

Deed Book C No. 1 Page 71

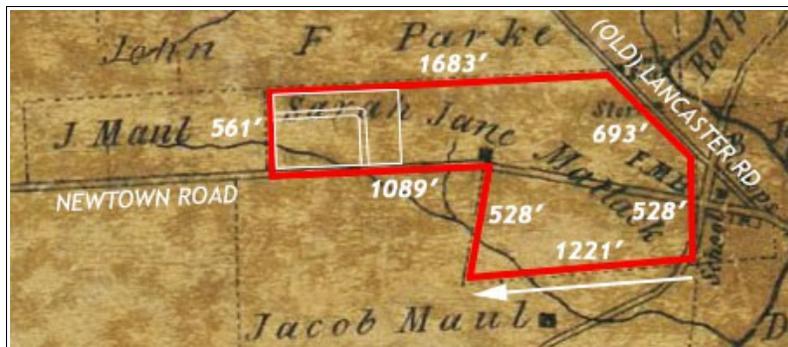
This Indenture

made the twenty second day of December in the year of our Lord one thousand seven hundred and ninety two [1792] and of the Commonwealth the sixteenth. Between **Adam Sifers** of the Township of Radnor in the County of Delaware and Commonwealth of Pennsylvania, **Tanner**, and **Elizabeth his wife** of the one part and **Jacob Sifers** of the Township, County and Commonwealth aforesaid Son of the said Adam Sifers and Elizabeth his wife, **Millwright** of the other part Whereas **Samuel Powell** of the Township of Bristol in the # County of Philadelphia and **Agnes his wife** by their Indentures of Lease and Release dated the eleventh & twelfth days of December Anno Domini one thousand seven hundred and twenty six [1726] for the consideration therein mentioned did grant release and con-

[cont'd.] **Deed Book C No. 1 Page 72**

confirm unto one **John Jerman** of the said Township of Radnor deceased, a certain piece or parcel of situate in the Township of Radnor containing about fifty acres by a late resurvey although by the said recited Lease and Release it is called but twenty six acres as by the said recited lease and Release recorded at **Chester in Book H. Vol.6 page 342** &c. Relation being thereunto had more at large appears And Whereas the said John Jerman by his Deed dated the fourteenth day of March Anno Domini one thousand seven hundred & sixty seven [1767] or the consideration therein mentioned did grant release and confirm unto his son **Lewis Jerman** a certain piece or parcel of land containing **forty acres, part of the said fifty acres** to hold to him the said Lewis Jerman his heirs and assigns forever, as by the said recited Deed relation being thereunto had more at large appears And whereas the said Lewis Jerman **and Mary his wife** by their Deed dated the sixth day of February Anno Domini one thousand seven hundred and seventy three [1773] for the consideration therein mentioned did grant, sell, convey, release and confirm the said forty acres of land unto the said Adam Sifers his heirs and assigns forever as by the said recited Deed relation being thereunto had more at large appears. Now this Indenture witnesseth that the said **Adam Siter and Elizabeth his wife** for and in consideration of the Natural Love and affection which he and they hath and beareth to the said Jacob Sifers and for the better maintenance and livelihood of him the said Jacob Sifers, their son, hath given granted aliened, enfeoffed and confirmed and by these presents doth give grant alien enfeoff and confirm freely and fully unto the said Jacob Sifers our well beloved son, his heirs and assigns forever, All that messuage, Tenement and last described piece or parcel of land situate lying and being in the Township of Radnor and County aforesaid and now in the tenure occupation or profession of our said son Jacob Sifers Bounded and described as follows, to wit: Beginning at a stone a corner of Levi Evans land in a line of Evan Lewis's land thence by the said Levi Evans's land South sixty one degrees West seventy four perches [1,221 ft] to a stone in said Line, thence by said Evans's land North fourteen degrees West thirty two perches [528 ft] to a stone in a road, thence along the same South sixty one degrees West Sixty six perches [1,089 ft] to a stone in said road which is a corner of Robert Cannaday's Lot thence by the same North twenty nine degrees West thirty four perches [561 ft] to a Stone in a line of the said Adam Sifers other land, thence by the same North sixty one degrees East one hundred and two perches [1,683 ft] to a stone in Lancaster road, thence along the said road South sixty seven degrees East about forty two perches [693 ft] to a stone by said road being a corner of the said Evan Lewis's land, thence by the same South thirty four degrees East about thirty two perches [528 ft] to the place of beginning Containing about forty acres of land be the same more or less Together with all and singular the houses buildings improvements, barns, stables and fields, orchards, gardens, fences ways, woods

TRANSCRIPT FOLLOWS:



Deed Book E No. 1 Page 407 [0E01/0407]

This Indenture made the Thirty first day of March in the year of our Lord one thousand eight hundred and one (**1801**) Between **Jacob Sifers**, of Radnor Township, in the County of Delaware and State of Pennsylvania, yeoman, and **Ann his wife**, of the one part, and **John & William Sifers**, both of the Township & County aforesd., in[n]keeper, of the other part.

Witnesseth

that the said Jacob Sifers and Ann his wife, for and in consideration of the sum of Two thousand dollars coin of the United States of America, to them well and truly paid at or before the sealing and delivery hereof, by the said John & William Sifers, the receipt whereof they do hereby acknowledge and thereof and therefrom do acquit and forever discharge the said John & William Sifers, their and each of their heirs, executors and administrators by these presents hath granted, bargained, sold, enfeoffed, & confirmed & by these presents doth grant, bargain, sell, enfeoff, release and confirm unto the said John & William Sifers, their heirs and assigns.

A certain messuage, plantation and tract of land Situate, lying & being in the aforesaid Township of Radnor.

Beginning at a stone a corner of Jacob Mawles [Maule's] land; thence by said Mawles land South sixty one degrees West seventy four perches [**1,221 ft.**] to a stone, a corner of said land, thence by the same North fourteen degrees West thirty two perches [**528 ft.**] to a stone in the road leading to Radnor Meeting House; thence along said road South sixty one degrees West sixty six perches [**1,089 ft.**] to a stone in sd. road of corner of Robert Kennedy's lott; thence by the same North twenty nine degrees West thirty four perches [**561 ft.**] to a stone in the line of said John and William Sifers land; thence by the same North sixty one degrees East one hundred and two perches [**1,683 ft.**] to a stone in Lancaster Road, thence along sd. road South sixty seven degrees East forty two perches [**693 ft.**] to a stone, thence South thirty four degrees East thirty two perches [**528 ft.**] to the place of beginning.

Containing **forty acres** of land, be the same more or less. Together also with all and singular the buildings, improvements, ways, woods, waters, water courses, rights, liberties, priviledges, hereditaments & appurtenances whatsoever thereunto belonging, and the reversions, remainders, rents, issues and profits thereof. It being the same land which **Adam Siter, Senior, & Elizabeth his wife**, by their deed dated December 22nd Anno Domini, **1792**, did give, grant, & confirm to **Jacob Sifers**, his heirs and assigns forever, as in and by said deed, recorded in the office at Chester in **Book C.** [cont'd over...]

[cont'd.] **Deed Book E No. 1 Page 408**

[0E01/0407] Bk0E01Pg0408.jpg

[...cont'd] **Vol. 1st. folio 71** may fully appear.

To have and to hold the said messuage plantation and tract of land above described, hereditaments and appurtenances hereby granted or mentioned to be granted unto the said John and William Sifers, to the only proper use and behoof of them the said John and William Sifers, their heirs and assigns forever.

And the said Jacob Sifers and Ann his wife, and their heirs the said messuage, plantation, tract of land, hereditaments and premises hereby granted or mentioned to be granted with the appurtenances unto the said John & William Sifers their heirs and assigns against them the said Jacob Sifers and Ann his wife, and their heirs and assigns, and against all and every other person and persons whomsoever lawfully claiming or to claim the hereby granted land and premises or any part or parcel thereof, by, from or under

him, her, them or any or either of them, shall and will warrant and forever defend by these presents.

In witness whereof the said parties to these presents have interchangeably set their hands and seals hereunto the day and year first above written.

Sealed & delivered) Jacob Sifers {Seal}
in the presence of us) Nanc[e]y Sifers {Seal}
Samuel Pugh)
John Meridith)

Received on the day of the day of the date of the above written Indenture of the above named John and William Sifers, the full sum of Two thousand dollars of like money as above said in full satisfaction for the above said consideration.

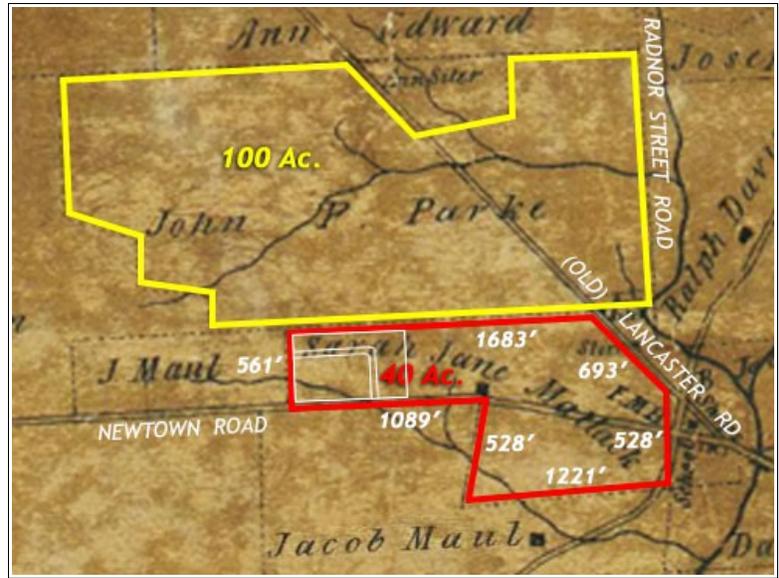
Witness present) Rec'd by me Jacob Sifers.
Samuel Pugh)
John Meridith)

On the thirty first day of March Anno Domini 1801, before me Isaac Abraham, Esq., one of the Justices of the Peace in & for the County of Delaware personally appeared the above named Jacob Sifers & Ann his wife acknowledged the above written Indenture to be their act and deed and desired the same may be recorded as such. She the said Ann being of full age, being first separately and apart from her husband examined, she voluntarily thereunto consenting, without any compulsion from her said husband.

Witness my hand and seal the day and year first above written.

Isaac Abraham {Seal}
Recorded April 20th, 1801.

TRANSCRIPT FOLLOWS:



Deed Book D No. 1 Page 396 [0D01/0396]

This Indenture made the twenty third day of March in the year of our Lord one thousand seven hundred and ninety nine (1799) Between **William Siter**, of Radnor Township, in the County of Delaware & State of Pennsylvania, tanner, and **Mary his wife**, of the one part, & **John Siter**, of the Township & County aforesaid, **inn-Keeper**, of the other part.

Witnesseth

that whereas Rowland Evans & William Foulke, by some good and lawful conveyance to them duly and legally executed thereby were lawfully possessed of a certain messuage and one hundred acres of land Situate in Radnor Township aforesaid, and they the said **Rowland Evans, Susannah his wife, William Foulke** and **Hannah his wife**, by their deed dated the eighth day of May Anno Domi. 1760 for the consideration therein mentioned did grant and confirm the aforesaid messuage and one hundred acres of land with allowance to **Adam Siter** & to his heirs and assigns.

And Whereas the said Adam Siter by his last Will and Testament in writing dated the twentyeth day of February Anno Domi. 1790, willed in the following words.

And Whereas I am now possessed of **one hundred and forty acres** of land in Radnor Township aforesaid, be the same more or less, my will is and I desire and order that my executors or the survivors of them shall sell the same as soon as can conveniently be, after my decease to the highest bidder or bidders, and one or more good & sufficient deed or deeds to make and execute in fee simple to the buyer or buyers thereof, as in and by said will being duly proven and remaining in the Registers Office at Chester, may fully appear [He the said Adam Siter conveyed forty acres of the aforesd. one hundred and forty acres to his son Jacob, after makeing said Will]. And George Siter & John Siter the two executors named constituted and appointed by the aforesaid Will, did sell at publick vendue on the eleventh day of February Anno Domi. 1799, the remainder of the aforesaid one hundred & forty acres being one hundred acres only, to William Siter, as by their deed dated the twenty third day of March Anno Domi. 1799, for the consideration therein mentioned, said one hundred acres of land is granted & fully confirmed to said William Siter his heirs and assigns as in & by said deed. Reference thereunto had

[cont'd] **Deed Book D No. 1 Page 397** [0D01/0397]

may fully appear.

Now this Indenture witnesseth that they the said **William Siter and Mary his wife** for & in consideration of the sum of seven hundred & fifty pounds [**£750**] in gold or silver courent in Pennsylvania, to them the said William Siter and Mary his wife in hand paid at or before the sealing and delivery hereof by the said **John Siter** the receipt whereof they do hereby acknowledge and thereof and therefrom do acquit and forever discharge the said John Siter his heirs, executors, administrators and assigns by these presents hath granted, bargained, sold, enfeoffed, released & confirmed, and by these presents doth grant, bargain, sell, enfeoff, release and confirm unto the said John

Siter and to his heirs and assigns **the one half of the aforesaid message** and one hundred acres of land, said **one hundred acres of land** is butted and bounded as follows:

x Beginning at a post a corner in the street so called thence by lands of Margaret Dickie, Jacob Siter & Robert Kenedy, South sixty four degrees forty five minutes West one hundred & fifty six perches and four tenths [2,581 ft] to a stone a corner of land formerly belonging to David Cornog, thence by the same North twenty seven degrees West sixteen perches [264 ft] to a stone, thence South sixty three degrees & a half West nineteen perches and nine tenths [328 ft] to a stone set for a corner, thence North thirty degrees & one quarter West sixteen perches [264 ft], to a stone, thence South seventy three degrees and three quarters West twenty four perches [396 ft] to a stone thence North thirty one degrees West fifty five perches [907 ft] to a corner in the line of John Waterman's land, thence by sd. Waterman's land North sixty seven degrees East ninety five perches [1,567 ft] to a stone by the side of the Great Road, thence along said road South sixty six degrees forty minutes East thirty three perches and three tenths [549 ft], thence by said Waterman's land North fifty seven degrees twenty minutes East thirty perches & four tenths [502 ft] to a stone a corner, thence by the same North twenty five degrees & a half West nineteen perches & three tenths [318 ft] to a stone a corner, thence by the same North sixty seven degrees East fifty perches & three tenths [830 ft] to a stone set for a corner in the street, thence along said street South twenty two degrees and a half East eighty five perches & a half [1,411 ft] to the place of beginning. x

Containing one hundred acres of land, be the same more or less. Situate in Radnor aforesaid. It being the same land which Rowland Evans & William Fauke conveyed to Adam Siter by their deed as above recited.

Together also with the one half of all & singular the buildings, improvements, ways, woods, water, water courses, rights, liberties, privileges, hereditaments & appurtenances whatsoever thereunto belonging and the one half part of all the reversions, remainders, rents, issues & profits thereof.

To have and to hold the one half of the aforesaid message, tennement, plantation and tract of land hereditaments and premisses hereby granted or mentioned & intended to be granted with the one half of the appurtenances to him the said John Siter his heirs and assigns, to the only proper use and behooff of him the said John Siter his heirs and assigns forever. And the said William Siter and Mary his wife & their heirs the one half of the said message, plantation and one hundred acres of land and premises hereby granted or mentioned to be granted with one half of the appurtenances unto him the said John Siter his heirs & assigns, against the the William Siter and Mary his wife their heirs & assigns, and against all & every other person & persons whomsoever lawfully claiming or to claim the one half of the aforesaid land and premises or any part or parcel thereof, by, from, or under him, her, them or any or either of them, shall and will warrant and forever defend by these presents.

In witness whereof the said parties to these presents have interchangeably set their hands and seals hereunto Dated the day & year first

[cont'd] Deed Book D No. 1 Page 398 [0D01/0398]

above written

Sealed and delivered in the presence of us) William Siter {seal}
John Lindsay, Lewis Lewis) Mary Siter {seal}

Recieved on the day of the date of the above written Indenture of the above named John Siter, the full sum of seven hundred and fifty pounds of like gold and silver as above said, in full satisfaction for the consideration money above mentioned
Rec'd. by me William Siter

On the twenty third day of March Anno Domi. 1799, before me John Lindsay Esq. one of the Justices of the Peace in and for the County of Delaware, personally appeared the above named William Siter and Mary his wife and acknowledged the above written Indenture to be their act and deed and desired the same may be recorded as such. She the said Mary being of full age, being separately and apart from her husband examined the intent and meaning thereof being first made Known unto her, she voluntarily thereunto consenting without any compulsion from her husband.

Witness my hand and seal the day and year first above written.

John Lindsay {seal}
Recorded 30th April 1799.

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[Division of John Siter's estate, 1835, between his widow Anne, 3 daughters, & respective husbands: Eliza & John Parke, Mary Ann & Brinton Jacobs, Sarah Jane & Isaiah Matlack](#)

TRANSCRIPTS FOLLOW:

Deed Book T No. 1 Pages 488-492 [ØTØ1/Ø488] etc.
P.488

To all People to whom these presents shall come Ann Siter of the County of Delaware and State of Pennsylvania, John F Parke of Radnor Township in the County and state aforesaid, and Eliza his wife and Brinton Jacobs of the County of Chester and State aforesaid Farmer And Mary Ann his wife send Greeting. Whereas **William Siter and wife** by Indenture dated the twenty third day of March Anno Domini One thousand Seven hundred and ninety nine [1799] recorded in the Recorders Office of Delaware County aforesaid in **Deed Book D Page 396** &c for the consideration thereinmentioned did grant and convey unto **John Siter** [William's bro.] his heirs and assigns forever A certain tract of land situate in the Township of Radnor and County of Delaware aforesaid Containing **One hundred acres** more

[contd'] **P.489**

or less with the appurtenances And whereas William Siter and wife by Indenture dated the twelfth day of March Anno Domini One thousand eight hundred and six [1806] recorded in the office aforesaid in **Deed Book H[1] page 153 [513]**, for the consideration therein mentioned did grant and convey unto the said John Siter his heirs and assigns forever A certain tract or lot of land situate in the Township of Radnor aforesaid containing **thirty seven acres** two roods and ten perches, more or less with the appurtenances recourse being thereunto respectively had appears, by free and virtue of which said recited Indenture, or of some other good Conveyances or assurances in the law duly had and executed the said John Siter became in his lifetime lawfully seized in his demesne as of fee, of and in the premises aforesaid with the appurtenances and being so thereof seized died Intestate, leaving a widow the aforesaid Ann and issue three daughters to wit: **Eliza, intermarried with John F Parke, Mary Ann, intermarried with Brinton Jacobs** and **Sarah Jane intermarried with Isaiah Matlack M.D.** to whom the same together with other lands and tenements by the law of Pennsylvania relating to intestates, estates did descend and come. And whereas after the death of the said John Siter, his widow and children aforesaid did mutually consent and agree to have the Real Estate of which the said Intestate died, seized valued and divided between them and for that purpose made choice of Edward Siter, Abner Lewis, Isaac Leedom Rees Rambo and Elijah Brooke, who on the fourth day of December Anno Domini One thousand eight hundred and thirty five [1835], went to and upon the said Real Estate, and then and there parted and divided the same by metes and bounds into three lots or parcels numbered from one to three inclusive as by report of the said five mentioned persons, and diagrams thereto annexed, intended to be recorded relative being thereunto had may more fully and at large appear And whereas the said Sarah Jane Matlack with consent of the other parties interested, made choice of lots or tracts numbered 2. mentioned in the aforesaid report and which are hereinafter particularly described, at the valuation thereof to wit: Three thousand seven hundred and fifty Dollars. Now know ye that the said Ann Siter for and in consideration of the sum of one dollar, to herein hand paid by the said Sarah Jane Matlack at the time of the execution hereof, there receipt whereof is hereby acknowledged, as well for and in consideration of the said Sarah Jane her heirs and assigns undertaking and agreeing to pay to her the yearly sum of money hereinafter secured to be paid to her during life, and the said John F. Parke, and Eliza his wife, and Brinton Jacobs and Mary Ann his wife, for and in consideration of the sum of One thousand six hundred and sixty six dollars and sixty seven cents, to them in hand paid by the said Sarah Jane Matlack at the time of the execution hereof, the receipt hereof is hereby acknowledged, have, and each and every of them hath remised released and forever quit claimed, and by these presents do and each and every of them, doth remise release and forever quit claim unto the said Sarah Jane Matlack and unto her heirs and assigns, All the dower, estate and estates, shares, prospects, dividends right, title, interest, property claim and demand whatsoever of them the said Ann Siter, John F. Parke and Eliza his wife, and Brinton Jacobs and Mary Ann his wife in Law or equity otherwise, however of in to or out of All that the aforesaid two lots or parcels of land (numbered 2. as aforesaid) situated lying and being in the Township of Radnor in the County of Delaware aforesaid, bounded and limited as follows Viz. The first of them. Begins in a line of Ann Siter's land, thence by the same North sixty three degrees and eight minutes East thirty perches and Sixty eight hundredths to a stone in a line of Teddy Worralls land, thence by the same North twenty six degrees and a half West fifty two perches and nine hundredths to a stake a corner of Eliza Parkes land thence by lines of the same South fifty degrees and three quarters west Sixty one perches and four tenths to the middle of the Philadelphia and Lancaster road, thence along the middle of said Road South Sixty three degrees and one third east forty six perches and five tenths to the place of Beginning Containing **thirteen acres** one rood and seven perches of land more or less (It being a **part of the one hundred acres aforesaid**) And the other Begins in the Philadelphia and Lancaster road aforesaid at the corner of Ann Siter's land, thence along said road South side of the said road a corner of land belonging to Radnor Meeting, thence by the same South thirty one degrees and five sixths East thirty two perches to a stake, thence by lines of Jacob Maules land, South Sixty three degrees and a quarter West seventy three perches and sixteen hundredths to a stake, North eleven degrees and three quarters West, thirty one perches and seven tenths to a stake in a Public road, thence along said road South sixty three degrees and a half West sixty five perches and five tenths to a stone North twenty eight degrees, and a quarter West thirty three perches and seventy five hundredths to a stone, thence by a line of Eliza Parke's land North sixty three degrees and eight minutes East, one hundred and three perches and twenty eight hundredths to the place of beginning Containing **thirty seven acres** two roods and two perches of land, more or less (Being the same premises granted to the said John Siter by Indenture

last above recited as aforesaid) Together with all and singular others the buildings improvements, rights, members and appurtenances, whatsoever thereunto belonging or in any wise appertaining, And the recursions and remainders rents issues and profits thereof To have and to hold all and singular the premises hereby remised and released or mentioned and intended so to be with the appurtenances unto the said Sarah Jane Matlack her heirs and assigns, to the only proper use and behoof of the said Sarah Jane Matlack her heirs and assigns forever. Under and subject, nevertheless and hereby made chargeable with the following sum of money, that is to say, Subject to the payment of Seventy five dollars on the first day of April of each and every year from the date hereof, to the said Ann Siter widow of the aforesaid John Siter deceased, during all the term of her natural life. And after her death of the said Ann, Subject to the payment of the principal sum of One thousand two hundred and fifty Dollars, to the heirs at law of the said John Siter deceased, in equal shares and proportions, that is to say one third part thereof to the said Mary Ann Jacobs, or her heirs, One third part thereof to the aforesaid Eliza Parke, or her heirs, and the other third part thereof to the said Sarah Jane Matlack (party hereto, or her heirs, So that neither the said Ann Siter, Brinton Jacobs and Mary Ann his wife, John F Parke and Eliza his wife, nor their heirs nor any other person or persons whomsoever lawfully claiming or to claim by from or under them or any of them shall or may at any time or times hereafter have claim challenge or demand any estate right title or interest of in to or out of the said messuage and two tracts of land hereditaments and premises hereby granted remised and released or mentioned or intended so to be with the appurtenances or any part or parcel thereof; but thereof and therefrom shall and will be utterly included and forever [debarred], by these presents, except so far as they are interested in the aforesaid yearly sum of seventy five dollars, that their rights to the same and legal remedies for the recovery thereof when due shall in no wise be affected or impaired by anything contained in these presents. In witness whereof the said Ann Siter, Brinton Jacobs, and Mary Ann his wife John F. Parke and Eliza his wife have hereunto set their hands and seals the fifteenth day of February in the year of our Lord One thousand eight hundred and thirty six ~.

