six inches to a stake and north fifteen degrees and one half West  
one hundred and forty feet to a stone in the Strasburg road thence along the said  
south seventy six degrees and one half West fifty three feet six inches to the place of  
Beginning Containing Seven thousand four hundred and ninety square feet  
be the same more or less. (Being part of the said premises which were by P. Morton  
and wife by their Indenture bearing date the — day of — A.D. 1858 duly executed  
and intended forthwith to be recorded for the consideration therein mentioned  
granted and conveyed unto the said Joshua S. Peirce in fee) Together also with  
the right and privilege to him the said Samuel A. Cooper his heirs and assigns  
of taping the trunk or pipe that conducts the water from a certain spring to  
other premises belonging to said Peirce and inserting a half inch pipe into the  
same (on his own premises) and taking water therefrom sufficient for the use  
and necessary accommodation of himself and family or that may be required or  
necessary to be used in and about the premises herein conveyed provided neverthe-  
less that the said Samuel A. Cooper his heirs and assigns shall and will from time  
to time and at all times hereafter so long as the water is used or taken from the  
trunk or pipe as aforesaid pay or cause to be paid a just and equal proportion  
of all the expenses in relaying the main pipe or trunk and in keeping the same  
in repair said expenses to be proportioned and divided according to the distance  
that the said trunk passes through the above described premises. — 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 reversionary remainders rents issues and profits  
thereof. Also all the estate right title interest claim and demand whatsoever of  
the said Joshua S. Peirce and Caroline S. his wife in law or equity or otherwise  
howsoever of in to or out of the same To Have and To Hold the said Messuage  
store house and lot of land above described hereditaments and premises hereby  
granted or released or mentioned or intended so to be with the appurtenances  
unto the said Samuel A. Cooper his heirs and assigns to the only proper use  
benefit and behoof of the said Samuel A. Cooper his heirs and assigns forever.  
Subject nevertheless to the right to him the said Joshua S. Peirce his heirs and assigns  
to keep the water trunk or pipe where it now is laid in and through the above



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described premises with free ingress egress and egress to enter in and upon the said premises to relay said trunk or pipe or to make and keep the same in repair doing the said premises the least possible injury. And the said Joshua N. Peirce for himself his heirs executors and administrators doth covenant promise grant and agree to and with the said Samuel A. Cooper his heirs and assigns, by these presents that he the said Joshua N. Peirce and his heirs the said Messuage store house and lot of land abovescribed hereditaments and premises hereby granted or mentioned or intended so to be with the appurtenances except as before excepted unto the said Samuel A. Cooper his heirs and assigns against him the said Joshua N. Peirce and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim by force 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.

Scaled and Delivered in the presence of  
The words at a stone in the eighth line from the top and the words except as before excepted in the third line from the bottom were interlined before signing  
James Wilson Thomas P. Nichols

Joshua N. Peirce  
Caroline S. Peirce

Testes County, Del. Be it Reminded that on the ninth day of April in the year of our Lord one thousand eight hundred and fifty eight, Before the subscribed one of the justices of the Peace for the county aforesaid, personally appeared the above named Joshua N. Peirce and Caroline S. his wife and acknowledged the foregoing Indenture to be their act and deed and desired the same as such to be recorded according to law. She the said Caroline S. being of full age and being first by me separately and apart from her said husband examined and the contents of said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. Witness my hand and seal the day and year aforesaid.

James Wilson

Recorded May 3<sup>rd</sup> A.D. 1858.

D & D  
Thomas Boland Wife  
To  
{ Rebecca Rusk & }  
{ Hugh Rusk }

This Indenture Made the fourth day of March A.D. one thousand eight hundred and fifty eight, Between Thomas Boland of the township of Hiram in the county of Chester and State of Pennsylvania and Ruth Ann his wife of the one part and Rebecca Rusk and Hugh her husband of the township of Hiram county and state aforesaid of the other part. Witnesseth that the said Thomas Boland and

Ruth Ann his wife for and in consideration of the sum of Twelve Hundred and fifty dollars in hand paid by the said Rebecca Rusk & Hugh her husband at and before the sealing and delivery hereof the receipt and payment whereof they hereby acknowledge and there of acquit and forever discharge the said Rebecca Rusk & Hugh Rusk their heirs executors and administrators by these presents have granted bargained sold aliened released and confirmed and by these presents do grant bargain sell alien release and confirm unto the said Rebecca Rusk and Hugh Rusk and to their heirs and assigns all that Messuage or lot of land with all and singular the appurtenances and buildings situate in Hiram township