Sealed and delivered in the presence of us) Brinton Jacobs {Seal} John F. Parke {Seal}
 Abner Lewis Elijah Brookes) {Seal} Mary Ann Jacobs {Seal} Eliza S. Parke {Seal}

Delaware County S.S. On the fifteenth day of February Anno Domini One thousand eight hundred and thirty six before me the Subscriber one of the Justices of the peace in and for the County of Delaware in the State of Pennsylvania came the within named Ann Siter, Brinton Jacobs and Mary Ann his wife and John F Parke and Eliza his wife, and severally acknowledged the within written release, to be their act and deed and desired that the same might be recorded as such according to Law. The said Mary Ann Jacobs and Eliza Parke, being each of full age, and by me duly examined separate and apart from their respective husbands and the content thereof being by me first made known to them, did severally declare on said separate examination that they did not entirely, and of their own free will and accord seal, and as their act and deed, deliver the said Release, without any concern or compulsion of their said husbands In testimony whereof I have hereunto set my hand and seal the day and year aforesaid. ~ Berd. Flynn {Seal}

Recorded March 28 . 1836. Richards. recr. **[1836]**

To all People to whom these presents shall come Ann Siter of the County of Delaware and State of Pennsylvania a widow, John F Parke of the same County Farmer and Eliza his wife, Isaiah Matlack of Chester County and State aforesaid, Medical Doctor, and Sarah Jane his wife send Greeting [Whereas, Samuel Taylor and wife by Indenture dated the sixteenth day of March Anno Domini One thousand eight hundred and five. **[1805]** Recorded in the Records office of Delaware County in **Deed Book H. page 309** for the consideration therein mentioned did grant and convey unto John Siter his heirs and assigns forever a certain lot or parcel of land situate in the Township of Radnor and County of Delaware aforesaid Containing eleven acres two roods and twenty six perches more or less with the appurtenances And whereas, William Griffith and Mary his wife by Indenture dated the twenty fifth day of March Anno Domini One thousand eight hundred and fourteen **[1814]** Recorded in the Records office aforesaid in **Deed Book L. page 394.** for the consideration therein

mentioned did grant and convey unto the said John Siter his heirs and assigns forever, A certain lot or parcel of land situate in the Township of Radnor aforesaid Containing five acres and a half, more or less with the appurtenances, recourse being thereunto respectively had will more fully appear, By force and virtue of which said recited indentures or of some other good conveyances or assurances, in the Law duly had and executed, the said John Siter became in his life time lawfully seized in his demesne as of fee, of and in the premises aforesaid with the appurtenances and being so thereof seized died Intestate, leaving a widow the aforesaid Ann and issue, three daughters to wit Eliza intermarried with John F. Parke, Mary Ann, intermarried with Brinton Jacobs, and Sarah Jane, intermarried with Isaiah Matlack M.D. to whom the same together with other lands and tenements by the laws of Pennsylvania relating to intestates estates did descend and come **And whereas** after the death of the said John Siter his widow and children aforesaid did mutually consent and agree to have the real estate of which the said Intestate died seized valued and divided between them and for that purpose made choice of Edward Siter Abner Lewis Isaac Leedom Rees Rambo and Elijah Brooke who on the fourth day of December Anno Domini One thousand eight hundred and thirty five **[1835]** went to and upon the said real estate and then and these parted and divided the same by metes and bounds into three lots or parcels numbered from one to three, inclusive, as by the report of the said five mentioned persons and diagrams thereto annexed

intended to be recorded relation being thereunto had may more fully and at large approve And whereas the said Mary Ann Jacobs with the consent of the other parties interested made choice of two lots or tracts numbered 3 mentioned in the aforesaid report and which are hereinafter particularly described the valuation thereof to wit Three thousand five hundred dollars, they being the two lots and premises above mentioned] **Now know ye**, that the said Ann Siter for and in consideration of the sum of one dollar to herein hand paid by the said Mary Ann Jacobs at the time of the execution hereof the receipt whereof is hereby acknowledged, as well for and in consideration of the said Mary Ann her heirs and assigns undertaking and agreeing to pay to her the yearly sum of money hereinafter secured to be paid to her during life. And the said John F. Parke and Eliza his wife and Isaiah Matlack and Sarah Jane his wife for and in consideration of the sum of One thousand five hundred and fifty five dollars and fifty five hundredths of a dollar to them in hand paid by the said Mary Ann Jacobs, at the time of the execution hereof, the receipt whereof is hereby acknowledged have and each and every of them hath remised released and forever quit claimed and by these presents do and each and every of them doth remise release and forever quit claim unto the said Mary Ann Jacobs and to her heirs and assigns. All the dower, estate and estates, shares, prospects, dividends right title interest property claim and demand whatsoever of them the said Ann Siter John F Parke and Eliza his wife and Isaiah Matlack and Sarah Jane his wife in law or equity or otherwise howsoever of in to or out of All that the aforesaid two lots or parcels of land (numbered 3 as aforesaid) situated lying and being in the Township of Radnor and County of Delaware aforesaid bounded and limited as follows viz: One of them Begins at a stone in the line of James Maris' land; thence by the same and lands of Teddy Worrall and Ann Siter South Sixty two degrees and two thirds West eighty seven perches and two tenths to a stake on the South side of the Philadelphia and Lancaster road, thence along the South side of said road South Sixty three degrees and a quarter East eight perches and forty six hundredths to a stone a corner of lands belonging to Radnor Meeting thence by the same South seventy six and a half degrees East twenty three perches and seven tenths to a stake, North eighty five degrees and a half East, thirteen perches to a stone South Eighty six degrees and a half East twenty eight perches and five tenths, to a stake thence by lines of ----- Detwiler [*probably Jacob*] land North two thirds of a degree West eighteen perches and Sixty six hundredths to a stone, North twenty nine degrees and a quarter West thirteen perches and twelve hundredths to a stone, North thirty nine degrees and two thirds East twenty two perches and eight hundredths to a white oak stump, North twenty nine degrees and a half West three perches and eighty six hundredths to the place of beginning Containing eleven Acres two roods and twenty six perches of land be the same more or less (Being the same promises conveyed by Samuel Taylor and wife to John Siter by Indenture first above recited) And the other of them Begins at a stone in the Montgomery and Delaware County line thence by said County line, twenty seven degrees and two thirds East eleven perches and nine tenths to a stone a corner of John Davis land, thence by the same South sixty two degrees and a half West, seventy three perches and seven tenths to a stone in a line of William Griffiths land thence by the same North, thirty degrees West twelve perches to a stone, a corner of Isaac Leedom's land, thence by the same North sixty two degrees and a half East seventy four perches to the place of beginning Containing five acres and a half of land be the same more or less (Being [Personal]

[contd'] **P. 492**

premises conveyed by Wm. Griffith & Mary his wife to John Siter by Indenture last above recited) Together with all and singular other the buildings improvements rights members and appurtenances whatsoever thereunto belonging or in any wise appertaining And the reversions and remainders rents issues and profits thereof To have and to hold all and singular the premises, hereby remised and released or mentioned and intended so to be with the appurtenances unto the said Mary Ann Jacobs, her heirs and assigns to the only proper use and behoof of the said Mary Ann Jacobs her heirs and assigns forever Under and Subject to the payment of sixty nine dollars and ninety nine cents, on the first day of April in each and every year from the date hereof to the said Ann Siter widow of the said John Siter, deceased, during all the term of her natural life. And after the death of the said Ann Subject to the payment of the principal sum of One thousand one hundred and sixty six dollars and sixty seven cents to the heirs at law of the said John Siter deceased in equal shares and proportions, that is to say, one third part thereof to the aforesaid Eliza Parke, or her heirs, one third part thereof to the aforesaid Sarah Jane Matlack or heir heirs, and the other third part thereof to the aforesaid Mary Ann Jacobs, party hereto, or her heirs: So that neither the said Ann Siter, John F Parke and Eliza his wife Isaiah Matlack and Sarah Jane his wife, nor their heirs, nor any other person or persons whomsoever lawfully claiming or to claim, by from or under them or any of them shall at any time or times hereafter have claim, challenge or demand any estate right title or interest of in to or out of the two said lots and parcels of land hereditaments and premises hereby granted remised and released or mentioned or intended so to [herewith] the appurtenances or any part or parcel thereof, but thereof and therefrom shall and will be utterly excluded and forever debarred by these presents except so far as they are interested in the aforesaid a yearly sum of sixty nine dollars and ninety nine cents, to be paid to the said Ann during life and the said principal sum of One thousand one hundred and sixty six dollars and sixty seven cents; that their right to the same, and legal remedies for the recovery thereof when due shall in [and] wise be effected or impaired by anything contained in these presents. In witness whereof the said Ann Siter, John F Parke and Eliza his wife Isaiah Matlack and Sarah Jane his wife, have hereunto at their hands and seals the fifteenth day of February in the year of our Lord One thousand eight hundred and thirty six. **[1836]**

Sealed and delivered in the presence of us) Isaiah Matlack {Seal} John F. Parke {Seal}
Abner Lewis Elijah Brooke) {Seal} Sarah Jane Matlack {Seal} Eliza S. Parke {Seal}

Delaware County S.S. On the fifteenth day of February Anno Domini One thousand eight hundred and thirty six, before me the subscriber [???] of the Justices of the Peace and for the County of Delaware in the State of Pennsylvania, came the above named Ann Siter, John F Parke and Eliza his wife, and Isaiah Matlack and Sarah Jane his wife, and acknowledged the within written Release to be their act and deed and desired that the same

might be recorded as such according to law. The said Eliza Parke and Sarah Jane Matlack being each of full age and by me duly examined separately and apart from their respective husbands, and the contents thereof being by me first made known to them, did severally declare on said separate Release without any concern or compulsion of their said husbands. In testimony whereof I have hereunto at my hand and seal the day and year aforesaid
Recorded March 28 . 1836 Richards /recr. Berd. Flynn {Seal}

TRANSCRIPT FOLLOWS:

Deed Book N No. 2 Page 198 [0N02/198]

Know all men by these presents that whereas the within named Anne Siter being now deceased We the within named **Mary Ann Jacobs**, and **Sarah Jane Matlack** for and in consideration of the sum of eight hundred and thirty eight dollars and eighty nine cents to each of us in hand well and truly paid by the within named **Eliza Parke** at and before the ensealing and delivery hereof the receipt whereof we do hereby acknowledge have remised released quit claimed and by these presents do remise release quit claim unto the said Eliza Parke and to her heirs and assigns all and all manner of claim or claims, right title or interest whatsoever which we or either of us have had now have or may might should or of right ought to have of in and to the within mentioned sum of Two thousand five hundred and sixteen dollars and sixty seven cents payable after the death of said Ann Siter, and we and each of us the said Mary Ann Jacobs and Sarah Jane Matlack, do hereby release exonerate and discharge the said Eliza Parke her heirs and assigns, and the within mentioned and bounded messuage or tenement and plantation or tract of Eighty eight acres three roods and seventeen perches of land situate in Radnor Township Delaware County State of Pennsylvania of and from any further payment for or on account of said within mentioned sum of Two thousand five hundred and sixteen dollars and sixty seven cents, or any part thereof, so that neither we the said Mary Ann Jacobs and Sarah Jane Matlack or either of us, our or either of our heirs Executors administrators or assigns shall or will by any means whatsoever have any right interest or claim in or to the said messuage or tenement and plantation or tract of land but each and every of us therefrom is and forever shall be debarred and excluded by these presents Witness our hands and seals this ninth day of May A.D. one thousand eight hundred and sixty four [1864]

Sealed and delivered
in presence of us Mary Ann Jacobs {Seal}
G E Darlington
J Siter Parke Sarah Jane Matlack {Seal}

On the tenth day of May A.D. 1864 before me the subscriber a Justice of the Peace in and for the County of Delaware personally appeared the above named Mary Ann Jacobs and Sarah Jane Matlack and in due form of law acknowledged the above written Release to be their act and Deed and desired the same might be recorded as such

Deed Book N No. 2 Page 199 [0N02/199]

Know all men by these presents that whereas the within named Anne Siter being now deceased We the within named **Eliza Parke** and **Mary Ann Jacobs** for and in consideration of the sum of Four hundred and sixteen dollars and sixty six cents to each of us in hand well and truly paid by the said within named **Sarah Jane Matlack** at and before the ensealing and delivery hereof the receipt whereof we do hereby acknowledge have remised released quit claimed and by these presents do remise release and quit claim unto the said Sarah Jane Matlack and to her heirs and assigns all and all manner of claim or claims right title or interest whatsoever which we or either of us have had now have or may might should or of right ought to have of in and to the within mentioned sum of Twelve hundred and fifty dollars payable after the death of said Ann Siter and we and each of us the said Eliza Parke and Mary Ann Jacobs do hereby release exonerate and discharge the said Sarah Jane Matlack her heirs and assigns and the within mentioned and bounded two lots or parcels of land situate in the Township of Radnor County of Delaware and State of Pennsylvania One of them Containing Thirteen acres one Rod and Seven perches, The other thirty seven acres two Rods and [] perches more or less with the appurtenances of and from any further payment for or on account of said within mentioned sum of Twelve hundred and fifty dollars or any part thereof so that neither we the said Eliza Parke and Mary Ann Jacobs or either of us one or either of our heirs Executors administrators or assigns shall or will by any means whatsoever have any right interest or claim in or to the said two lots or parcels of land but each and every of us therefrom is and for ever shall be debarred and excluded by these presents. Witness our hands and seals this ninth day of May Anno Domini one thousand eight hundred and Sixty four

Sealed and delivered in presence of us

C E Darlington
J Siter Parke

Eliza S Parke
Mary Ann Jacobs

On the tenth day of May Anno Domini **1864** before me the Subscriber a Justice of the Peace and in the County of Delaware personally appeared the above named Eliza Parke and Mary Ann Jacobs and in due form of law acknowledge the above written release to be their act and deed and desired the same to be recorded as such: And the said Mary Ann being of full age and by me privately examined separate and apart from her husband Brinton Jacobs, the Contents of said release having been 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 deed deliver the above written release without any compulsion from her said husband Witness my hand and seal the day and year aforesaid

Recorded June 6. 1864

Hiram Cleaver JP

Fairlamb Recorder

Deed Book N No. 2 Page 200 [0N02/200] & cont'd [0N02/201]

Know all men by these presents that whereas the within named Anne Siter being now deceased, we the within named **Eliza Parke** and **Sarah Jane Matlack** for and in consideration of the sum of Three hundred and eighty eight dollars and eighty nine cents, to each of us in hand well and truly paid by the within named **Mary Ann Jacobs** at and before the ensealing and delivery hereof the receipt whereof we do hereby acknowledge have remised released quit claimed and by these presents do remise release and quit claim unto the said Mary Ann Jacobs and to her heirs and assigns, all and all manner of claim or claims right title or interest whatsoever which we or either of us have had now have or may might should or of right ought to have of in and to the within mentioned sum of Eleven hundred and sixty six dollars and sixty seven cents payable after the death of said Ann Siter And we and each of us the said Eliza Parke and Sarah Jane Matlack do hereby release exonerate and discharge the said Mary Ann Jacob her heirs and assigns and the within mentioned and bounded Two lots or parcels of land situate in the Township of Radnor County of Delaware and State of Pennsylvania One of them containing Eleven acres two rods and twenty six perches and the other five and a half acres more or less with the appurtenances of and from any further payment for or on account of said within mentioned sum of Eleven hundred and sixty six dollars and forty seven cents or any part thereof so that neither we the said Elizabeth Parke and Sarah Jane Matlack or either of us one or either of ourselves Its administrators or assigns shall or will by any means whatsoever have any right interest or claim in or to the said two lots or parcels but each and every of us therefrom is and for ever shall be debarred and excluded by these presents Witness our hands and seals this ninth day of May AD one thousand eight hundred and Sixty four Sealed and delivered

in presence of us

C E Darlington
J Siter Parke

Eliza S Parke
Sarah Jane Matlack

On the tenth day of May Anno Domini 1864 before me the Subscriber a Justice of the Peace and for the County of Delaware personally appeared the above named Eliza Parke and Sarah Jane Matlack and in due form of law acknowledge the above Release to be their act and deed and desired the same to be recorded as such Witness my hand and seal the day and year aforesaid

Recorded June 6 . 1864

Fairlamb Recorder

Hiram Cleaver JP

TRANSCRIPT FOLLOWS:

Deed Book X No. 5 Page 44 [0X05/44]

This Indenture, MADE THE First day of April in the year of our Lord one thousand eight hundred and eighty five (**1885**) BETWEEN **Sarah Jane Matlack** of Radnor Township, Delaware County Pennsylvania hereinafter called the Party of the first part

and
George W

Derrickson of the Township and County aforesaid hereinafter called the Party of the second other part, WITNESSETH, That the said Party of the first part for and in consideration of the sum of Two hundred and eighty one Dollars and fifty cents

lawful money of the United States of America well and truly paid by the said Party of the second part to the said Party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released and confirmed, and by these presents doth grant, bargain, sale, alien, enfeoff, release and confirm unto the said Party of the second part his

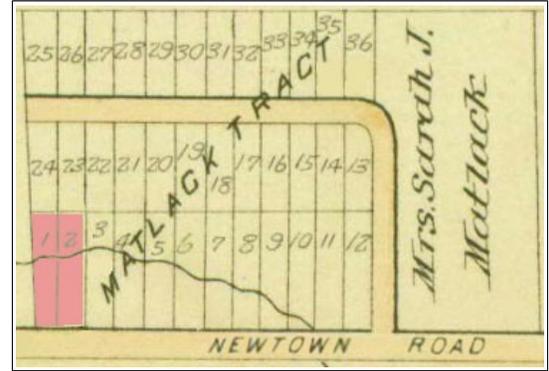
Heirs and Assigns, All that certain Lot or piece of Grounds Situate in the Township of Radnor aforesaid. Beginning at a point in the middle of the Newtown road a corner of this and Daniel Hagy's lands thence extending along said Daniel Hagy's Land North Seventy four degrees thirty five Minutes West two hundred and twenty feet to a point, thence by land of said Sarah Jane Matlack. North sixty six degrees forty minutes East ninety five and nine tenths feet to a point by the nearby said Sarah Jane Matlack's land South twenty two degrees forty minutes East two hundred and twenty one feet to a point in the middle of the Newtown Road, thence by said Newtown road South sixty seven degrees twenty minutes West ninety one and one tenth feet to the place of beginning

Being **Lots No's 1 and 2** on a Plan of Site laid out by said Sarah Jane Matlack

Being a part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. **1864** and recorded at Media in the Office for recording Deeds in **Deeds Book N. No.2, Page 199** &c granted and conveyed unto the said Sarah Jane Matlack in fee.

(cont'd:) Bk0X05Pg045.jpg
Deed **Book X No. 5 Page 45** [0X05/045]

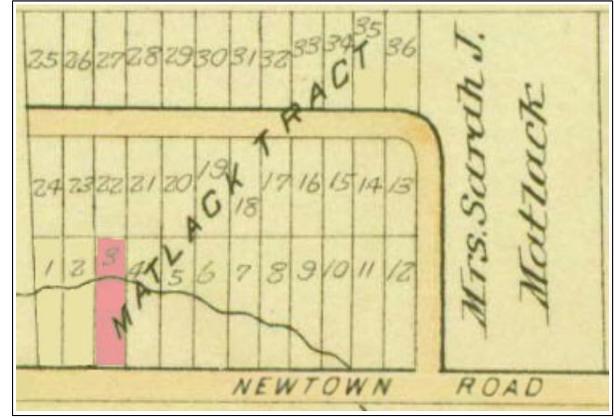
[sig. page to be transcribed]



TRANSCRIPT FOLLOWS:

Deed Book A No. 6 Page 314 [0A06/0314]

This Indenture, MADE THE First day of April in the year of our Lord one thousand eight hundred and eighty five (**1885**) BETWEEN **Sarah Jane Matlack** of Radnor Township Delaware County Pennsylvania hereinafter called the Party of the first part and **James H. Herrin** of the Township and County aforesaid hereinafter called the party of the second part,



WITNESSETH, That the said Party of the first part

for and in consideration of the sum of One hundred and fifty four Dollars and fifty cents

lawful money of the United States of America well and truly paid by the said Party of the second part to the said Party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released and confirmed, and by these presents doth grant, bargain, sale, alien, enfeoff, release and confirm unto the said Party of the second part his

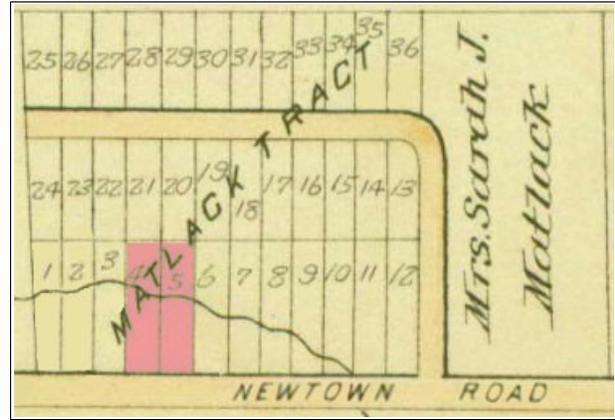
Heirs and Assigns,

All that certain Lot or piece of Grounds Situate in the Township of Radnor aforesaid Beginning at a point in the middle of the Newtown Road Ninety one and one tenth feet from a corner of Daniel Hagys land and containing in front on said Newtown Road Fifty feet and extending between parallel lines North Twenty two degrees forty minutes West Two hundred and twenty one feet.

Being **Lot No.3** on a plan of Lots laid out by said Sarah Jane Matlack. being a part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. **1864** and Recorded at Media in the Office for Recording Deeds in **Deed Book N No.2, Page 199** &c granted and conveyed unto the said Sarah Jane Matlack in fee.

(cont'd:) [sig. page Bk0A06Pg0315.jpg not transcribed here]
Deed **Book A No. 6 Page 315** [0A06/0315]

Deed Book X No. 5 Page 326 [0X05/0326]



This Indenture, MADE THE First day of September in the year of our Lord one thousand eight hundred and eighty five (**1885**) BETWEEN **Sarah Jane Matlack** of Radnor Township, Delaware County Pennsylvania hereinafter called the Party of the first part

and **William Short**

and **Fanny Frances Short** his wife of the Township and County aforesaid hereinafter called the Party ~

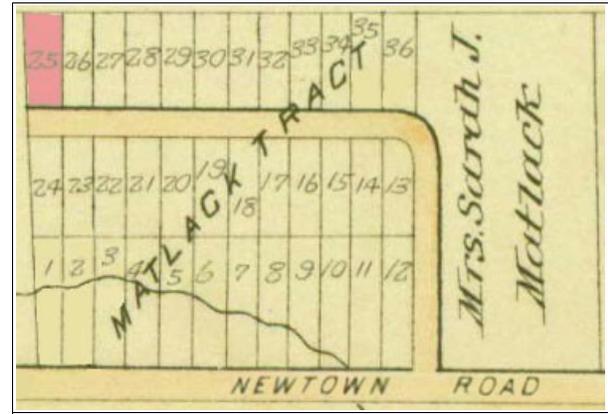
of the second other part, WITNESSETH, That the said Party of the first part for and in consideration of the sum of Four hundred and fifty Dollars lawful money of the United States of America well and truly paid by the said Party of the second part to the said Party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released and confirmed, and by these presents doth grant, bargain, sale, alien, enfeoff, release and confirm unto the said Party of the second part their Heirs and Assigns, All that certain Lot or piece of ground Situate in the Township of Radnor aforesaid. Beginning at a point in the middle of the Newtown road one hundred and forty one and one tenth feet Northeastwardly from a corner of Daniel Hagys land and Containing in front on said Newtown road one hundred feet and extending between parallel lines North twenty two degrees forty minutes West two hundred and twenty one feet on the Westerly line and two hundred and twenty two feet on the Easterly line,

Being **lot No's 4 and 5**. on a Plan of Lots laid out by the said Sarah Jane Matlack

Being a part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. 1864 and recorded at Media in the Office for recording Deeds in **Deed Book A No. 20 Page 199** &c granted and conveyed unto the said Sarah Jane Matlack in fee ~

Deed Book V No. 5 Page 492 [0V05/0492]



This Indenture, MADE THE Ninth day of September ~ in the year of our Lord one thousand eight hundred and eighty five (**1885**) **BETWEEN Sarah Jane Matlack** of Radnor Township Delaware County Pennsylvania of the one part and **Ellwood L Danley** of Lower Merion, Montgomery County Pennsylvania and **Lillie Estella Danley** his wife

of the other part, WITNESSETH, That the said Party of the first part for and in consideration of the sum of One hundred and seventy five Dollars lawful money of the United States of America well and truly paid by the said Party of the second part to the said Party of the first part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sale, alien, enfeoff, release and confirm unto the said Party of the Second part their

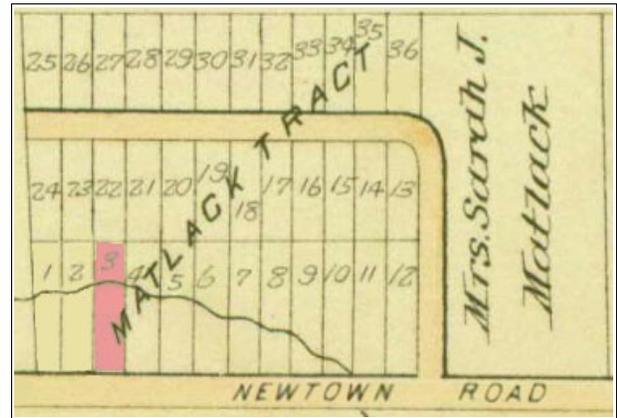
Heirs and Assigns, All that certain Lot or Piece of Ground Situate in the Township of Radnor aforesaid. Beginning at a point in Eliza S. Parke's land a corner of Daniel Hagy's land thence along said Eliza S. Parke's land North sixty six degrees and forty minutes East fifty three and three tenths feet to a point a corner of other land of said Sarah Jane Matlack, thence along said Sarah Jane Matlack's other land South twenty three degrees twenty minutes West one hundred and seventy feet to the middle of a forty feet wide **Avenue about to be laid out**, thence along the middle of said Forty feet wide Avenue fifty feet to a point in line of Daniel Hagy's land and thence along said Hagy's land and North twenty four degrees thirty five minutes West one hundred and seventy feet to the place of beginning

Being **Lot No.25** on a Plan of Lots laid out by the said Sarah Jane Matlack.

Being a part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. 1864 and recorded at Media in the Office for Recording Deeds in **Deed Book N. No.2 Page 199** &c granted and conveyed unto the said Sarah Jane Matlack in fee

[signature page Bk0V05Pg0493.jpg follows, not transcribed here.]

Deed Book A No. 6 Page 316 [0A06/0316]



This Indenture, MADE THE Twenty-ninth day of

May in the year of our Lord one thousand eight hundred and eighty-six **[1886]**

BETWEEN **James H. Herrin** of Radnor Township

Delaware County Pennsylvania and **Mary his wife** of the first part
and **George W. Derrickson** of the Township aforesaid

of the second part, WITNESSETH, That the said Party of the first part
for and in consideration of the sum of Three Hundred Dollars

lawful money of the United States of America, well and truly paid by the said Party of
the second part to the said party of the first part

at and before the sealing 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, sale, alien,
enfeoff, release convey and confirm unto the said party of the second part his
Heirs and Assigns,

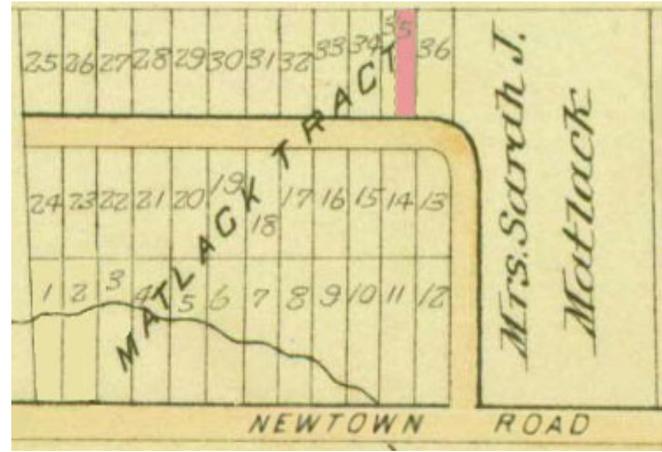
All that Certain Lot or piece of ground **with Frame dwell-
ing thereon erected** situate in the Township of Radnor aforesaid Beginning
at a point in the middle of the Newtown Road ninety one and one tenth
feet from a corner of Daniel Hagy's land being also a corner of other ground
of the said George W Derrickson and containing in front on said Newtown
Road Fifty feet and extending between parallel lines North Twenty two
degrees forty minutes West two hundred and twenty one feet Being **lot
No 3** on a plan of Lots laid out by Sarah Jane Matlack.

Being the same premises which said Sarah Jane Matlack
by Indenture bearing date the First day of April A.D. **1885** and intended
to be forthwith Recorded granted and conveyed unto the said James
H. Herrin in fee.

[signature page Bk0A06Pg0317.jpg follows, not transcribed here.]

- Matlack had sold Lot 3 directly to Herrin on April 1st, 1885 (same day that she sold 1 & 2 to Derrickson).
- Dwelling #724 (originally #19 Newtown Rd) on Lot 3 built between April 1885 - May 1886, since
Herrin sold Lot 3 "inc. frame dwelling thereon erected" to Derrickson in May 1886, (see this page) 14 months after Herrin
first bought it.
- Then Herrin bought eastern part of Lot 35 (30ft width) in August, 3m later, & sold it in 1891 at a 900% profit.
- Derrickson sold Lot 3 to Whiteman in 1888. (Whiteman still lived in toll house, corner of Chamounix, acc'g to Wayne Signal
directory 1888 - Jan. 1889.) On 1/30/1889 Whiteman bought half of Lot 2.
- Herrin lived in a Philadelphia apt. by 1900, and then N.Wayne Ave., Tredyffrin, by 1910 & in 1920 (per censuses). See 1913 &
1920 Tredyffrin maps. Bought Wayne house from Wm. R. Nichols (1908 Plate 24).
- In 1900 (census) B. Whiteman (Davis's son) & family lived at #724 (then known as #19) with 2 boarders
- D. Whiteman lived with daughter's family in Rosemont, LM, by 1900 (per census); son Frank Whiteman's family lived at #724,
next to Short (#720), & Abernathy (#710) houses, 1900.

Deed Book I No. 6 Page 380 [0I06/0380]



This Indenture, MADE THE Sixth day of August in the year of our Lord one thousand eight hundred and eighty six (**1886**) BETWEEN

Sarah Jane Matlack, of Radnor Township, Delaware County, Pennsylvania, of the first part
and **James H Herrin**, of Radnor aforesaid, of the second part

WITNESSETH, That the said party of the first part

for and in consideration of the sum of one hundred and five Dollars

lawful money of the United States of America well and truly paid by the said party of the second part, to the said party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sale, alien, enfeoff, release and confirm unto the said party of the second part, his heirs

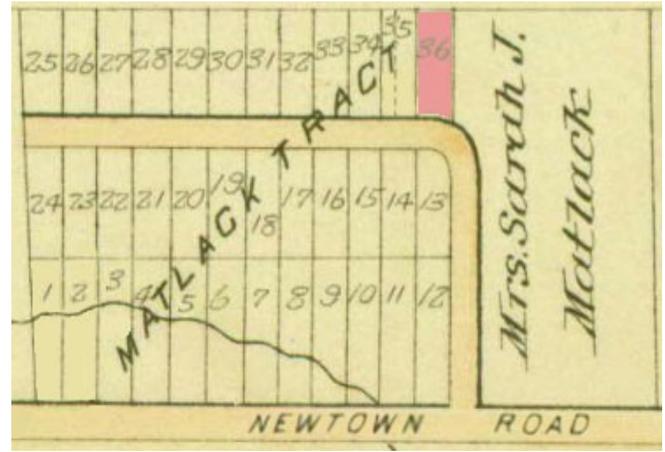
and Assigns,

All that certain lot or piece of ground Situate in the Township of Radnor aforesaid, Beginning at a point in the middle of a Forty feet wide avenue **Five hundred and twenty feet** from a point in line of Daniel Hagy's land, containing in front or breadth on said avenue **Thirty feet** and extending of that width in depth north Twenty three degrees twenty minutes West, between parallel lines one hundred and seventy feet to line of land of Eliza S. Parke, bounded on the North East by land of Bridget Elizabeth McKnight, on the South East by said forty feet wide avenue, on the South West by other land of the said Sarah Jane Matlack, and on the North West by land of Eliza S. Parke.

Being part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. 1864, and recorded at Media in the office for Recording Deeds in **Deed Book N. No.2 page 199** &c., granted and conveyed unto the said Sarah Jane Matlack in fee.

[signature page Bk0I06Pg0381.jpg follows, not transcribed here.]

Deed Book B No. 6 Page 408 [0B06/0408]



This Indenture, MADE THE ~ Fourth ~ day of
 September ~ in the year of our Lord one thousand eight hundred and eighty six (**1886**)
 BETWEEN **Sarah Jane Matlack** of Radnor Township Delaware
 County Pennsylvania hereinafter called the party of the first part

and **Bridget Elizabeth**

McKnight wife of William J McKnight of Radnor aforesaid hereinafter called the
 Party of the second part ~

WITNESSETH, That the said Party of the first part

for and in consideration of the sum of One hundred and seventy five Dollars

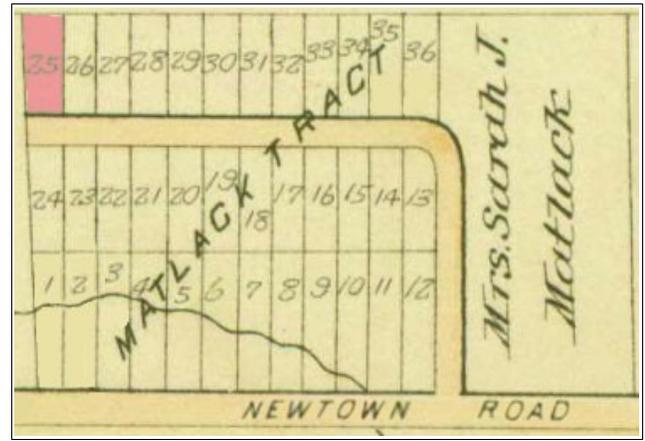
lawful money of the United States of America well and truly paid by the said Party of the second part
 to the said Party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted,
 bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sale, alien,
 enfeoff, release and confirm unto the said Party of the second part her

Heirs and Assigns, All that certain Lot or Piece of Ground. Situate in the Township
 of Radnor aforesaid. Beginning at a point in the Middle of a Forty feet wide
 Avenue five hundred and fifty feet from a point in line of Daniel Hagy's land
 Containing in front or breadth on said Avenue Fifty feet
 and extending of that width in depth North twenty three degrees twenty minutes West
 between parallel lines one hundred and seventy feet to line of land of Eliza S.
 Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. 1864
 and recorded at Media in the Office for Recording Deeds in **Deed Book N. No.2 Page**
199 &c granted and conveyed unto the said Sarah Jane Matlack in fee ~

[signature page Bk0B06Pg0409.jpg follows, not transcribed here.]

Deed Book I No. 6 Page 260 [0I06/0260]



This Indenture, MADE THE (5th) Fifth day of March in the year of our Lord one thousand eight hundred and eighty seven. (1887) BETWEEN

Ellwood L. Danley of

Cross Roads, Delaware County, and State of Indiana, and Lillie Estella, his wife, of the one part and James Rawle, of Radnor Township, Delaware County, and State of Pennsylvania, of the other part

WITNESSETH, That the said Ellwood L. Danley and Lillie Estella his wife

for and in consideration of the sum of one Dollar

lawful money of the United States of America, unto them well and truly paid by the said James Rawle

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sale, alien, enfeoff, release and confirm unto the said

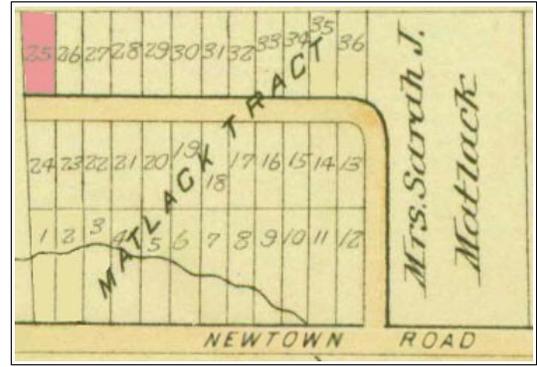
James Rawle, his Heirs

and Assigns, All that certain lot a piece of ground, Situate in the Township of Radnor aforesaid, Beginning at a point, in Eliza S. Parke's land, a corner of Daniel Hagy's land; thence along said Eliza S. Parke's land North sixty six degrees and forty minutes East, Fifty three and three tenths feet to a point a corner of land now or late of Sarah Jane Matlack; thence along said Sarah Jane Matlack's land South Twenty three degrees and twenty minutes West one hundred and seventy feet to the middle of a forty feet wide avenue about to be laid out; thence along the middle of said forty feet wide avenue Fifty feet to a point in line of Daniel Hagy's land; thence along said Hagy's land North Twenty four degrees thirty five minutes West, one hundred and seventy feet to the place of beginning. Being lot number Twenty five on a plan of lots laid out by the said Sarah Jane Matlack.

(Being the same premises which the said Sarah Jane Matlack by Indenture dated the Ninth day of September 1885, and recorded in the office for the Recording of Deeds, for the said County of Delaware, Pennsylvania, in Deed Book V. No.5 page 492 &c, granted and conveyed unto the said Ellwood L Danley and Lillie Estella Danley in fee

Deed Book V No. 6 Page 404 [0V06/0404]

This Indenture, MADE THE Fourth day of August in the year of our Lord one thousand eight hundred and eighty eight (**1888**) BETWEEN **James Rawle** of the Township of Radnor County of Delaware, State of Pennsylvania, and Charlotte C. his wife of the first part and **George W. Handy**, of Atlantic City New Jersey



of the other part, WITNESSETH, That the said Parties of the first part

for and in consideration of the sum of Two hundred dollars

lawful money of the United States of America, well and truly paid by the said Party of the second part to the said parties of the first part,

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sale, alien, enfeoff, release and confirm unto the said Party of the Second part his

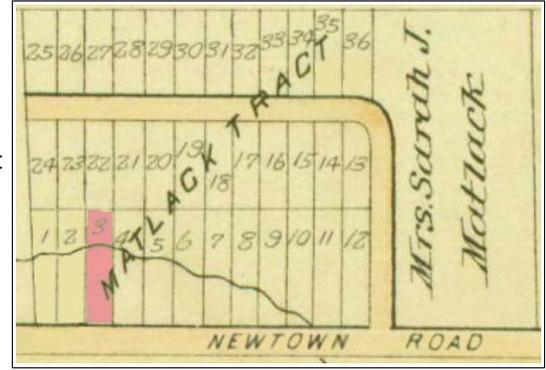
Heirs and Assigns,

All that Certain lot a piece of land Situate in the Town ship of Radnor aforesaid. Beginning at a point in line of land now late of Eliza S. Parke a corner of land now or late of Daniel Hagy, thence along land of said Eliza S. Parke north sixty-six degrees and forty minutes east fifty three and three tenths of a foot to a point a corner of land now or late of Sarah Jane Matlack, thence along land of said Sarah Jane Matlack south twenty three degrees and twenty minutes west one hundred and seventy feet to the middle of a forty feet wide Avenue about to [be] laid out, thence along the middle of said forty feet wide Avenue fifty feet to a point in line of land of aforesaid Daniel Hagy North twenty four degrees and thirty-five minutes West one hundred and seventy feet to the place of beginning. Containing thirty-two perches and sixty-eight one hundredths of a perch be the same more or less.

Being the same premises which Ellwood L. Danley and Lillie Estella his wife by Indenture dated the Fifth day of March A.D. 1887 and recorded in the Office for Recording of Deeds at Media in **Deed Book I. No. 6 Page 260** &c granted and conveyed unto the said James Rawle in fee.

Deed Book B No. 7 Page 454 [0B07/0454]
[Recorded 9/30/1889 - 1st relevant entry]

This Indenture, MADE THE Thirtieth day of August in the year of our Lord one thousand eight hundred and Eighty-eight **[1888]** BETWEEN **George W. Derrickson** of Radnor Township, Delaware County State of Pennsylvania and **Elizabeth his wife** of the first part and **Davis Whiteman** of the same Township County and State.



of the other part, WITNESSETH, That the said Parties of the first part for and in consideration of the sum of Twelve hundred and fifty dollars lawful money of the United States of America, well and truly paid by the said Party of the second part to the said parties of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sale, alien, enfeoff, release convey and confirm unto the said Party of the second part his Heirs and Assigns,

All that certain Lot or piece of land **with frame dwelling** house erected thereon, situate in the Township of Radnor aforesaid, bounded and described as follows to wit: - Beginning at a stone in the middle of the Newtown Road at the distance of Ninety-one and one tenth feet from a corner of Daniel Hagy's land, being also a corner of other land of said George W. Derrickson, and containing in front on said Newtown Road fifty feet extending between parallel lines north twenty-two degrees and forty minutes west two hundred and twenty-one feet. It being **Lot No 3** in a plan of lots laid out by Sarah Jane Matlack.

And being the same premises which **James Her-**
rin and wife by Indenture dated the twenty-ninth day of May A.D. **1886**. recorded at Media Delaware County Pennsylvania in **Deed Book A, No 6, Page 316** &c for consideration therein mentioned did grant and confirm unto the above named George W. Derrickson, his heirs and assigns in fee as by each Indenture will appear.

Deed Book B No. 7 Page 462 [0B07/462]

This Indenture, MADE THE Fifteenth day of September in the year of our Lord one thousand eight hundred and Eighty Eight (**1888**) BETWEEN

Sarah Jane Matlack of Radnor Township Delaware County Pennsylvania of the first part
and

Hannah E. Dolan of the Borough of Norristown Montgomery County Pennsylvania

of the other part, **WITNESSETH**, That the said Party of the first part for and in consideration of the sum of Five Hundred Dollars

lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of th first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said

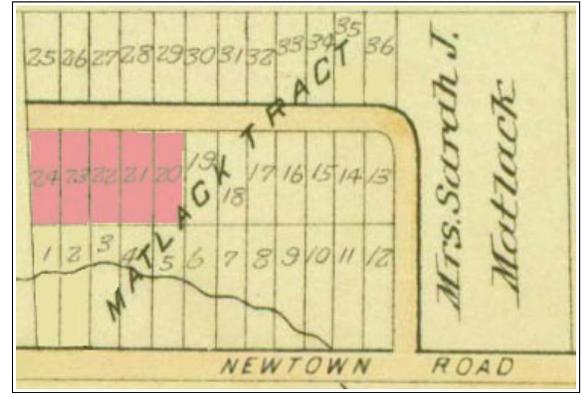
Party of the Second part, her

Heirs and Assigns,

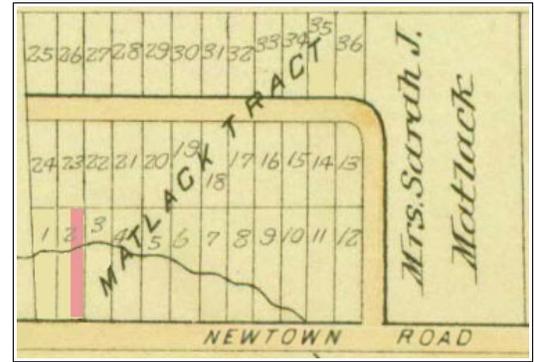
All that Certain Lot or Piece of Ground Situate in the Township of Radnor aforesaid

Beginning at a point in line of Daniel Hagy's land distant Two hundred and twenty feet North Twenty Four degrees Thirty Five Minutes West from the Center of the Newtown Road being a corner of land of George W Derrickson thence along said Derricksons land and land of William Short North Sixty Six degrees Forty Minutes East Two hundred and Forty five and Nine tenths feet to a point a corner of land of Said William Short thence by other land of Said Sarah Jane Matlack North Twenty Two degrees Forty Minutes West One hundred and Seventy feet to a point in the Middle of a Forty feet wide Avenue thence along the Middle of Said Avenue South Sixty Six degrees Forty Minutes West Two hundred and Forty Nine and Four tenths feet to a point in 'line' of Said Daniel Hagy's land thence along the same South Twenty four degrees Thirty five Minutes East one hundred and Seventy feet to the place of beginning.

Being **Lots Nos. 20-21-22-23 and 24** on a plan of Lots laid out by the said Sarah Jane Matlack Being part of the same premises which Eliza. S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. **1864** and Recorded at Media in the Office for Recording Deeds in **Deed Book N No 2 Page 199** &c. granted and conveyed unto the Said Sarah Jane Matlack in fee



Deed Book B No. 7 Page 456 [0B07/456]
[Recorded 9/30/1889 - 2nd relevant entry]



This Indenture, MADE THE Thirtieth day of January in the year of our Lord one thousand eight hundred and Eighty-nine **[1889]** BETWEEN **George W. Derrickson** of Radnor Township, Delaware County and state of Pennsylvania and **Elizabeth his wife** of the first part

and

Davis Whiteman of the same place.

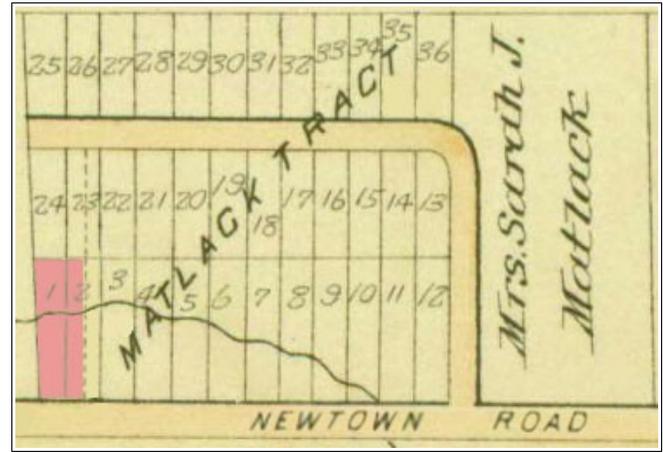
of the other part, WITNESSETH, That the said Party of the first part for and in consideration of the sum of One hundred and fifty dollars lawful money of the United States of America, well and truly paid by the said Party of the second part to the said Party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sale, alien, enfeoff, release convey and confirm unto the said Party of the second part his Heirs and Assigns,

All that certain lot or piece of land situate in the Township of Radnor aforesaid Bounded and described as follows to wit: Beginning at a point in the middle of the Newtown Road a corner of this and other land of said George W. Derrickson and at the distance of sixty-six and one tenth feet north eastward from a corner between lands of the above named George W. Derrickson and Daniel Hagy thence by other land of said Derrickson north twenty-two degrees and forty minutes west two hundred and twenty seven tenths feet to a stake in line of other land of said Hendrickson [Derrickson?] and by the same north sixty-six degrees and forty minutes east **twenty-five feet** to a stone a corner of other land of said Davis Whiteman thence by said Whiteman's lot, south twenty-two degrees and forty minutes east, two hundred and twenty-one feet to a stone in the middle of the aforesaid Newtown Road thence by the middle thereof south sixty-seven degrees twenty minutes west **twenty-five feet** to the place of beginning. It being a part of a longer tract of land which Sarah J Matlack by Indenture dated the 1st day of April A.D. **1885** recorded at Media Delaware Co in **Book X No 5 page 44**th for consideration did grant and confirm unto the above named Geo. W Derrickson, his heirs and assigns in fee.

TRANSCRIPT FOLLOWS:

Deed Book B No. 7 Page 466 [0B07/466]
[Recorded 9/30/1889 - 4th relevant entry]



This Indenture, MADE THE Twenty Eighth day of May in the year of our Lord one thousand eight hundred and Eighty-nine **[1889]** BETWEEN **George W Derrickson and Elizabeth his wife** of Radnor Township Delaware County and State of Pennsylvania of the one part and **Hannah E. Dolan** of the Borough of Norristown Montgomery County same State

of the other part, WITNESSETH, That the said parties 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 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, 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 her

Heirs and Assigns,

All of that Certain **frame dwelling house and lot** or piece of land in Radnor Township Delaware County aforesaid Bounded and described as follows to wit

Beginning at a Stone or point in the Middle of the Newtown Road a corner of Daniel Hagys land thence by and along Said Hagys land North twenty four degrees and thirty five Minutes West two hundred and twenty feet **[220']** to a point thence by land of the above named Hannah E. Dolan North Sixty Six degrees and forty Minutes East Seventy feet and nine tenths **[70.9']** to a Stake or Stone a corner of Davis Whiteman's land. thence by said Whiteman's land South twenty two degrees and forty minutes East two hundred and twenty one feet **[221']** to a point in the Middle of the Newtown Road aforesaid thence by the Middle thereof South Sixty Seven degrees and twenty minutes West Sixty Six and one tenth feet **[66.1']** to the place of beginning.

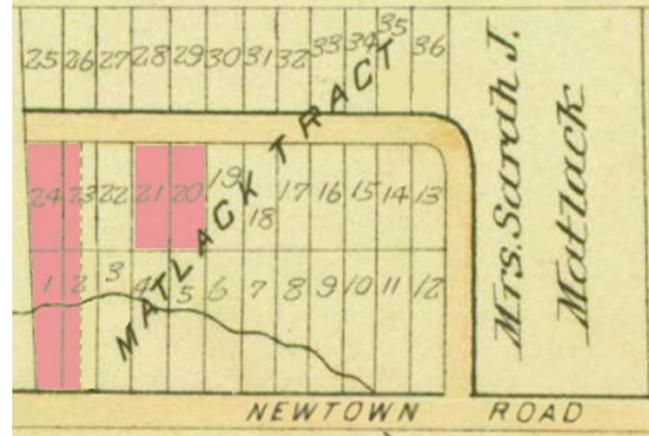
It being a part of the same premises (the buildings having been **Erected by said George W. Derrickson**) which Sarah Jane Matlack by Deed dated the first day of April A.D. 1885 for consideration did grant and confirm unto the above named George W. Derrickson his heirs and assigns in fee as per said Indenture recorded at Media Delaware County In **Deed Book X No. 5 page 44** & will appear

[signature page [Bk0B07Pg0467.jpg](#) follows, not transcribed here.]

- 1. Lot 1 & part Lot 2 (back to Mrs. Derrickson)**
- 2. Lot 24 & part Lot 23**
- 3. Lots 20 & 21**

Deed Book B No. 7 Page 464 [0B07/464]

[Recorded 9/30/1889]



This Indenture, MADE THE Twenty Eighth day of May in the year of our Lord one thousand eight hundred and Eighty-Nine **[1889]** BETWEEN **Hannah E. Dolan** of the Borough of Norristown Montgomery County and State of Pennsylvania of the first part

and

Elizabeth Derrickson wife of George W. Derrickson of Radnor Township Delaware County Same State

of the other part, WITNESSETH, That the said Party of the first part

for and in consideration of the sum of Fifteen hundred and fifty dollars

lawful money of the United States of America, well and truly paid by the said party of the Second part to the said party of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said

Party of the Second Part her

Heirs and Assigns,

All that Certain Frame dwelling house and three lots or pieces of land Situate in Radnor Township Delaware County aforesaid, bounded and described as follows to wit:

The First with Frame Dwelling House thereon Beginning at a Stone or point in the Middle of the Newtown Road a corner of Daniel Hagy's land thereby and along Said Hagy's - North twenty four degrees and thirty five minutes West two hundred and twenty feet **[220']** to a Stake a corner of the Second tract hereinafter described and by the same North Sixty Six degrees and forty Minutes East Seventy feet and nine tenths **[70.9"]** to a Stake a corner of Davis Whiteman's land and by the same South twenty two degrees and forty Minutes East two hundred and twenty one feet **[221']** to a point in the middle of the Newtown Road aforesaid and by the Middle thereof South Sixty seven degrees and twenty Minutes West Sixty Six and one tenth feet **[66.1']** to the place of beginning. **[Lot 1 & part Lot 2]**

Second, Beginning at a Stake a corner lot No. 1 above described and in line of Daniel Hagy's land thence by said Hagy's land North twenty four degrees and thirty five Minutes West one hundred and Seventy feet **[170']** to a stake, in the middle of a street laid out forty feet wide thence by the middle of Said Street North, Sixty Six degrees and forty Minutes East Seventy feet and nine tenths **[70.9']** to a Stake a corner of a lot of land about to be conveyed to Davis Whiteman thence by said Whiteman's lot South twenty four degrees and thirty five Minutes East one hundred and Seventy feet **[170']** to a Stake a corner of lot No. 1 above described thence by said lot No. 1 South Sixty Six degrees and forty Minutes West Seventy feet and Nine tenths **[70.9']** to the place of beginning. **[Lot 24 & part Lot 23]**

Third Beginning at a Stake being the North East corner of the lot about to be conveyed to Davis Whiteman and at the distance of one hundred and forty five and Nine tenths feet **[145.9']** North East from Daniel Hagy's land thence by said lot of Davis Whiteman North twenty four degrees and thirty five Minutes West one hundred and Seventy feet **[170']** to a Stake in the Middle of a Street laid out forty feet wide thence by the Middle of Said forty feet Street North Sixty Six degrees and forty Minutes East One hundred and three and five tenths feet **[103.5']** to a Stake a corner thence South twenty two degrees and forty Minutes East by

land of S.J. Matlack One hundred and Seventy feet [**170'**] to a Stake in line of William Short's land and by the Same South Sixty Six degrees and forty Minutes West One hundred feet [**100'**] to the place of beginning. [**Lots 20 & 21**]

The First above described Lot with frame dwelling house thereon being the same premises which the above named George W. Derrickson and wife by their Indenture dated the twenty Eighth day of May A.D. 1889 and intended to be recorded for consideration therein mentioned did grant and confirm unto the above named Hannah E. Dolan her heirs and assigns in fee.

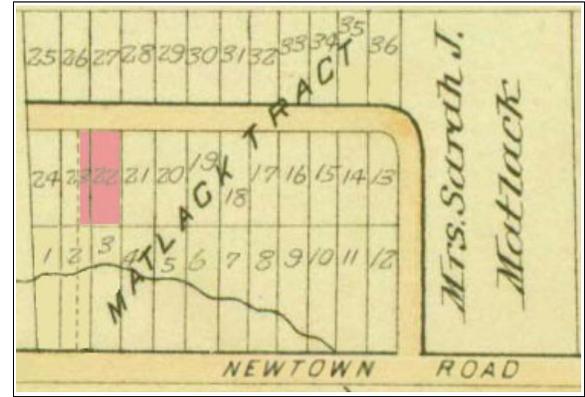
The second and Third lots above mentioned and described being a part of the premises which Sarah Jane Matlack by her Indenture dated the fifteenth day of September A.D. 1888 for consideration therein mentioned did grant and confirm unto the said Hannah E. Dolan her heirs and assigns in fee as by Said Deed Recorded at Media Delaware County in Deed Book -- No. -- page -- [**Book B No. 7 Page 462**] &c. will appear

[signature page [Bk0B07Pg0465.jpg](#) follows, not transcribed here.]

TRANSCRIPT FOLLOWS:

Deed Book B No. 7 Page 458 [0B07/458]
[Recorded 9/30/1889]

This Indenture, MADE THE Twenty eighth day of May in the year of our Lord one thousand eight hundred and Eighty-nine **[1889]** BETWEEN **Hannah E. Dolan** of the Borough of Norristown Montgomery County and state of Pennsylvania of the first part and **Davis Whiteman** of Radnor Township Delaware County same state.

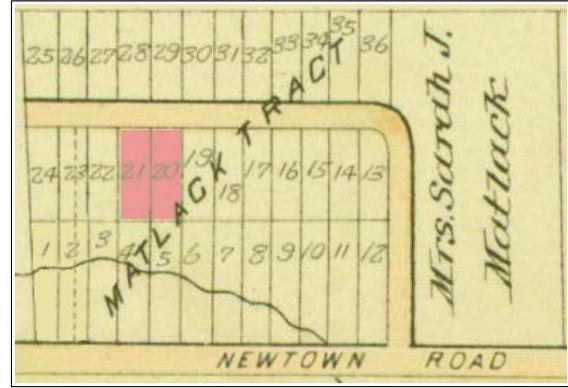


of the other part, WITNESSETH, That the said Party of the first part for and in consideration of the sum of Two hundred dollars lawful money of the United States of America well and truly paid by the said Party of the second part to the said party of the first part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth 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 piece of land situate in the Township of Radnor and County of Delaware aforesaid bounded and described as follows, to wit: -

Beginning at a stake on the western corner of other land of said Davis Whiteman, also a corner of land about to be conveyed to Elizabeth Derrickson and at the distance of **seventy and nine tenths feet** north eastward from Daniel Hagy's land, thence by said Derrickson's land north twenty-four degrees and thirty-five minutes west one hundred and seventy feet to the middle of a street laid out forty feet wide, thence by the middle of said street, north sixty-six degrees and forty minutes east **seventy-five feet** to a stake a corner of an other lot about to be conveyed to said Elizabeth Derrickson, and by the same south twenty-four degrees and thirty-five minutes east one hundred and seventy feet to a stake a corner of other land of said Davis Whiteman, and by the same south sixty-six degrees and forty minutes west seventy five feet to the place of beginning it being part of a larger tract of land which Sarah J. Matlack by her indenture dated the 15th day of September A.D. **1888**. Recorded at Media, Delaware County for consideration did grant and confirm unto the above named Hannah E. Dolan her heirs and assigns in fee; as per **Deed Book B No. 7 page 462** will appear.

Deed Book B No. 7 Page 460 [0B07/460]
[Recorded 9/30/1889 - 3rd relevant entry]



This Indenture, MADE THE Twentieth day of August in the year of our Lord one thousand eight hundred and Eighty-nine **[1889]** BETWEEN **George W Derrickson** and Elizabeth his wife of Radnor Township Delaware County and state of Pennsylvania of the first part and

Davis Whiteman of the same Township County and State of the other part

of the other part, WITNESSETH, That the said George W Derrickson and Elizabeth his wife for and in consideration of the sum of Two hundred and Fifty dollars lawful money of the United States of America, unto them well and truly paid by the said Davis Whiteman

at and before the sealing 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 Davis Whiteman his

Heirs and Assigns,

All that Certain lot or piece of land Situate in the Township of Radnor, aforesaid bounded and described as follows, to wit:

Beginning at a Stake a corner of other land of Said Davis Whiteman at the distance of one hundred and forty five and nine tenths feet North East from Daniel Hagy's land, thence by said Whiteman's other land North twenty four degrees and thirty five minutes West one hundred and Seventy feet to a stake in the middle of a Street laid out forty feet wide, thence by the Middle of Said forty feet Street North Sixty Six degrees and forty Minutes East one hundred and three and five tenths feet to a Stake in line of William Shorts land and by the Same South Sixty six degrees and forty Minutes West One hundred feet to the place of beginning

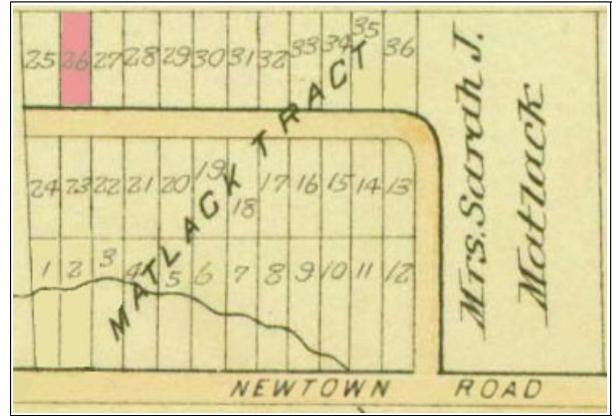
Containing Sixty three and five tenths perches of land More or less and being one of three tracts of land which Hannah E. Dolan by her indenture dated the 25th day of May A.D. 1889 and intended to be recorded for consideration did grant and confirm unto the above named Elizabeth wife of Said George W Derrickson her heirs and assigns in fee

TRANSCRIPT FOLLOWS:

Deed Book D No. 7 Page 556 [0D07/0556]

This Indenture, MADE THE Twelfth day of December in the year of our Lord one thousand eight hundred and eighty nine (**1889**) BETWEEN

Sarah Jane Matlack of the Township of Radnor in the County of Delaware and State of Pennsylvania of the one part
and **Rachel A. Handy** of the same place.



of the other part, **WITNESSETH**, That the said Sarah J. Matlack for and in consideration of the sum of One hundred and seventy five dollars

lawful money of the United States of America, unto her well and truly paid by the said Rachel A. Handy

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said Rachel A. Handy her

Heirs and Assigns,

All that Certain Lot or piece of ground situate in the Township of Radnor aforesaid being marked with the **number (26)** twenty-six on a certain plan of lands of Sarah J. Matlack as **surveyed February 4 1885 by John F. Kauffman**. Beginning in the middle of a forty feet wide street a corner of lot no 25. Containing in front on said Street fifty feet and extending in depth continuing the same width between parallel lines at right angles to said Street one hundred and seventy feet to lands of Eliza S. Parke. Bounded on the East by lot No 27 and on the West by lot No 25 on said plan.

Being part of the same premises which Eliza S. Parke and Mary Ann Jacobs by deed of release dated May 9, 1864 and recorded at Media in **Deed Book N.2. 199** &c granted and conveyed to the said Sarah Jane Matlack in fee.

[signature page Bk0D07Pg0557.jpg follows, not transcribed here.]

Deed Book E No. 7 Page 490 [0E07/490]

This Indenture, MADE THE Twenty Fifth day of January in the year of our Lord one thousand eight hundred and ninety (**1890**) BETWEEN

Sarah Jane Matlack of the Radnor Township Delaware County Pennsylvania of the first part and

John H Pritchett of said

Township

of the second part, **WITNESSETH**, That the said Party of the first part

for and in consideration of the sum of One Hundred and Seventy five dollars

lawful money of the United States of America, well and truly paid by the said Party of the second part to the said party of the first part

at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth 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 Piece of ground Situate in the Township of Radnor aforesaid

Bounded and described as follows,

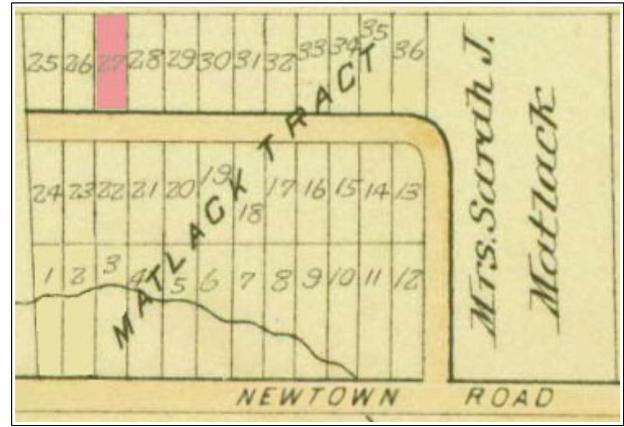
Beginning at a point in the center of a Forty feet avenue a corner of Rachel A Handy's land and extending in width or breadth along the Middle of said avenue North Sixty six degrees Forty Minutes East Fifty feet Thence extending in a North Westerly direction in length or depth of the same width between parallel lines One hundred and seventy feet More or less to line of Mrs E S Parke's land

Being **Lot No 27** on a plan of Lots laid out by said Sarah Jane Matlack

Being part of the

Same premises which Eliza S Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May 1864 and Recorded at Media in the Office for Recording Deeds in **Deed Book N No 2 Pag 199** &c granted and conveyed unto the said Sarah Jane Matlack in fee,

[signature page Bk0E07Pg491.jpg follows, not transcribed here.]



Deed Book E No. 7 Page 492 [0E07/492]

This Indenture, MADE THE Twelfth day of February in the year of our Lord one thousand eight hundred and ninety (**1890**) BETWEEN **Sarah J Matlack** of the Township of Radnor in the County of Delaware and State of Pennsylvania of the one part and

Davis Whiteman of the

of the other part, **WITNESSETH**, That the said Sarah J Matlack for and in consideration of the sum of Five Hundred and Fifty Dollars

lawful money of the United States of America, unto her well and truly paid by the said Davis Whiteman at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, and confirm unto the said

Davis Whiteman his

Heirs and Assigns,

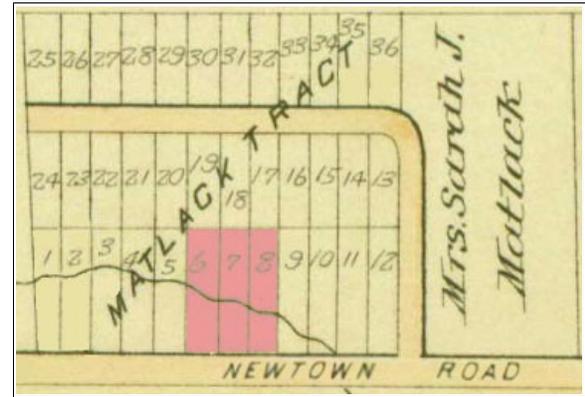
All those Certain Lots or pieces of ground Situate in the Township of Radnor aforesaid Marked with the **Numbers six (6) seven (7) and eight (8)** on a Certain Plan of lands of Sarah J Matlack as surveyed by John F Kauffman Esq February 4, 1885 and Bounded and described as follows.

Beginning in the middle of the Newtown Road a corner of Lot No 5 owned by William Short and Two Hundred and Forty-one and one tenth feet from the line of Hagey's land.

Containing in front on the said Newtown Road one hundred and fifty feet and extending in depth continuing the same width at right angles to said Newtown Road Two hundred and twenty two feet on the Western line and two hundred twenty four and one tenth feet on the Eastern line,

Being a part of the Same premises which Eliza S Parke and Mary Ann Jacobs by Deed of Release dated May 9, 1864 and recorded in the Office for recording deeds in Delaware County in **Deed Book N No 2 page 199** &c Granted and conveyed to the said Sarah Jane Matlack in fee.

[signature page Bk0E07Pg493.jpg follows, not transcribed here.]



Deed Book P No. 7 Page 404 [0P07/0404]

B

This Indenture, MADE THE Twenty-Eighth day of January in the year of our Lord one thousand eight hundred and ninety one (**1891**) BETWEEN **William J McKnight** of Radnor Township Delaware County Pennsylvania and **Bridget Elizabeth** his wife of the first part

and **Rush Beaumont** of Devon Chester County and **Walter Bevan** of Rosemont Montgomery County and State aforesaid

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 Parties of the second part to the said Parties of the first part at and before ensealing 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, sale, alien, enfeoff, release, convey and confirm unto the said

Parties of the second part their

Heirs and Assigns,

All that Certain Lot or Piece of Ground **with the Buildings**

thereon erected

Situate in Radnor Township Delaware County and State

aforesaid:

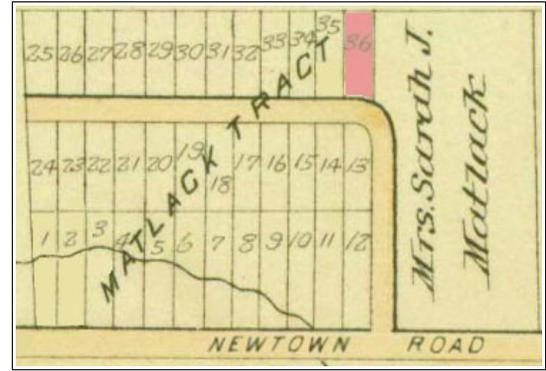
Bounded and described as follows to wit:

Beginning at a point in the middle of a Forty feet wide Avenue distant five hundred and fifty feet from a point in line of land now or late of Daniel Hagy:

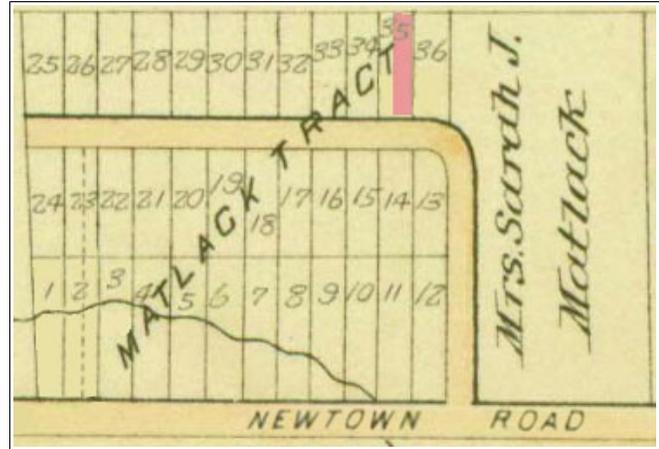
Containing in front or breadth on said Avenue fifty feet and extending of that width in depth North twenty three degrees twenty minutes West between parallel lines one hundred and seventy feet to a line of land now or late of Eliza S Parke, Being **Lot No 36** on a plan of Lots laid out by Sarah Jane Matlack.

Being the same premises which Sarah Jane Matlack by Indenture bearing date the Fourth day of March [September] A.D. 1886 recorded in the Office for Recording of Deeds at Media in and for the County of Delaware in **Deed Book No [B] Vol [6] page [408]** &c ~ granted and conveyed unto the said Bridget Elizabeth McKnight in fee. }

[signature page Bk0P07Pg0405.jpg follows, not transcribed here.]



Deed Book T No. 7 Page 174 [0T07/0174]



This Indenture, MADE THE Twenty Sixth day of February in the year of our Lord one thousand eight hundred and ninety one (**1891**) BETWEEN **James H Herrin** of the Township of Radnor in the County of Delaware and State of Pennsylvania **and Mary his wife** of the one part Grantors and **Rush Beaumont** of Devon Chester County and **Walter Bevan** of Rosemont Montgomery County and

The Rosemont Loan and Building Association of Rosemont Pennsylvania

of the other part, Grantee WITNESSETH, That the said Grantors

for and in consideration of the sum of One Thousand Dollars

lawful money of the United States of America, unto them well and truly paid by the said Grantee

at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the

Grantee its Successors

and Assigns,

All that Certain Lot or piece of ground **with the tenement ~**

thereon erected,

Situate in the Township of Radnor aforesaid,

Beginning at

a point in the middle of a Forty feet wide Avenue **Five hundred and twenty feet** from a point in line of Daniel Hagy's land.

Containing in front or breadth on said Avenue **thirty feet** and extending of that width in depth North twenty three degrees twenty minutes West between parallel lines One hundred and seventy feet to line of land of Eliza S. Parke,

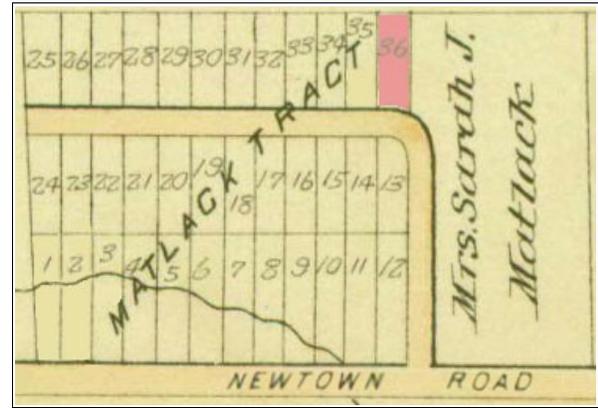
Bounded

on the Northeast by land of Bridget Elizabeth McKnight on the Southwest by land of Sarah Jane Matlack and on the Northwest by land of said Eliza S. Parke,

Being the same premises which Sarah Jane Matlack by her Indenture bearing the date the sixth day of August A D 1886 and recorded at Media in the Office for Recording Deeds in and for said County of Delaware in **Deed Book I no 6 page 380** &c granted and conveyed to the said **James H Herrin** in fee.

[signature page Bk0T07Pg0175.jpg follows, not transcribed here.]

Deed Book V No. 7 Page 130 [0V07/0130]



This Indenture, MADE THE Seventh ~
 day of September ~ in the year of our Lord one thousand eight hundred and ninety one
 (1891) BETWEEN **Rush Beaumont** of Devon in the County of Chester State of Penn-
 sylvania
 and **Martha A** his wife of the one part Grantors

and **Henry C Bevan** of ~
 Rosemont in the County of Montgomery and State aforesaid

of the other part, Grantee WITNESSETH, That the Grantors ~

for and in consideration of the sum of Four Hundred and Fifty dollars ~

lawful money of the United States of America unto them well and truly paid by the Grantee ~

at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted,
 bargained, and sold, released and confirmed, and by these presents do grant, bargain, and sell,
 release and confirm unto the

~ Grantee his ~

Heirs and Assigns,

A certain undivided moiety interest or half part of in and to
 All that Certain Lot or piece of ground **with the buildings thereon erected.**

Situate in Radnor Township Delaware County and State aforesaid
 Bounded and described as follows to wit:

Beginning at a point in
 the middle of a forty feet wide Avenue distant Five hundred and fifty
 feet from a point in line of land now or late of Daniel Hagy,
 Containing
 in front or breadth on said Avenue Fifty feet and extending of that width
 in depth North Twenty three degrees twenty minutes West between parallel
 lines one hundred and seventy feet to a line of land now or late of Eliza
 S Parke,

Being **Lot no 36** on a plan of Lots laid out by Sarah Jane Matlack

Being the Same premises which **William J McKnight and Bridget E**
 his wife by Indenture bearing date the Twenty Eighth day of January
 A.D. 1891 and recorded in the Office for the Recording of Deeds &c in and
 for the County of Delaware at Media in **Deed Book P No 7 page 404** &c
 granted and conveyed unto the said **Rush and Walter Bevan** in
 fee.

[signature page Bk0V07Pg0131.jpg follows, not transcribed here.]

Deed Book B No. 8 Page 246 [0B08/246]

This Indenture, MADE THE First –
day of June – in the year of our Lord one thousand eight hundred and ninety- two
(**1892**) BETWEEN
Sarah Jane Matlack of Radnor Township Delaware County Pennsylvania
hereinafter called the party of the first part.

and **Mary Gibbs** wife of George Gibbs of
Radnor Township aforesaid hereinafter called the party

of the second part, **WITNESSETH**, That the said party of the first part

for and in consideration of the sum of One hundred and Seventy five Dollars

lawful money of the United States of America, unto well and truly paid by the said party of the second part to the
party of the first part
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted,
bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sell, alien,
enfeoff, release, and confirm unto the said party of the second part her

Heirs and Assigns,

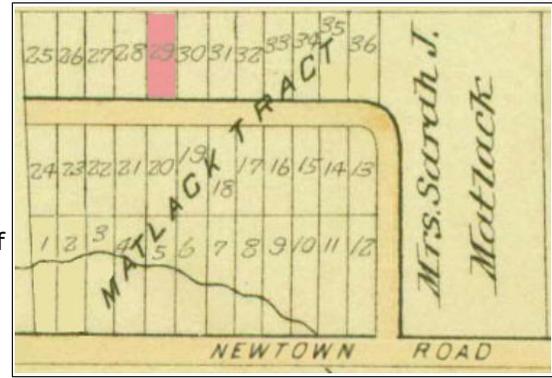
All that Certain Lot or piece of Ground Situate in the Township of Radnor
aforesaid

Beginning at a point in the middle of a forty feet wide Avenue two hundred
feet from a point in line of land now or late of Daniel Hagy

Containing in front or
breadth on said Avenue fifty feet and extending of that width in depth North Twenty
three degrees twenty minutes West between parallel lines one hundred and seventy
feet to line of land of the Est. of Eliza S Parke deceased

Being **Lot No 29** on a plan of
Lots laid out by the said Sarah Jane Matlack by Deed of Release dated the Ninth day
of May 1864 and recorded at Media in the office for Recording Deeds in **Deed**
Book N. No.2 page 199 &c granted and conveyed unto the said Sarah Jane Matlack
in fee.

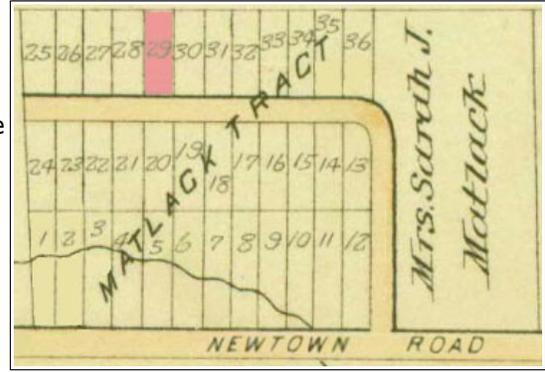
[signature page BkG08Pg247. jpg follows, not transcribed here.]



Deed Book G No. 8 Page 68 [0G08/068]

This Indenture, MADE THE First ~
day of March ~ in the year of our Lord one thousand eight hundred and ninety-three
(**1893**) BETWEEN

George Gibbs of Radnor Township Delaware County State of
Pennsylvania
and **Mary** his wife of the one part:
and **Henry C Bevan** and **Walter Bevan**
both of Rosemont in the Township of Lower Merion, County of Montgomery
State of Pennsylvania aforesaid ~



of the other part, **WITNESSETH**, That the said George Gibbs and Mary his wife ~
for and in consideration of the sum of One Hundred and Seventy Four Dollars ~
lawful money of the United States of America, unto them well and truly paid by the said ~
~ Henry C Bevan and Walter Bevan ~

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted,
bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien,
enfeoff, release, and confirm unto the said

Henry C. Bevan and Walter Bevan their and each of their

Heirs and Assigns,

All that Certain Lot or piece of ground **with the buildings and
Improvements thereon erected:**

Situate in the Township of Radnor in the County
of Delaware aforesaid.

Being **Lot No 29** on a certain plan of Lots laid out
By Sarah Jane Matlack.

Beginning at a point in the middle of a
Forty feet wide Avenue, two Hundred feet from a point in line of land
now or late of Daniel Hagy.

Containing in front or breadth on said Avenue
Fifty feet and extending of that width in depth North Twenty three degrees
twenty minutes West between parallel lines one hundred and seventy
feet to line of land of the Estate of Eliza S Parke deceased.

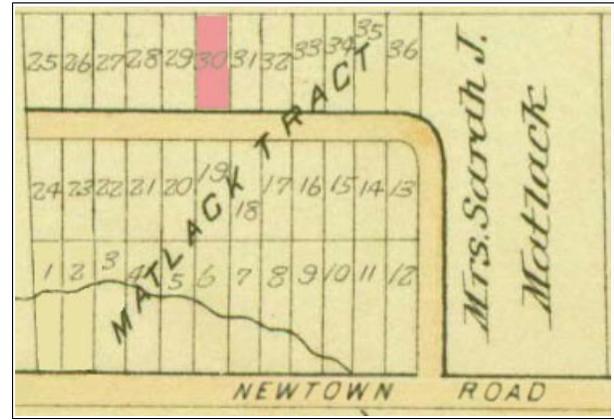
Being the same
premises which Sarah Jane Matlack by Indenture bearing date June 1st
1892 and Recorded at Media in **Deed Book B NO. 8 page 246** &c granted
and conveyed to said Mary Gibbs in fee.

[signature page BkG08Pg069. jpg follows, not transcribed here.]

Deed Book Y No. 8 Page 368 [0Y08/0368]

This Indenture, MADE THE Eleventh day of August in the year of our Lord one thousand eight hundred and ninety-four (**1894**) BETWEEN **Sarah J Matlack** of Radnor Township Delaware County Pennsylvania hereinafter called the party of the first part

and **Silas J. Pritchett** of the City of Philadelphia Penn. hereinafter called party of



of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

One hundred and Seventy five dollars

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

All that certain Lot or piece

of ground.

Situate in the Township of Radnor aforesaid.

Beginning at

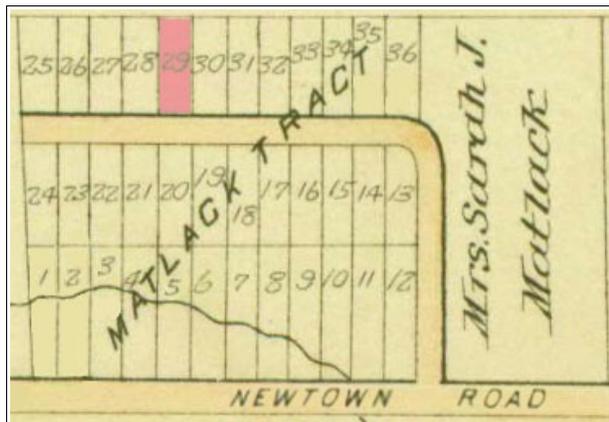
a point in the middle of a forty feet wide Avenue a corner of George Gibbs land, being two hundred and fifty feet from a line of land now or late of Daniel Hagy.

Containing in front or breadth on said Avenue fifty feet and extending of that width in depth North Twenty three degrees twenty minutes West between parallel lines One hundred and seventy feet to line of lands of the Est. of Eliza S. Parke deceased

Being **Lot No.30** on a plan of lots laid out by the said Sarah Jane Matlack.

Being a part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May A.D. 1864 and recorded at Media in the Office for Recording Deeds in **Deed Book N. No.2 page 199** &c granted and conveyed unto the said Sarah Jane Matlack in fee.

[signature page Bk0Y08Pg0369.jpg follows, not transcribed here.]



This Indenture, MADE THE – Thirty first – day of December –
in the year of our Lord one thousand eight hundred and ninety-four (**1894**) BETWEEN
Walter Bevan of Rosemont in the Township of Lower Merion, County
of Montgomery and State of Pennsylvania, **Lumber Merchant**, and **Mary A.** his
wife of the one part Grantors

and **Henry C Bevan** of Rosemont,
in the Township of Lower Merion, County of Montgomery and State of Pennsylvania
Lumber Merchant

of the other part, **WITNESSETH**, That the said Walter Bevan and Mary A. his wife
for and in consideration of the sum of One Dollar
lawful money of the United States of America, unto them well and truly paid by the said
Henry C Bevan

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have
granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do
grant, bargain, sell, alien, enfeoff, release, and confirm unto the said
Henry Bevan and to his

Heirs and Assigns,

The full equal undivided one full part or interest of All that
Certain Messuage or **Tenement and Lot** or Piece of ground. Situate in the
Township of Radnor County of Delaware State of Pennsylvania.

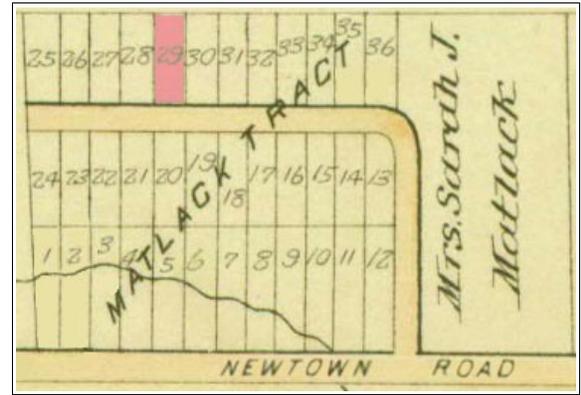
Beginning at
a point in the middle of a forty feet wide Avenue two hundred feet from a point
in line of land now or late of Daniel Hagy.

Containing in front or breadth on
said Avenue fifty feet and extending of that width in depth North twenty three
degrees twenty minutes West between parallel lines one hundred and seventy feet
to line of land of the Estate of Eliza S. Parke deceased.

Being **Lot No.29** on a
Plan of Lots laid out by Sarah Jane Matlack.

Being the same premises which
George Gibbs and Mary his wife by Indenture bearing date the [11th] day of [March, 1893]
and recorded in the Office for the recording of Deeds &c in and for the County of Delaware
at Media in **Deed Book [G No.8] Page [68]** &c granted and conveyed unto the said
Henry C Bevan and Walter Bevan in fee –

Deed Book P No. 8 Page 488 [0P08/488]



This Indenture, MADE THE First day of March
 in the year of our Lord one thousand eight hundred and ninety-five (**1895**) BETWEEN
Henry C. Bevan of Rosemont in the Township of Lower Merion, County
 of Montgomery and State of Pennsylvania, Lumber Merchant, and Emily his
 wife of the one party
 and
Davis Whiteman of Radnor Township, Delaware
 County Pennsylvania

of the other part, **WITNESSETH**, That the said Henry C. Bevan and Emily his wife
 for and in consideration of the sum of Nine hundred and fifty Dollars
 lawful money of the United States of America, unto them well and truly paid by the said
 Davis Whiteman

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have
 granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do
 grant, bargain, sell, alien, enfeoff, release, and confirm unto the said
 Davis Whiteman his

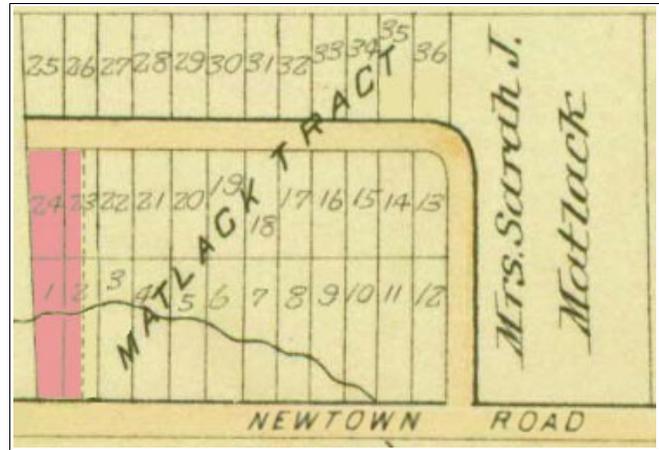
Heirs and Assigns,
 All that Certain Messuage or **Tenement and Lot** or Piece of
 Ground Situate in the Township of Radnor, County of Delaware, State of
 Pennsylvania.

Beginning at the point in the middle of a forty feet wide Avenue
 two hundred feet from a point in line of land now or late of Daniel Hagy.
 Containing
 in front or breadth on said Avenue fifty feet and extending of that width in depth North
 twenty three degrees twenty minutes West between parallel lines one hundred and seventy
 feet to line of land of the estate of Eliza Parke deceased.

Being **Lot No. 29**, on a Plan
 of Lots laid out by Sarah Jane Matlack.

Being the same premises which **Walter Bevan
 and Mary A. his wife** by Indenture bearing date the Thirty first day of December **1895**
 and recorded at Media in the Office for the Recording of Deeds [are] in and for the said
 County of Delaware conveyed unto the said Henry C. Bevan, All their full equal
 undivided one half part or interest, said Indenture being recorded in **Deed Book
 P. No.8 Page 262** &c

Deed Book V No. 8 Page 480 [0V08/480]



This Indenture, MADE THE Twenty sixth day of November
 in the year of our Lord one thousand eight hundred and ninety-five (**1895**) BETWEEN
George W. Derrickson of the Township of Radnor, in the County of Delaware and
 and State of Pennsylvania **and Elizabeth his wife** of the one part and **Ellwood**
T. Carr of the Township of Radnor aforesaid

of the other part, **WITNESSETH**, That the said George W. Derrickson and Elizabeth his wife

for and in consideration of the sum of Six hundred and fifty dollars

lawful money of the United States of America, unto them well and truly paid by the said
 Ellwood T. Carr

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have
 granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do
 grant, bargain, sell, alien, enfeoff, release, and confirm unto the said Ellwood T. Carr his

Heirs and Assigns, All that Certain **frame dwelling house and two lots** or pieces
 of land situate in Radnor Township aforesaid bounded and described as
 follows to wit: The First Beginning at a stone or point in the middle of the
 Newtown Road, a corner of Daniel Hagy's land thence by and along said
 Hagy's land north twenty four degrees and thirty five minutes west two
 hundred and twenty feet [**220'**] to a stake a corner of the second tract hereinafter
 described and by the same North sixty six degrees and forty minutes East
 seventy feet and nine tenths of a foot [**70.9'**] to a stake a corner of Davis Whiteman's
 land and by the same south twenty two degrees and forty minutes East two
 hundred and twenty one feet [**221'**] to a point in the middle of Newtown Road
 aforesaid and by the middle thereof south sixty seven degrees and twenty
 minutes west sixty six feet and one tenth of a foot [**66.1'**] to the place of beginning. [**Lot 1 & Part Lot 2**]

The Second Beginning at a stake a corner of Lot No.1 above described and
 in line of Daniel Hagy's land thence by said Hagy's land north twenty four degrees
 and thirty five minutes West one hundred and seventy feet [**170'**] to a stake in the middle
 of a street laid out forty feet wide thence by the middle of said street north
 sixty six degrees and forty minutes East seventy feet and nine tenths [**70.9'**] of a foot
 to a stake a corner of a lot of land about to be or recently conveyed to Davis
 Whiteman thence by said Whiteman's lot south twenty four degrees thirty five
 minutes East one hundred and seventy feet [**170'**] to a stake a corner of Lot No.1 above
 described thence by said lot No.1 south sixty six degrees and forty minutes West
 seventy feet and nine tenths of a foot [**70.9'**] to the place of beginning. [**Lot 24 & Part Lot 23**]

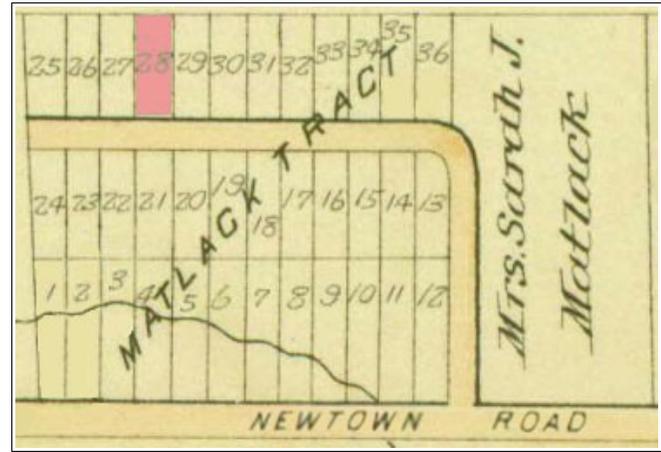
Being part of the same premises which Hannah E. Dolan by her Indenture bearing
 date the Twenty eighth day of May A.D. 1889 and Recorded at Media in the office
 for Recording of Deeds &c in and for the County of Delaware in **Deed Book B No. 7**
Page 464 &c granted and conveyed unto the said Elizabeth Derrickson wife
 of George W. Derrickson in fee.

[signature page Bk0V08Pg0481.jpg follows, not transcribed here.]

Deed Book Y No. 8 Page 26 [0Y08/26]

This Indenture, MADE THE Nineteenth day of December
 in the year of our Lord one thousand eight hundred and ninety-five
 (1895) **BETWEEN**
Sarah Jane Matlack of Radnor Township Delaware
 County, Pennsylvania the party of the first part
 And
Martha Ruth Pritchett, wife of John Pritchett of the County afore-
 said the party

of the second part



WITNESSETH, That the said party of the first part, for and in consideration of the sum of
 One Hundred and Seventy five dollars
 lawful money of the United States of America, well and truly paid by the said party of the second part to
 the said party of the first part at and before the ensembling and delivery of these presents, the receipt
 whereof is hereby acknowledged, Hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and
 confirmed, and by these presents Doth grant, bargain, sell, alien, enfeoff, release, convey and confirm unto
 the said party of the second part, her heirs and assigns,

All that Certain Lot or Piece
 of Ground, Situate in the Township of Radnor aforesaid Beginning at
 a point a corner of John Pritchett's land, in the middle of a Forty feet
 wide Avenue One hundred and fifty feet from land late of Daniel
 Hagy

Containing in front or breadth on said Avenue Fifty feet and ex-
 tending of that width in depth North twenty-three degrees twenty
 minutes West between parallel lines One hundred and Seventy
 feet to line of land of the est. of the late Eliza S. Parke, Being **lot
 No.28** on a plan of Lots laid out by the said Sarah Jane Matlack
 Being a part of the same premises which Eliza S. Parke and
 Mary Ann Jacobs by Deed of Release dated the ninth day of May
 A.D. 1864 and Recorded at Media in the office for Recording
 Deeds in **Deed Book N, No 2, page 199** &c granted and conveyed
 unto the said Sarah Jane Matlack in fee.

[signature page Bk0Y08Pg0027.jpg follows, not transcribed here.]

Bk0M09Pg0100.jpg TRANSCRIPT FOLLOWS:
(Markley was a boarder with Sarah Jane Matlack at "Wayside",
569 Conestoga Rd., in 1900 census.)

Lot east of Matlack Lane - sale by Matlack to Markley, 1896
3.83ac. - \$5,170 (\$1,350 per ac.)

Deed Book M No. 9 Page 100 [0M09/100]

This Indenture, MADE THE Twenty fifth day of November
in the year of our Lord one thousand eight hundred and ninety six (**1896**)
BETWEEN **Sarah Jane Matlack** of Radnor Township, Delaware County
Pennsylvania hereinafter called the Party of the one part

And

Anna H. Markley of said Township and County aforesaid

of the other part, WITNESSETH, That the said Sarah Jane Matlack
for and in consideration of the sum of Five thousand, One hundred, and
Seventy dollars lawful money
of the United States of America, unto her well and truly paid by the said
Anna H. Markley

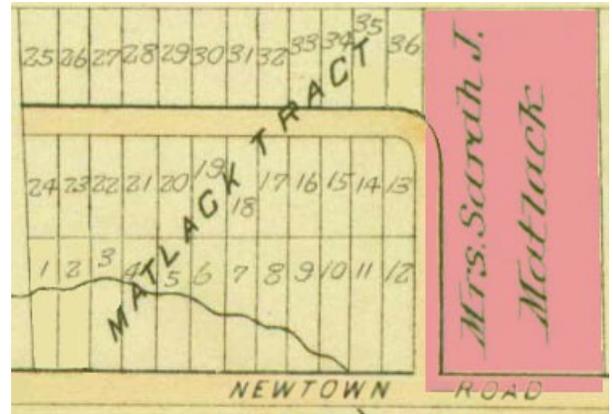
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath
granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth
grant, bargain, sale, alien, enfeoff, release and confirm unto the said
Anna H. Markley her

Heirs and Assigns,

All that Certain Lot or Piece of Ground, Situate in
Radnor Township, aforesaid. Beginning at a point in the
middle of the Newtown Road, a corner of **Percival's** land; thence
North Twenty four degrees Twenty six minutes West Five Hund-
red and Seventy feet (**570'**) to a point a corner of said Percivals land
and land now, or late of Eliza S. Parke deceased), thence by
said Eliza S Parkes land South Sixty-six degrees Forty minutes
West Two hundred and Eighty Eight and three tenths feet (**288.3'**) to a
corner of land now or late of **Bridget McBride, [McKnight]** and by other
land of said Sarah Jane Matlack Five hundred and Sixty-
Seven feet (**567'**) to a point in the middle of said Newtown Road, thence
North Sixty-Seven degrees Twenty Minutes & along the middle of
said road Two Hundred and Ninety Eight and nine tenths (**298.9'**)
feet to the place of beginning

Containing three and Eighty three one hundredths $3\frac{83}{100}$
Acres more or less.

Being a part of the same premises which Eliza S. Parke and
Mary Ann Jacobs by Deed of Release dated the ninth day of
May A.D. 1864 and Recorded at Media in the Office for Record-
ing Deeds in **Deed Book N, No.2, page 199** &c granted and con-
veyed unto the said Sarah Jane Matlack in fee.



Deed Book M No. 9 Page 260 [0M09/0260]

This Indenture, MADE THE Third day of December
in the year of our Lord one thousand eight hundred and ninety-six (**1896**)
BETWEEN

Sarah Jane Matlack of the Township of Radnor in the County of Delaware,
and State of Pennsylvania of the one part

And

Andrew Abernathy of the Township of Radnor in the County of Delaware
aforesaid

of the other part, **WITNESSETH**, That the said Sarah J Matlack

for and in consideration of the sum of One hundred and eighty-five Dollars

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

Andrew Abernathy

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

Andrew Abernathy, his

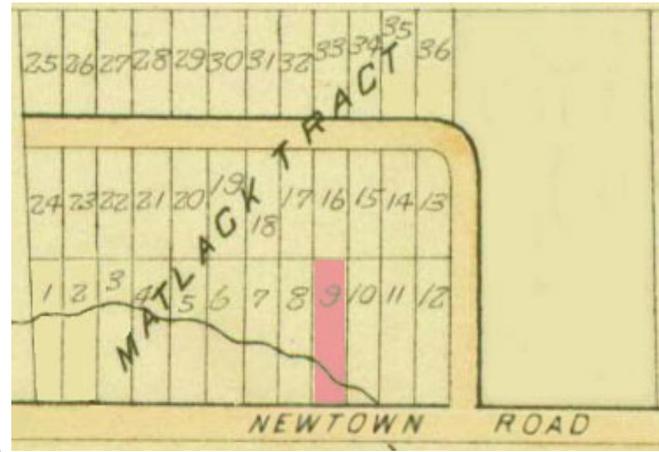
Heirs and Assigns,

All that Certain lot or piece of land Situate in the Township of Radnor County of Delaware and State of Pennsylvania bounded and described as follows to wit:

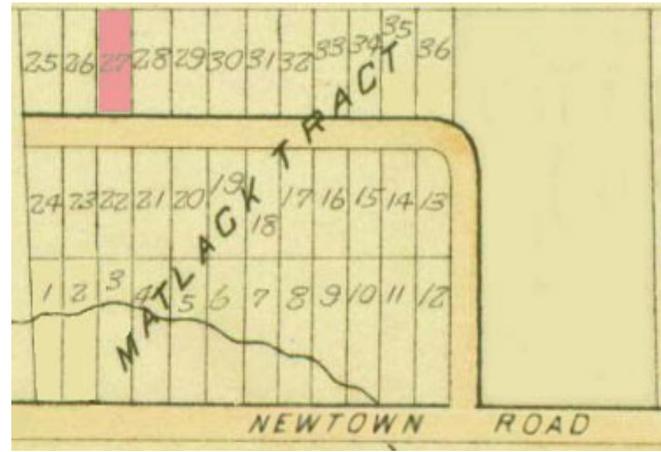
Beginning at a point in the middle line of a certain public road called the Newtown Road a corner of Davis Whiteman's land, Thence North sixty-seven degrees twenty minutes East fifty feet, Thence North twenty-two degrees forty minutes West between parallel lines of that (fifty feet) width two hundreds and twenty-four feet to other land of said Sarah Jane Matlack.

Being **Lot No. 9** on a plan of lots laid out by the said Sarah Jane Matlack. Being a part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release, dated the Ninth day of May A.D. 1864 and recorded in the Office for the Recording of Deeds &c in and for the said County of Delaware at Media in **Deed Book N, No.2, Page 199** &c, granted and conveyed unto the said Sarah Jane Matlack in fee.

[signature page Bk0M09Pg0261.jpg follows, not transcribed here.]



Deed Book E No. 9 Page 248 [0E09/0248]



This Indenture, MADE THE Sixth

day of December in the year of our Lord one thousand eight hundred and ninety-seven (**1897**)

BETWEEN

Mary A. Pritchett (representing herself as the widow of **John H. Pritchett**, deceased and **William S. Pritchett and Araminda Polk** his wife, **John H. Pritchett, Ella W. Carter and Walter Carter**, her husband, **Bertha R. Pritchett** (the said William S. Pritchett, John H. Pritchett, Ella W. Carter, and Bertha R. Pritchett representing themselves as the children of the said John H. Pritchett and Mary A. Pritchett), of the first part, And **Ruth Pritchett** of Radnor Township, Delaware County, Pennsylvania

WITNESSETH, That the said parties of the first part

for and in consideration of the sum of One hundred and twenty-five dollars

lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, and confirm unto the said party of the second part, her heirs

and Assigns, All that certain Lot or Piece of ground, Situate in the Township of Radnor aforesaid, bounded and described as follows to wit: Beginning at a point in the center of a forty feet wide Avenue as corner of Rachel A. Handy's land and extending in width or breadth along the middle of said avenue North sixty-six degrees forty minutes east fifty feet thence extending in a north-westerly direction in length or depth of the same width between parallel lines one hundred and seventy feet, more or less, to line of Mrs. E.S. Parke's land.

Being Lot No.27 on a Plan of Lots laid out by Sarah Jane Matlack,

Being the same premises now in possession of said Ruth Pritchett and which Sarah Jane Matlack by deed bearing date on or about January 25, 1890, and intended to be forthwith recorded, conveyed to the said John H. Pritchett in fee.

[signature page Bk0E09Pg0249.jpg follows, not transcribed here.]

Deed Book C No. 10 Page 190 [0C10/190]

This Indenture, Made the eleventh day of February in the year of our Lord one thousand eight hundred and ninety-eight (1898) Between **Anna H. Markley** of Radnor Township Delaware County Pennsylvania of the first part, and **William R. Pearce** of Jersey City of the second part

WITNESSETH, That the said party of the first part, in consideration of the sum of One Dollar lawful money of the United States of America and other valuable consideration \$1.00 &c. to her duly paid, hath sold, and by these presents doth grant and convey to the said party of the second part his heirs and assigns,

All that Tract or Parcel of Land, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania Beginning at a point in the middle of the Newtown Road, a corner of Percival's land thence North twenty-four degrees Twenty-six minutes West Five hundred and Seventy feet to a point a corner of said Percival's land and land now or late of Eliza S. Parke deceased, thence by said Eliza S. Parke's land South, sixty-six degrees Forty minutes West Two Hundred and Eighty eight and three-tenths feet to a corner of land now or late of Bridget McBride [McKnight], thence Southeasterly in line of land of said Bridget McBride [McKnight] and by land of Sarah Jane Matlack Five hundred and sixty seven feet to a point in the middle of said Newtown Road, thence North sixty seven degrees Twenty minutes East along the middle of said road Two hundred and ninety eight and nine-tenths feet to the place of beginning Containing Three and eighty three one hundredths $3\frac{83}{100}$ Acres more or less.

Being the same premises which the said Sarah Jane Matlack by Indenture bearing date the twenty fifth day of November 1896 A.D. and recorded in the Recorder Of Deeds office in Media Delaware County, in **Deed Book M No 9 page 100** &c granted and conveyed unto the said Anna H. Markley.

Withe the Appurtenances, And all the estate, Title and Interest therein of the said party of the first part. And the said Anna H. Markley doth hereby covenant and agree to and with the said party of the second part, his heirs and assigns, that the premises thus conveyed in the quiet and peacable possession of the said party of the second part his heirs and assigns, she will forever Warrant and Defend against any person whom-

[cont'd:] Bk0C10Pg0191.jpg

Deed Book C No. 10 Page 191 [0C10/191]

soever lawfully claiming the same, or any part thereof. In Witness Whereof, the party of the first part hath hereunto set her hand and seal the day and year first above written.

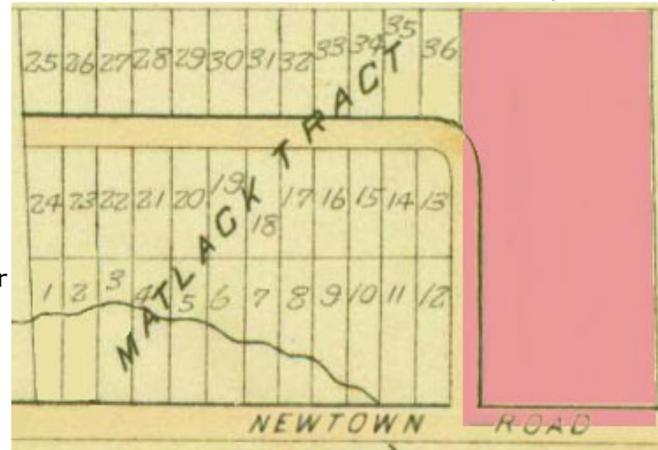
In presence of
A.S. Knight M.D.) Anna H. Markley [seal]
Herbert H. Hoffman) [seal]
State of New York)
County of Monroe) ss.
City of Rochester)

On this 11th day of February in the year One thousand eight hundred and ninety eight before me, the subscriber, personally appeared Anna H. Markley no one personally known to be the same person described in and who executed the foregoing instrument and she acknowledged to me that she executed the same.

Edward W. Maurer
Notary Public [seal]

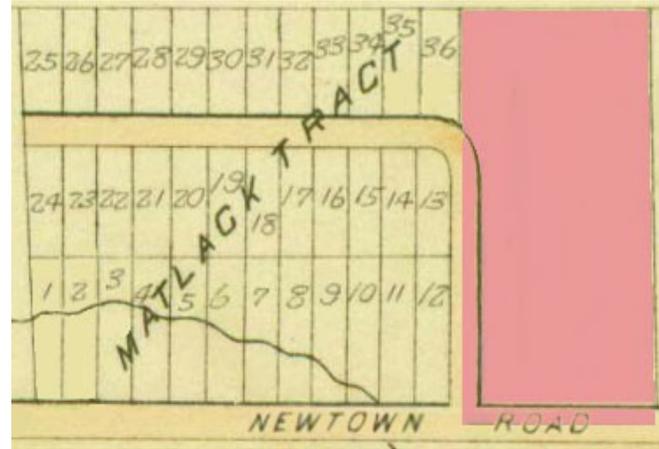
Recorded June 6, 1898

Young Recorder



Deed Book G No. 9 Page 190 [0G09/190]

This Indenture, Made the Twelfth day of November in the year of our Lord one thousand eight hundred and ninety-eight (**1898**) Between **William R. Pearce** and **Anna M. Pearce** his wife of Jersey City, County of Hudson, State of New Jersey of the first part and **George Down** of the City of Buffalo, County of Erie State of New York



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 and other valuable consideration well and truly paid by the said party of the second part to the said parties of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, 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 Tract of land

Situate lying and being in the Township of Radnor, County of Delaware and State of Pennsylvania, Beginning at a point in the middle of the Newtown Road, a corner of Percival's land., thence north 24 degrees, 26 minutes west, five hundred and seventy (570) feet to a point a corner of said Percival's land and land now or late of Eliza S. Parke, deceased, thence by said Eliza S. Parke's land south 66 degrees 40 minutes west 288 3-10 feet to a corner of land now or late of Bridget McBride [*McKnight*]; thence southeasterly in line of land of said Bridget McBride [*McKnight*] and by land of Sarah Jane Matlack five hundred and sixty seven (567) feet to a point in the middle of said Newtown Road, thence north sixty seven (67) degrees 20 minutes east along the middle of said road, two hundred ninety eight and nine tenths (298 - 9-10) feet to the place of beginning, containing 3.83 acres more or less Preserving however the face and undisturbed right at all times and forever to a certain forty (40) feet wide avenue on the southwesterly side as laid out on a plan of lots as surveyed by John F. Kauffman Esq. said avenue being intended for the undisturbed use in common of all tenants and owners of ground on said plan

Deed Book Y No. 9 Page 12 [0Y09/012]

This Indenture, Made the Thirteenth day of January in the year of our Lord one thousand nine hundred (**1900**) Between **George Down** of the City of Buffalo and State of New York and **Mary Ellen** his wife of the one part, grantors
And

Jacob Myers of Ardmore in the Township of Lower Merion, County of Montgomery and State of Pennsylvania of the other part grantee

WITNESSETH, That the said grantors

for and in consideration of the sum of One Thousand Dollars

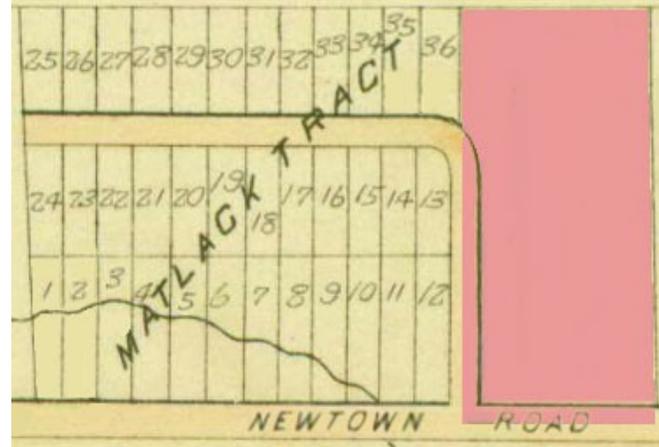
lawful money of the United States of America, unto them well and truly paid by the grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, and confirm unto the grantee, his heirs

and Assigns, All That Certain Tract or piece of land, Situate lying and being in the Township of Radnor, County of Delaware and State of Pennsylvania aforesaid and bounded and described according to a survey recently made thereof by Samuel M. Garrigues Esq. Civil Engineer &c., as follows To wit:

Beginning at the intersection of the middle line of a certain public road called the Newtown Road with South Westerly side line of a certain **forty feet wide private road laid out by Sarah J. Matlack** for the accommodation of her certain ground bounding thereon as shown by a certain Plan made by John F. Kauffman Esq., Surveyor &c. in the month of February A.D. 1885 and which said Plan is intended top be forthwith recorded Thence along the said South Westerly side of said private road and by the North East side of Lots 12 and 13 on said Plan North twenty three degrees twenty minutes West four hundred and seven-teen feet and twenty-two one hundredths of a foot crossing said private road to the North West side and thereof after the same has made a right angle bend to the South West Thence con- tinuing the same course by the North East side of Lot No. 36 on said Plan now or late the property of Bridget Elizabeth Mc Knight North twenty three degrees twenty minutes West one hundred and fifty feet to a point a corner Thence by land now or formerly held for the Estate of Eliza S. Parke deceased North sixty-six degrees twenty three minutes East two hundred and eighty eight feet and three tenths of a foot to a point a corner Thence by land now or late of Percival South twenty-four degrees twenty-four min- utes East Five hundred and seventy-one feet and eighty-three one hundredths of a foot to a point in the middle of the said Newtown Road and thence along the middle of the said New- town Road South sixty-seven degrees, twenty-six minutes West two hundred and ninety-eight feet and nine-tenths of a foot to the place of beginning. Containing three acres and eight hundred and Thirty-six one thousandths of an acre.

Being the same premises which William R. Pearce and Anna M. his wife by Indenture dated November 12th 1898 and Record- ed November 26th 1899 in the Office for recording Deeds &c for the County of Delaware and State of Pennsylvania aforesaid in **Deed Book Y No 9 page 190** granted and conveyed unto the said George Down his heirs and assigns (Excepting and Reserving however therefrom and thereout for the common use of all tenants and owners of ground on the within recited Plan the free and undisturbed right at all times and forever of the said forty feet wide private road as the same was originally received by the said Sarah Jane Matlack in a conveyance made of the hereby granted premises to Anna H. Markley dated November 25th 1896 and Recorded the same day in the office aforesaid in **Deed Book M No 9 page 100** &c)

[second signature page Bk0Y09Pg0013.jpg follows, not transcribed here.]

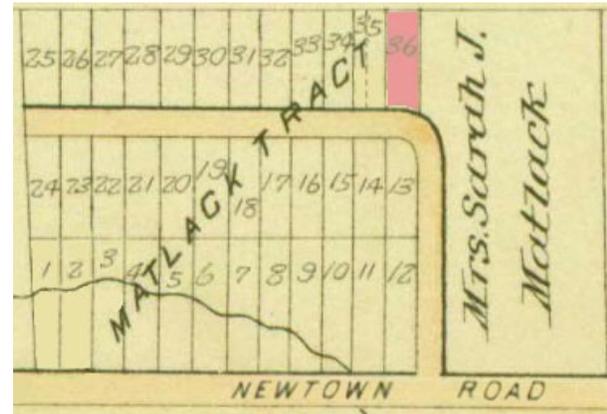


Sheriff's Deed Book K, Page 612 [000K0612]

Sale of Lot 36 by Edmund Oliver, Esq., High Sheriff of the County of Delaware by Deed Poll, 2nd July, 1900, granted and conveyed to Jacob Myers.

[See ref. in later **Deed Book No.418 Pg.112**]

The sheriff acquired this lot from the last known owner, Henry C. Bevan, who had purchased it in 1891. This sale was probably the last deed mentioning, "with the buildings thereon erected", before the fire that destroyed dwellings on both Lots 35 & 36, estimated to be c.1912-17.



TRANSCRIPT FOLLOWS:

I, Edmund Oliver Esquire, HIGH SHERIFF of the County of Delaware
In the Commonwealth of Pennsylvania,

To all whom these presents shall come, Greeting:

Whereas by a certain writ of Levari Facias, issued out of the Court of Common Pleas of Delaware said County, Pennsylvania as of March Term, 1900, No. 220, tested at Media the Sixth day of June in the year of our Lord one thousand nine hundred (1900) I, the said Sheriff, was commanded that, without any other Writ, of the lands and Tenements which were of Henry C Bevan and Walter C. Bevan to wit:- All that certain lot or Piece of ground **with the buildings thereon erected**. Situate in Radnor Township, Delaware County and state aforesaid bounded and described as follows, to wit:-

Beginning at a point in the middle of a forty feet wide Avenue, distant five hundred and fifty feet from a point in line of land now or late of Daniel Hagy. Containing in front or breadth on said Avenue fifty feet and extending of that width in depth North twenty three degrees twenty minutes West between parallel lines one hundred and seventy feet a line of land now or late of Eliza S. Parke.

Being **lot No. 36** on a plan of lots laid out by Sarah Jane Matlack (Being the same premises which William J. McKnight and Bridget E. his wife by indenture bearing date the twenty eighth day of January AD 1891 and recorded in the office for Recording Deeds &c in and for the County of Delaware at Media in **Deed Book "P" No. 7 Page 404**, &c. granted and conveyed unto Rush Beaumont and Walter Bevan in fee.

And the said Rush Beaumont and Martha A. his wife by Indenture bearing date the seventh day of September AD 1891 and recorded in the office aforesaid in Deed Book [V] No. [7] Page [130] &c. granted and conveyed all their undivided moiety interest or half part of, in and to the above described premises unto the said Henry C. Bevan in fee.

[note handwritten subsequently:] (5) Sold 6/30/1900 to Grantee on her [unreadable] T 1900 [unreadable] the 220 [presumably a ref. to March Term, 1900, No. 220, written in 1st para.]

TOGETHER with the hereditaments and appurtenances in my Bailiwick, I should cause to be levied as well a certain debt of Six hundred and sixty nine dollars and fifty cents lawful money of Pennsylvania, with the lawful interest thereof, from the Sixth day of June one thousand nine hundred (1900) as also Ten dollars like money, for costs; which said debt, with interests and costs aforesaid, The Rosemont Loan and Building Association lately, in the Court of Common Pleas of Delaware County, Pa before the Judge at Media, to wit, on the Sixth day of June one thousand nine hundred (1900) by the consideration of the same Court, recovered, to be levied of the same premises, with the appurtenances, by the default of the said Henry C. Bevan and Walter C. Bevan in not paying the said sum of Six hundred and sixty nine dollars and fifty cents with the lawful interest thereof, at the day and time when the same ought to have been paid, according to the form and effect of an Act of Assembly of the State of Pennsylvania, in such case made and provided; and that should have those moneys before the Judges, at Media, at the Court of Common Pleas there to be held the fourth Monday of June 1900 next, to render to the said Plaintiff for the debt and damages aforesaid, And that I should have then there that Writ.

[continues on following page: Sheriff's Deed Book K, Page 613 – 000K0613]

And thereupon, in pursuance of the said Writ, I, the said Sheriff, having given due and legal notice of the time and place of sale, by advertisements in the public newspapers, and by handbills, set up on the premises and in the most public places in my bailiwick, did, on Saturday the thirtieth day of June one thousand nine hundred (1900) at the Court House in the Borough of Media Delaware County, Pennsylvania expose the said premises above described, with the appurtenances, to sale by Public Vendue or Outcry, and sold the same to Jacob Myers of the Township of Lower Merion Montgomery County, Pennsylvania for the sum of **fifty dollars**, he being the highest and best bidder and that the highest and best price bidden for the same. Now Know Ye, That I, the said Edmund Oliver Esquire, High Sheriff aforesaid, for and in consideration of the aforesaid sum of Fifty dollars to me in hand paid by the said Jacob Myers at and before the sealing and delivery hereof, the receipt whereof I do hereby acknowledge, HAVE granted, bargained and sold, and by these presents, according to the directions of the said Writ, and by force and virtue thereof, and the Constitution and Laws of this Commonwealth in such case made and provided, DO grant, bargain and sell unto the said Jacob Myers, his heirs and assigns

All that certain lot or piece of ground with the buildings thereon erected, bounded

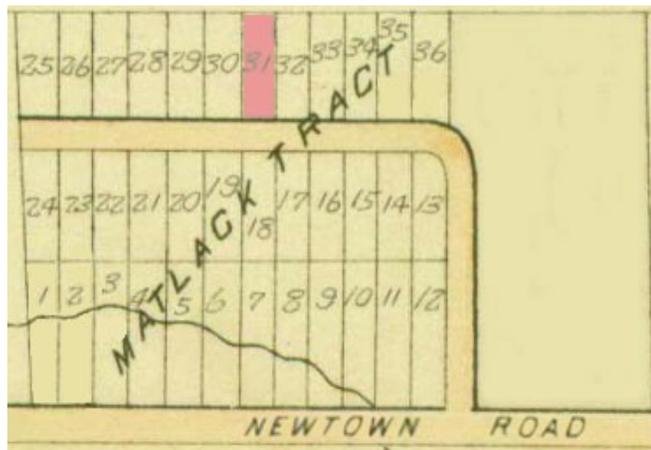
and being as hereinbefore particularly described: together with all and singular the improvements, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any way appertaining, and the reversions, remainders, rents, issues and profits thereof; TO HAVE AND TO HOLD all and singular the hereditaments and premises hereby granted, with the appurtenances unto the said Jacob Myers, his heirs and assigns, to and for his and their only proper use and behoof forever, according to the form, force and effect of the laws and usages of this Commonwealth in such case made and provided.

IN WITNESS HEREOF, I the said Sheriff, have hereunto set my hand and affixed my seal the Second day of July in the year of our Lord one thousand nine hundred (1900)
SEALED AND DELIVERED

[etc., followed by signatures and seals.]

TRANSCRIPT FOLLOWS:

[see Bk0414Pg0162.jpg for Franklin T. Ridgley's \$1 sale onward to RLM etc., Jan. 4, 1917] Frank Ridgley had lived with Sarah Jane Matlack at "Wayside", now 569 Conestoga Rd., described as her black coachman in 1900 census.



This Indenture, Made the Twentieth day of August in the year of our Lord one thousand nine hundred and two (**1902**) BETWEEN **Sarah Jane Matlack** of Radnor Township Delaware County Pennsylvania the party of the first part

and **Franklin T. Ridgley** of the County aforesaid the party

of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One hundred and sixty five dollars

lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents doth 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 piece

of land

Situate, in Radnor Township, aforesaid being lot number thirty one on a plan of lots laid out by the said party of the first part

Beginning at a point in the middle of a forty feet wide road or Avenue (laid out and opened by the party of the first part) at the distance of three hundred feet Northeastwardly from line of Daniel Hagy's land the same being a corner of land granted and Conveyed to Silas Pritchett

Containing in front or breadth on the said forty feet wide Avenue fifty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Avenue One hundred and seventy feet from the middle line of said Avenue to land of the Estate of Eliza S. Parke, deceased,

Being part of the same premises which Eliza S. Parke and Mary Ann Jacobs by Deed of Release dated the Ninth day of May AD 1864 and recorded at Media in the Office for Recording Deeds in **Deed Book N, No. 2, page 199** &c granted and Conveyed unto the said Sarah Jane Matlack in fee.

Together with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, here-ditaments, and appurtenances to the same belonging, or in any wise appertaining, and the reversion and rever-sions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And

Deed Book O No. 10 Page 308 [00100308]

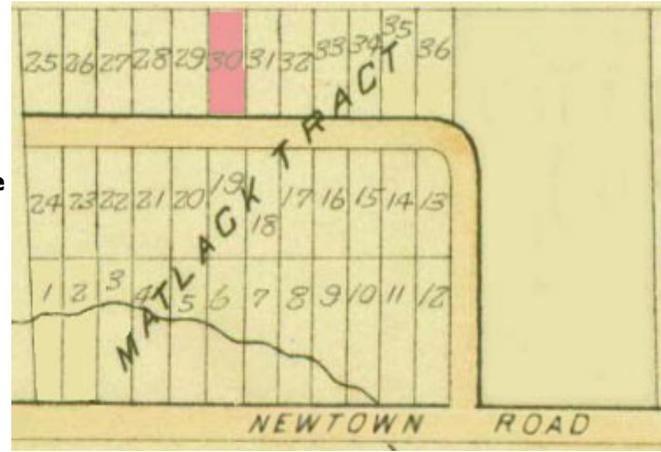
To Have and to Hold the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

[second signature page Bk000100308.jpg continues, not transcribed here.]

Deed Book S No. 10 Page 497 [S10/497]

This Indenture, Made the Eleventh day of August in the year of our Lord one thousand nine hundred and two (**1902**) BETWEEN **Alexander Pritchett** and **Elijah Pritchett both of the City of Philadelphia** and State of Pennsylvania, unmarried, and **James Pritchett** of the Town of Frederick, State of Delaware, also unmarried

of the one part, grantors, and **Elizabeth Larson**, wife of Jacob Larson, of the said City of Philadelphia



of the other part, grantee
WITNESSETH, That the said grantors, for and in consideration of the sum of One dollar lawful money of the United States of America, unto them well and truly paid by the grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released, and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the grantee, her heirs

and Assigns,
Three full undivided one fourth part of, in and to All

that certain lot or piece of ground Situate, in the Township of Radnor, County of Delaware and State of Pennsylvania,

Beginning at a point in the middle of a forty feet wide Avenue a corner of George Gibbs land, being two hundred and fifty feet from a line of land now or late of Daniel Hagy.

Containing in front or breadth on said Avenue fifty feet and extending of that width in depth North twenty three degrees twenty minutes West between parallel lines one hundred and seventy feet to line of land of the Estate of Eliza S. Parke, deceased, Being **Lot No. 30** on a plan of lots laid out by Sarah Jane Matlack.

[Being the same premises which said Sarah Jane Matlack by Deed dated August 11th 1894 and recorded in Delaware County in **Deed Book Y, No. 8, page 368** &c granted and conveyed unto Silas J. Pritchett in fee.

And the said Silas J. Pritchett being so thereof seized afterwards, to wit, on or about May 27th, 1902, died intestate leaving to survive him no widow or children but three brothers and one sister, to wit, the above-named Alexander Pritchett, Elijah Pritchett, James Pritchett and Elizabeth Larson to and in whom said premises descended and vested in fee.]

[second signature page Bk0S10Pg0498.jpg follows, not transcribed here.]

Deed Book X No. 11 Page 24 [0X11/0024]

This Indenture

Made the Eighteenth day of May in the year of our Lord one thousand nine hundred and three (**1903**) BETWEEN **The Rosemont Loan and building Association of Rosemont** Pennsylvania of the one part and

Samuel E

Waters of the Township of Haverford in the County of Delaware and State of Pennsylvania of the other part

WITNESSETH, That the said The Rosemont Loan and Building Association

for and in consideration of the sum of Six hundred Dollars

lawful money of the United States of America, unto it well and truly paid by the said
Samuel E. Waters

at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said

Samuel E. Waters his Heirs

and Assigns,

All that Certain Lot or piece of ground **with the tenement thereon**

erected,

Situate in the Township of Radnor in the County of Delaware and State of Pennsylvania bounded and described as follows to wit:

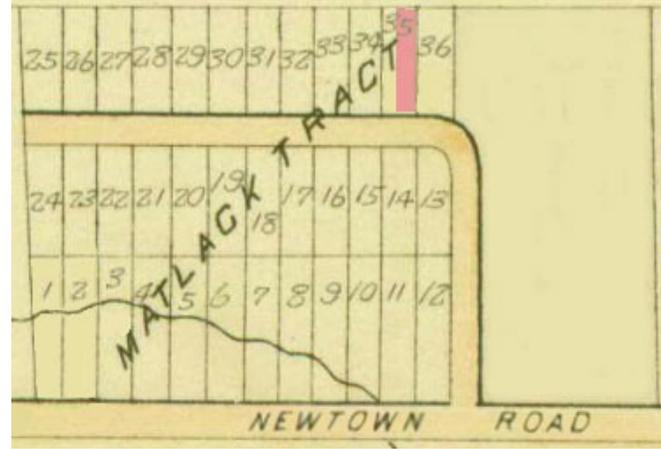
Beginning at a point in the middle of a forty feet wide Avenue **five hundred and twenty feet** from a point in line of Daniel Hagy's land

Containing in front or breadth on said Avenue **thirty feet** and extending of that width in depth North twenty three degrees twenty minutes West between parallel lines one hundred and seventy feet to line of land of Eliza S. Parke bounded on the Northeast by land of Bridget Elizabeth McKnight; on the Southwest by land of Sarah Jane Matlack; and on the Northwest by land of said Eliza S. Parke,

(Being the same premises

which James H. Herrin and Mary his wife by their Indenture bearing date the Twenty sixth day of February A.D. 1891, and recorded at Media in the Office for Recording Deeds &c. in and for said County of Delaware in **Deed Book T no 7 page 174** &c granted and conveyed to the said The Rosemont Loan and Building Association in fee.)

[second signature page Bk0X11Pg0025.jpg follows, not transcribed here.]



Deed Book T No. 11 Page 286 [0T11/286]

This Indenture, Made Thirty-first day of October,
in the year of our Lord one thousand nine hundred and four (**1904**), BETWEEN
Davis Whiteman of the Township of Radnor, in the County of
Delaware, and the State of Pennsylvania, unmarried,
(hereinafter called Grantor), of the one part, and
Theophilus Parsons Chandler, of the Township of Radnor aforesaid,
(hereinafter called Grantee),

of the other part, **WITNESSETH**, That the said

Grantor,
for and in consideration of the sum of Eight hundred dollars,
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 acknowledged, hath
granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth
grant, bargain, sell, alien, enfeoff, release, and confirm unto the said
Grantee, his

Heirs and Assigns,

All those three certain lots or pieces of ground

Situate in
the Township of Radnor, County of Delaware and State of Pennsylvania,
marked with the **numbers six, seven and eight** on a certain plan of
land of Sarah Jane Matlack as surveyed by John F. Kauffman, Febru-
ary 4, 1885, and recorded in the Office for Recording of Deeds in and
for the County of Delaware aforesaid, in **Deed Book M., No.9, page**
100, and bounded and described as follows:

Beginning in the middle of the
Newtown Road, a corner of lot number five owned by William Short
and two hundred and forty-one feet and one tenth of a foot from
the line of Hagey's land:

Containing together in front on said Newtown
Road one hundred and fifty feet and extending in depth Northwest-
wardly continuing the same width at right angles to said Newtown
Road two hundred and twenty-two feet and eighty-two one-hundredths
of a foot on the Western line and two hundred and twenty-four feet
and fifty-six one-hundredths of a foot on the Eastern line,

Being
the same premises which Sarah J Matlack by Indenture bearing date
the twelfth day of February, A.D. 1890, and recorded in the office
for the Recording of Deeds aforesaid, in **Deed Book E., No.7, page 492** &c,
granted and conveyed unto the said Davis Whiteman in fee, and
which Isaiah Matlack, Executor &c., et al., by Indenture bearing date
the twenty fourth day of October, A.D. 1904, and intended forthwith
to be recorded, granted and confirmed unto said Davis Whiteman,
in fee.

[second signature page Bk0T11Pg0287.jpg follows, not transcribed here.]

Deed Book N No. 14 Page 281 [0N14/0281]

This Indenture, MADE THE Fourth day of February in the year of our Lord one thousand nine hundred and eleven (**1911**) BETWEEN **Andrew Abernathy**, of Paoli, County of Chester, and State of Pennsylvania, formerly of the Township of Radnor, County of Delaware, and State aforesaid, and Jennie, his Wife, (hereinafter called, Grantors) of the one part,

And

Theophilus Parsons Chandler, of the Township of Radnor, County of Delaware, and State of Pennsylvania, (hereinafter called, Grantee)

of the other part, **WITNESSETH**, That the said Grantors

for and in consideration of the sum of Three Thousand Dollars

lawful money of the United States of America, unto them well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, and confirm unto the said Grantee, his

Heirs and Assigns,

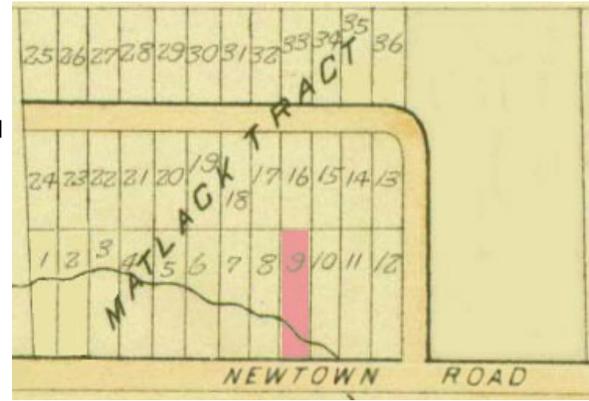
All that Certain lot or Piece of Ground, **with the Buildings** and Improvements thereon erected, "Situate in the Township of Radnor" County of Delaware, and State of Pennsylvania, Designated Number Nine, on a Plan of Lots, laid out for Sarah Jane Matlack by John F. Kauffman, and dated February Fourth, 1885, Bounded and Described, as follows, to wit:

Beginning in the middle of the Newtown Road, a corner of land formerly of Davis Whiteman now of Theophilus P. Chandler,

Containing in front along the middle line of said Road on a course north sixty seven degrees, twenty minutes East fifty feet and extending of that width between lines extending North twenty two degrees, forty minutes West two hundred and twenty four and fifty six one hundredths feet on the Westerly line and two hundred and twenty five and fourteen one hundredths feet on the Easterly line to land formerly of Sarah Jane Matlack.

Being the same Lot of Ground, which Sarah Jane Matlack By Indenture bearing date the Third day of December, 1896, and Recorded in the Office for Recording of Deeds, in and for Delaware County, in **Deed Book M. No.9. Page 260** &c., granted and conveyed, and which Anna E. Matlack by Indenture bearing date the Fourteenth day of January, 1911, and intended to be recorded, granted and confirmed unto the said Andrew Abernathy, in fee.

[second signature page Bk0N14Pg0282.jpg follows, not transcribed here.]



Deed Book O No. 14 Page 39 [0014/0039]

This Indenture, MADE THE Thirty first day of March in the year of our Lord one thousand eight hundred and eleven (**1911**) BETWEEN

Anna E Matlack of the Township of Radnor, County of Delaware and State of Pennsylvania, Single Woman, (hereinafter called Grantor) Of the One Part

and
Theophilus Parsons Chandler, of the Township of Radnor, aforesaid (hereinafter called Grantee)

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

for and in consideration of the sum of Two Thousand, Seven Hundred Dollars

lawful money of the United States of America, unto her well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, and confirm unto the said Grantee, his

Heirs and Assigns,

All that Certain Tract or Piece of Land, (Composed of Lots Numbered Ten to Nineteen Inclusive, on a Plan of Lots laid out for Sarah Jane Matlack by John F Kauffman dated February Fourth, 1885) "Situate in the Township of Radnor" County of Delaware and State of Pennsylvania, Bounded and Described as follows, to wit:

Beginning at a point in the middle of Newtown Road, a corner of land now or late of **Jacob Myers**; thence extending by said Myers' land and long the Southwesterly side of a Private forty feet wide Street, North twenty three degrees, twenty minutes West three hundred and ninety six and eighty eight one hundredths feet; thence South sixty six degrees forty minutes West and along the middle of said forty feet wide Street; three hundred and fifty feet to a corner of Lot Number Twenty on said Plan, now or lately belonging to Davis Whiteman; thence by said Whiteman's Lot South twenty three degrees twenty minutes East one hundred and seventy feet; thence by Lots numbered Six to Nine Inclusive belonging to said Theophilus Parsons Chandler north sixty six degrees, forty minutes East two hundred and twenty five and fourteen one hundredths feet to the middle of Newtown Road aforesaid; and thence along the middle thereof North sixty seven degrees, twenty minutes East one hundred and fifty feet to the place of beginning.

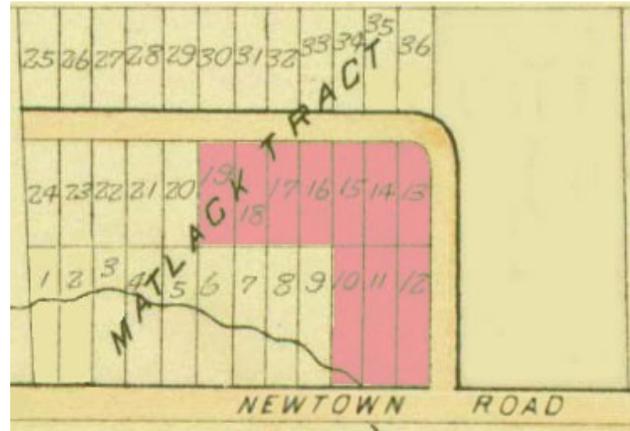
Being Part of a Tract of Land, which **Jacob Siter** and Wife, by Indenture bearing date the Thirty first day of March, 1801, and Recorded in the Office for Recording of Deeds, in and for Delaware County in **Deed Book E. [1]Page 407** &c., granted and conveyed unto **John Siter and William Siter**, in fee.

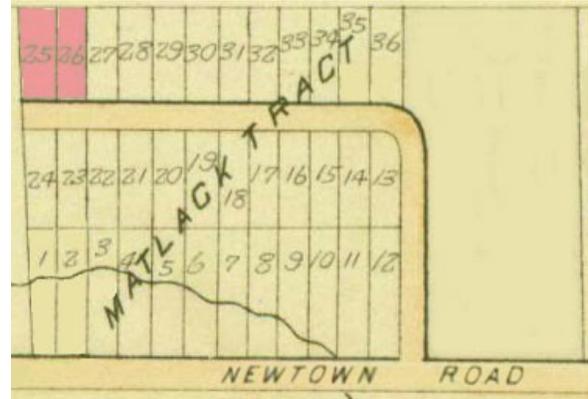
And the said **William Siter** and Wife, by Indenture bearing date the Second day of March, 1806, and Recorded in the Office aforesaid, In **Deed Book H. [1] Page 513** &c., granted and conveyed all their Interest therein unto the said **John Siter**, in fee.

And the said **John Siter** being so thereof seized departed this life about the year 1821, Intestate leaving him surviving a Widow Ann, and Issue, Three Daughters, to wit: Eliza intermarried with John F. Parke) Mary Ann (intermarried with Brinton Jacobs) and Sarah Jane (intermarried with Isaiah Matlack.) And the said Ann Siter, John F. Parke and Eliza, his Wife, and Brinton Jacobs and Mary Ann, his Wife, by Indenture bearing date the Fifteenth day of February, 1836, and Recorded in the Office aforesaid, in **Deed Book T.[1] Page 488** &c, granted and conveyed All their Interest in said Tract unto the said Sarah Jane Matlack, in fee. Subject to the Payment of a certain annuity to the said Ann Siter, The Principal thereof Payable at her decease unto the Heirs of said John Siter.

And the said **Ann Siter** being deceased, the said Eliza Parke and Mary Ann Jacobs by Deed Poll bearing date the ninth day of May, 1864, and Recorded in the Office aforesaid, in **Deed Book N. No.2 page 199** &c., acknowledged Receipt of their Shares of said Principal Sum, and Released said Tract of Land from all claims by reason thereof, under the said **Sarah Jane Matlack**, in fee.

And the said **Sarah Jane Matlack** being so seized of the Premises hereby conveyed, inter alia, departed this life on or about the Eighth day of January, 1904, a Widow, having first made and published her last Will and Testament in writing bearing date the Eighth day of May 1885, since her decease, duly proved and registered at Media, in **Will Book R. Page 439**, wherein and whereby after certain Bequests, she devised the Residue of her Estate unto her Daughter **Anna E. Matlack**, Party hereto, her Heirs and Assigns.





This Indenture, MADE THE Twentieth day of March in the year of our Lord one thousand nine hundred and twelve (**1912**) BETWEEN **Martha Handy Curtis** wife of James Curtis, acting herein as a [fence /free?] sole trader by virtue of a Decree of the Court of Common Pleas of Delaware County Pennsylvania, as of No. 210 September Term, 1911, and William H. Handy and Laura Handy his wife all of Radnor Township, in said County and State of the one part (hereinafter called Grantors) and

William Wallace Atterbury of said Township of the other part (hereinafter called Grantee), of the other part, **WITNESSETH**, That the said Grantors for and in consideration of the sum of

One thousand five hundred Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant bargain, sell, alien, enfeoff, release, and confirm unto the said Grantee his

Heirs and Assigns,

All Those Two Certain lots or pieces of land situate in the Township of Radnor aforesaid, bounded and described as follows, viz:-

No.1. Beginning at a point in the line of land now or late of Eliza S. Parke a corner of land now or later of Daniel Hagy thence along land of said Eliza S. Parke North Sixty six degrees forty min-East Fifty three feet and three tenths of a foot to a point a corner of land now or late of Sarah Jane Matlack: thence along land of said Sarah Jane Matlack South Twenty three degrees twenty minutes East one hundred and seventy feet to the middle of said forty feet wide Avenue about to be laid out thence along the middle of said forty feet wide Avenue fifty feet to a point in line of land of aforesaid Daniel Hagy: thence along said land of Daniel Hagy North Twenty four degrees thirty five minutes West one hundred and seventy feet to the place of beginning. [*i.e.* **Lot 25**]

Containing Thirty two perches and sixty eight one hundredths of an perch, more or less.

No.2. Being marked with the **number 26** on a certain Plan of Lots of Sarah J. Matlack as surveyed February 4th, 1885 by John F Kauffman, Beginning in middle of a Forty feet wide Street a corner of lot No.25.

Containing in front on said Street Fifty feet and extending in depth continuing the same width between parallel lines at right angles to said Street one hundred and seventy feet to lands of Eliza S. Parke, Bounded on the East by lot No.27 and on the West by Lot No.25 on said Plan. [*i.e.* **Lot 26**]

(The premises first above described being the same which **James Rawle and wife** by Deed dated the Fourth day of August 1888 and recorded in said Delaware County in **Deed V. No.6 page 404** granted and conveyed unto **George Handy** in fee,

And being so thereof seized the said George Handy departed this life on the Twenty first day of February 1911 have first made and published his last Will and Testament since his death duly forever in the said Delaware County and registered in **Will Book A, page 440**, wherein and whereby he devised his entire estate to his daughter the said Martha Handy Curtis,

And the premises second above described being

the same which Sarah Jane Matlack by Deed dated the Twelfth day of December 1889 and recorded in said Delaware County in **Deed Book D. No.7 Page 556** granted and conveyed unto Rachel A. Handy in fee.

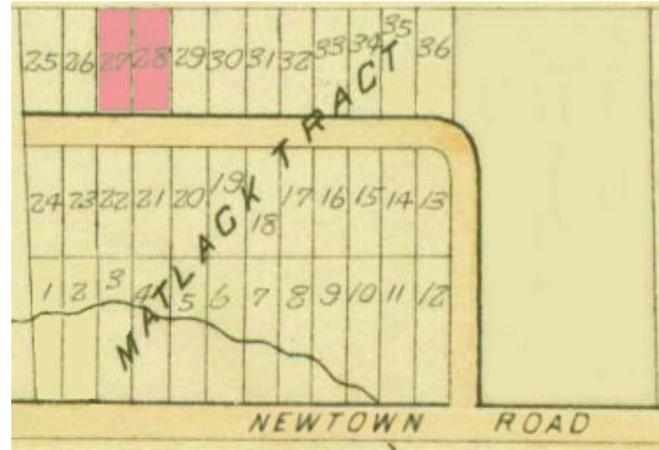
And being so thereof seized the said Rachel A. Handy departed this life on the Fifth day of December 1894, intestate, unmarried and with no issue leaving to survive her as her only heirs at law a sister, the said Martha Handy Curtis and two brothers, Lewis [H.] Handy and the said William L. Handy in whom the same premises vested.

Subject to the life estate of their father, the said George Handy and of their mother, Jane A. Handy, according to the intestate Law of the State of Pennsylvania in such case made and provided, And the said Lewis [H.] Handy

[cont'd] Deed **Book D No. 14 Page 452** [0D14/452] [Bk0D14Pg0451.jpg](#)

died on the Nineteenth day of July 1910, intestate, unmarried, and without issue the said George Handy died as aforesaid and the said Jane A. Handy died the Twenty fifth day of May 1910, whereupon the said premises vested in the said Martha Handy Curtis and the said William L. Handy according to the aforesaid intestate Laws.)

Deed Book 340 Page 284 [340/284]



This Indenture, MADE THE Twenty fifth day of April in the year of our Lord one thousand eight hundred and twelve (**1912**) BETWEEN **Martha Ruth Pritchett**, widow, and Ruth Robinson Pritchett, single-woman (being the widow and the daughter of John H. Pritchett deceased) formerly of Radnor Township, now of the City of Philadelphia, Pennsylvania

of the one part, grantors and **Robert L. Montgomery** of Haverford in the Township of Lower Merion County of Montgomery and State of Pennsylvania,

of the other part, grantee
WITNESSETH, That the grantors for and in consideration of the sum of Eighteen Hundred Dollars lawful money of the United States of America, unto them well and truly paid by the grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released and confirmed, and by these presents do grant, bargain, sell, release, and confirm unto the grantee his heirs and assigns,

No 1 All that Certain lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Radnor, County of Delaware and State of Pennsylvania and bounded and described as follows, to wit:

Beginning at a point in the center of a Forty feet wide Avenue, a corner of land formerly of Rachel A Handy and extending in width or breadth along the middle of said Avenue North Sixty six degrees, forty minutes East Fifty feet; thence extending in a Northwesterly direction in length or depth of the same width between parallel lines, One hundred and seventy feet more or less to line of land formerly of Mrs. E.S. Parkes being **lot No.27** on a plan of lots laid out by Sarah Jane Matlack.

No 2 Also all that certain lot or piece of ground situate in the Township of Radnor aforesaid

Beginning at a point a corner of the above described land in the middle of said Forty feet wide Avenue which said point is one hundred and fifty feet from land late of Daniel Hagy now or late of H.H. [W.W.] Atterbury,

Containing in front or breadth on said Avenue Fifty feet and extending of that width in depth North Twenty three degrees twenty minutes West between parallel lines one hundred and seventy feet to line of land formerly of the Estate of the late Eliza S. Parkes being **Lot No.28** on said plan,

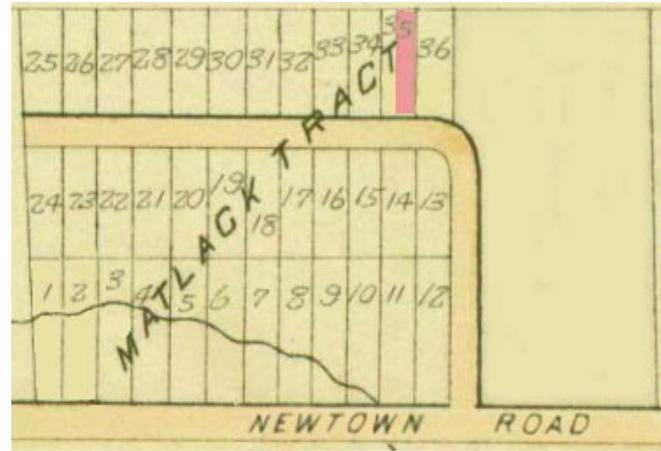
(The premises first described being the same which Mary A. Pritchett et al by Indenture bearing date the Sixth day of December A.D. 1897, and Recorded on the Fourteenth day of December A.D. 1897. at Media in the office for Recording of Deeds in and for the County of Delaware aforesaid in **Deed Book E. No.9 page 248** & granted and conveyed unto the said **Martha Ruth Pritchett** by the name of **Ruth Pritchett** in fee.

And the premises second above described being the same which Sarah Jane Matlack by Indenture bearing date the Nineteenth day of December A.D. 1895, and Recorded on the Fifth day of June A.D. 1896, at Media aforesaid in **Deed Book Y. No.8 page 26** & granted and conveyed unto the said Martha Ruth Pritchett in fee,

And the said Ruth Robinson Pritchett, daughter and only surviving child and heir at law of the said John H. Pritchett and Martha Ruth Pritchett joins herein in order to grant and convey all the rights, title and interest she may, might or could have in the premises above described and hereby conveyed.)

[signature page Bk0340Pg0285.jpg follows, not transcribed here.]

Deed Book X No. 14 Page 451 [0X14/0451]



This Indenture Made the Eleventh day of May
in the year of our Lord one thousand nine hundred and twelve (**1912**)

BETWEEN

Samuel E. Waters of the Township of Upper Darby, in the County of
Delaware and State of Pennsylvania unmarried of the first part and

J. Walter Myers of the
Township of Haverford, in the County of Delaware and State of Pennsylvania

of the second part:

WITNESSETH, That the said party of the first part in consideration of the sum of

One thousand (\$1000.00) dollars

lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, doth 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 piece of ground **with the tenement thereon erected**, Situate in the Township of Radnor County of Delaware and State of Pennsylvania bounded and described as follows to wit:

Beginning at a point in the middle of a forty feet wide Avenue at the distance of **five hundred and twenty feet** Northeastwardly from a point in line of land formerly of Daniel Hagy

Containing in front or breadth on the middle line of said Avenue **thirty feet** and extending of that width in depth North twenty-three degrees twenty minutes West between parallel lines one hundred and seventy feet to line of land formerly of Eliza S. Parke bounded on the Northeast by land of Bridget E. McKnight, on the Southwest by land formerly of Sarah J. Matlack and on the Northwest by land formerly of Eliza S. Parke

Being the same premises which the Rosemont Loan and Building Association by its Indenture bearing date the Eighteenth day of May A.D. 1903, and recorded at Media in the Office for recording &c. in and for the County of Delaware in **Deed Book X No. 11 page 24** granted and conveyed unto the said Samuel E. Waters.

[second signature page Bk0X14Pg0452. jpg follows, not transcribed here.]

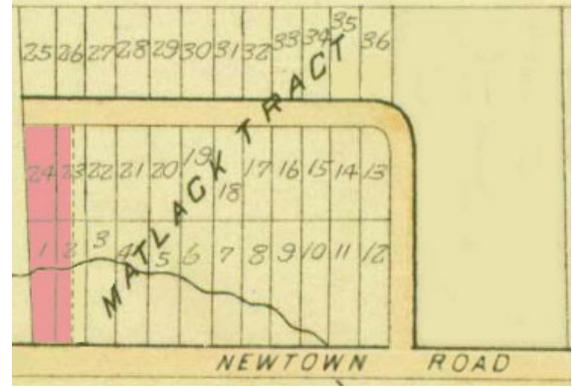
This Indenture made the Eleventh day of July in the year of our Lord, One Thousand, Nine Hundred and Twelve. (1912) Between **Margaret D. Carr, William H. Cornog and Phebe M.**, his Wife, and **Campbell M. Carr and Annie R.D.**, his Wife, all of Ithan Radnor Township. Parties of the First Part. (hereinafter called. Grantors).
and

Robert L. Montgomery

of Radnor Township, Party of the Second Part. (hereinafter called Grantee.

Witnesseth

Whereas Elwood T. Carr. was the owner of the Premises hereinafter described and Died July 28th 1896, leaving a Last Will and Testament, dated July 18th 1896, duly proved at media and registered in the Office of the Register of Wills of



[cont'd:] **Book No. 348 Page 160** [348/160]

Delaware County, at Media. in **Will Book M. Page 532**, upon which Will Letters Testamentary was granted, on August 1st 1896. [DelCo Will #3929]

And Whereas, the said **Elwood T. Carr**, did devise therein, as follows give, demand and bequeath to my **Wife, Margaret D. Carr**. All the Property, Real, Personal or mixed, that I may be possessed of at the time of my death, for and during the Term of her natural Life.

After the Death of my Wife Margaret D. Carr, I devise and bequeath the same to **my Two children Phebe M. Cornog and Campbell M Carr**, share and share alike.

Now this Indenture Witnesseth, That the said Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration lawful money of the United States of America, unto them well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents Do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his Heirs and Assigns. Those Two Lots or Parcels of Land. Situate in Radnor Township, Delaware County aforesaid, Bounded and Described as follows. to wit:

First: Beginning at a stone or point in the middle of Newtown Road, a corner of Daniel Hagys land; thence by and along said Hagys north twenty four degrees and thirty five minutes West two hundred and twenty feet [220'] to a stake, a corner of the Second Tract hereinafter described and by the same north sixty six degrees, and forty minutes East seventy feet and nine tenths [70.9'] to a stake, a corner of Davis Whitemans land, and by the same South twenty two degrees, and forty minutes. East two hundred and twenty one feet [221'] to a point in the middle of the Newtown Road aforesaid, and by the middle thereof South sixty seven degrees, and twenty minutes West sixty six and one tenth [66.1'] feet to the place of beginning. [Lot 1 & part lot 2]

Second: Beginning at a stake. a corner of Lot No 1. above described and in line of Daniel Hagys land; thence by said Hagys land north twenty four degrees and thirty five minutes West one hundred and seventy [170'] feet to a stake in the middle of a street laid out forty feet wide; thence by the middle of the said street north sixty six degrees, and forty minutes East seventy feet and nine tenths [70.9'] to a stake. a corner of a lot of Land about to be conveyed to Davis Whiteman; thence by said Whitemans Lot South twenty four degrees and thirty five minutes, East one hundred and seventy feet [170'] to a stake, a corner of Lot No. 1. above described; thence by said Lot No. 1. South sixty six degrees and forty minutes West seventy feet and nine tenths [70.9'] to the place of beginning. [Lot 24 & part Lot 23]

Together with all and singular, the Buildings, Streets, Alleys, Passages, Ways, Waters, Water Courses, Rights, Liberties, Privileges, Hereditaments, and appurtenances whatsoever thereunto belonging or in anywise appertaining. and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said Grantors in law, equity or otherwise howsoever, of, in and to the same any and every part thereof.

To have and to hold the said Tract or Parcels of Land, with the Improvements thereon erected, 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 Grantors do by these presents, command, grant and agree, to and with the said Grantee, his Heirs and Assigns, that they the said Grantors, all and singular the Hereditaments and premises herein alone described and granted and mentioned and intended so to be with the Appurtenances unto the said Grantee, his Heirs and assigns, against them the said Grantors and their Heirs, and against all and every other Person or Persons

whomsoever lawfully claiming or to claim the same every part thereof, by from or under them or any of them, shall and will Warrant and forever depend.

In Witness Whereof, the said Grantors have hereunto set their hands and seals on the day and year first above written.

Sealed and Delivered in the Presence of us

L.L. Steele	{ as to Margaret D Carr	Margarett D. Carr
	{ Wm. H. Cornog	William H. Cornog
Elbert Williamson	{ Phebe M. Cornog	Phebe M. Cornog

George A. Maine	{ as to C.M. Carr	Campbell M. Carr
-----------------	-------------------	------------------

Elbert Williamson	{ as to C.M. Carr	Annie R.D. Carr
[unreadable name]	{ as to Annie R.D. Carr	

Received the day of the date of the above Indenture. of the above named Grantee, the sum of One Dollar. (\$1.00) and other valuable consideration, such as aforesaid being the Consideration money within mentioned.

Witness	}	Margaretta D. Carr
L.L. Steele - P.A. Hart	}	

On the Eleventh day of July. Anno Domini, **1912**. before me. a Notary Public for the Commonwealth of Pennsylvania, Residing in the City of Philadelphia personally appeared the above named Margaret D. Carr, William H. Cornog and Phebe M., his Wife, and Campbell M. Carr and Annie R.D., 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.

Witness my hand and notarial seal, the day and year aforesaid
Elbert Williamson, Notary Public
Commission expires Jan 19, 1915.

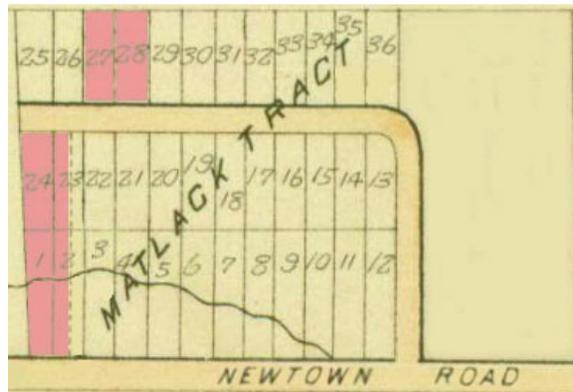
Recorded July 15) 1912.

Rigby. Recorder

Transfer by RLM & wife to RLM & Girard Trust, 1913 - \$1

- 1. Lot + part Lot 2**
- 2. Lot 24 + part Lot 23**
- 3. Lot 27**
- 4. Lot 28**

Deed Book No. 353 Page 41 [353/41]



This Indenture made the 20th day of May A.D. **1913** Between Robert L. Montgomery, of Radnor Township, Delaware County, State of Pennsylvania, and Hope B. Tyler Montgomery, his wife, parties of the first part, and

Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustees, parties of the second part.

Witnesseth that the parties of the first part for and in consideration of One dollar (\$1.00) lawful money of the United States of America, to them in hand paid by the parties of the second part, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the parties of the second part, Trustees, their heirs, successors and assigns, the following described properties.

All that certain lot or piece of ground Situate in Radnor Township, Delaware County, State of Pennsylvania, bounded and described as follows to wit:

First: Beginning at a stone or a point in the middle of the Newtown Road, a corner of Daniel Hagy's land; thence by and along said Hagy's North twenty four degrees and thirty five minutes West two hundred and twenty feet [**220'**] to a stake, a corner of the second tract hereinafter described, and by the same North sixty six degrees and forty minutes, East seventy feet and nine tenths [**70.9'**] to a stake, a corner of Davis Whiteman's land, and by the same South twenty two degrees and forty minutes East two hundred and twenty one feet [**221'**] to a point in the middle of the Newtown Road aforesaid and by the middle thereof South sixty seven degrees and twenty minutes West sixty six and one tenth feet [**66.1'**] to the place of beginning.

Second: Beginning at a stake a corner lot No.1 above described, and in line of David Hagy's land; thence by said Hagy's land North twenty four degrees and thirty five minutes, West one hundred and seventy feet [**170'**] to a stake in the middle of a street laid out forty feet wide; thence by the middle of said street North sixty six degrees and forty minutes East Seventy feet and nine tenths [**70.9'**] to a stake, a corner of a lot of land to be conveyed to **Davis Whiteman**; thence by said Whiteman's lot South twenty four degrees and thirty four minutes, East one hundred and seventy feet [**170'**] to a stake, a corner of Lot No.1 above described; thence by said lot No.1 South

[cont'd:] **Deed Book No. 353 Page 42** [353/42]

sixty six degrees and forty minutes West seventy feet and nine tenths [**70.9'**] to the place of beginning.

[Third:] All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor County of Delaware and State of Pennsylvania, and bounded and described as follows to wit: Beginning at a point in the centre of a forty feet wide avenue, a corner of land formerly of **Rachel A. Handy** and extending in width or breadth along the middle of said avenue, with sixty six degrees, forty minutes East, fifty feet thence extending in a northeasterly direction in length or depth of the same width between parallel lines, one hundred and seventy feet more or less, to line of land formerly of Mrs E.S. Parke, being **lot No 27** on a plan of lots laid out by Sarah Jane Matlack.

[Fourth:] Also all that certain lot or piece of ground Situate in the Township of Radnor aforesaid. Beginning at a point a corner of the above described land in the middle of said forty feet wide avenue, which said point is one hundred and fifty feet from land late of Daniel Hagy, now or late of W.W. Atterbury. Containing in front or breadth on said avenue fifty feet and extending of that width in depth north twenty three degrees twenty minutes West between parallel lines one hundred and seventy feet to line of land formerly on the Estate of the late Eliza S. Parke, being **lot No.28** on said plan.

The first and second thereof being the same premises which **Margaret D. Carr, William H Cornog and Phebe M.** his wife; **Campbell M. Carr and Annie R.D.** his wife, granted and conveyed unto **Robert L. Montgomery** by deed

dated July 11. **1912**, and recorded in the Office for Recording of Deeds in and for Delaware County in **Deed Book No.348, page 159**, &c.

To have and to hold the said lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees, their heirs, successors and assigns, to and for the only proper use and behoof of the said Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees, their heirs and assigns forever.

In Trust, nevertheless, and under and subject to all the terms and conditions, covenants and agreements as set forth in a certain Deed of Trust made and executed by Robert L. Montgomery and Hope B. Tyler Montgomery, his wife, to Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustees, on the 4th day of June, 1912, which said Deed of Trust is recorded in the Office for the Recording of Deeds in and for Delaware County in **Deed Book 347, page 233** &c. it being the intention of the grantors that the four lots or pieces of ground above described shall be added to the property conveyed to said Trustees under said Deed of Trust.

And the said parties of the first part for themselves, their heirs, executors and administrations, do so by these presents covenant and agree to and with the parties of the second part their heirs, successors and assigns, that they, the said parties of the first part, and 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 parties of the second part, their heirs, successors and assigns, against them, the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by from or under them, or any of them shall and will warrant and forever defend.

In witness

whereof these parties have hereunto set their hands and seals

[cont'd:] **Deed Book No. 353 Page 43** [353/43]

this day and year first above written

Sealed and delivered }
in the presence of us }
Anne Ba[rstelle] }
Elbert Williamson }

Robert L. Montgomery
Hope B. Tyler Montgomery

Received the day of the date of the above Indenture of the above named grantees the sum of One dollar (\$1.00) such as aforesaid, being the consideration money within mentioned.

Robert L. Montgomery

Commonwealth of Pennsylvania
County of Philadelphia

On the 20th day of May A.D. 1913, before me a Notary Public for the Commonwealth of Pennsylvania residing in the County of Philadelphia personally appeared the above named Robert L. Montgomery and Hope B. Tyler Montgomery 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.

Elbert Williamson
Notary Public
Commission expires Jan 19, 1915
Rigby - Recorder

Recorded May 23, 1913

- 1. Half Lot 2
- 2. Lot 3
- 3. Lot 22 & Half Lot 23
- 4. Lots 20 & 21
- 5. Lot 29

TRANSCRIPT FOLLOWS:

Deed Book No. 354 Page 460 [354/460]

This Indenture Made the 22nd day of July in the year of our Lord one thousand nine hundred and fourteen. **[1914]**
 Between **Henry Pleasants, Executor of the Estate of Davis Whiteman** of the Township of Radnor Delaware County Pennsylvania party of the first part.

And

Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees under Deed of Trust hereinafter recited parties of the second part.

Witnesseth:

Whereas, Davis Whiteman in his life time was seized of the premises hereinafter described and.

Whereas the said Davis

Whiteman departed this life on the Third day of February A.D. 1914 and the last Will and Testament of the said Davis Whiteman was duly admitted to probate on February 10, 1914 and lodged for record in the Office of the Registrar of Wills in and for Delaware County in **Will Book Z. Page 372** &c.

Whereas the said Davis White-

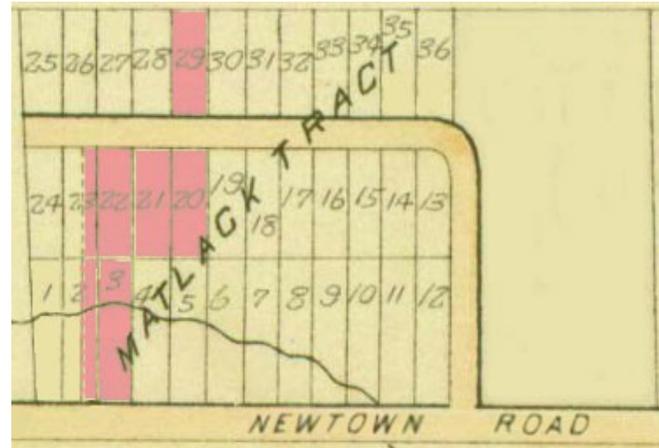
man did provide in said will as follows:

"I appoint my friend Henry Pleasants of Radnor Executor of this will and the better to enable him to pay all my just debts and Funeral expenses I direct him as soon as reasonably convenient after my death to sell at public or private sale in his discretion all my real and personal estate except my watch and trunk hereinafter bequeathed including the mes-usage and lot where I now reside near Ithan as well as what I call the "**Miller**" [Matlack La.] and "**Childs**" [poss. **Shields** per 1910 census, Newtown Rd.] places near the same and the property whereon My Daughter **Louisa Kerrigan** resides near Bryn Mawr and to execute acknowledge and deliver all necessary deeds and conveyances for transfer of title to the purchaser in fee without inability to see to the application of the purchase money."

Now This Indenture Witnesseth that the party of the first part for and in consideration of the same six thousand dollars (\$6,000), lawful money of the United States of America to him in hand paid by the parties of the second part at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said parties of the second part, their heirs, executors, administrators, successors and assigns. All those certain five tracts of land situate in the Township of Radnor, County of Delaware, State of Pennsylvania, as follows, to wit:

All those certain lots or pieces of ground with the buildings and improvements thereon erected situate in the township of Radnor County of Delaware State of Pennsylvania.

The **first** thereof. Beginning at a point in the Middle



of the Newtown Road and at the distance of sixty six and one tenth feet north eastward, from a corner between other lands of the above named Grantees and Daniel Hagy thence by Other land of the said Grantees North twenty two degrees and forty minutes west two hundred & twenty and seventy nine one hundredths feet to a stake in line of other land of the above-mentioned Grantor and by the same north sixty six degrees forty minutes east twenty five feet to a stone a corner of Other land of said Davis Whiteman thence by said Whiteman's lot south twenty-two degrees and forty minutes east two hundred and twenty-one and eight one hundredths feet to a stone in the middle of the aforesaid Newtown Road thence by the middle thereof south sixty seven degrees twenty minutes west twenty five feet to the place of beginning. *[later explanatory note added: 1/2 lot 2]*

The **Second** thereof Beginning at a stone in the middle of the Newtown Road at the distance of ninety one and one tenth feet from a corner of Daniel Hagy's land being also a corner of other land of Davis Whiteman described above thence extending by the land above described north twenty two degrees forty minutes west two hundred and twenty one feet and eight one hundredths of a foot to a stone a corner of other land by the said Davis Whiteman and about to be conveyed to the above mentioned Grantees thence by said ground north sixty-six degrees forty minutes east fifty feet to a stake a corner of other land of Davis Whiteman thence by said land south twenty two degrees forty minutes east two hundred and twenty one and sixty-six one hundredths feet to a stone in the middle of Newtown Road thence by the middle line thereof south sixty seven degrees twenty minutes west fifty feet to the place of beginning. Lot #3

The **third** thereof Beginning at the stake on the Western corner of Other land of said Davis Whiteman also a corner of Other land now belonging to the above-mentioned Grantees and at the distance of seventy and nine tenths feet Northeastward from Daniel Hagy's land thence by land of the said Grantees north twenty four degrees and thirty five minutes east one hundred and seventy feet to the Middle of a street laid out forty feet wide thence by the middle of said street north sixty six degrees forty minutes east seventy five feet a corner of other land of said Davis Whiteman and by the same south twenty four degrees and thirty five minutes east one hundred and seventy feet to a corner of other land of said Davis Whiteman and by the same south sixty six degrees and forty minutes west seventy five feet to the place of beginning.

The **fourth** thereof Beginning at stake a corner of other land of the said Davis Whiteman and of the said Grantees at the distance of one hundred and forty five and nine tenths feet northeast from Daniel Hagy's land thence by other land above described north twenty four degrees and thirty five minutes west one hundred and seventy feet to a stake in the middle of a street laid out forty feet wide thence by the middle of said forty foot street north sixty six degrees and forty minutes east one hundred and [three five]

tenths feet to a stake a corner thence south two degrees and forty minutes east one hundred and seventy feet to a stake in line of land now or late of William Short and by the same south sixty six degrees forty minutes west one hundred feet to the place of beginning.

The **fifth** thereof beginning at a point in the middle of a forty feet wide street two hundred feet from a point in line of land now or late of Daniel Hagy containing in front or breadt[h] on the said avenue fifty feet and extending of that width in depth north twenty three degrees twenty minutes west between parallel lines one hundred and seventy feet to line of land of the estate of Eliza S. Parke deceased; being lot No. 29 on a plan of lots laid out by Sarah Jane Matlack.

The **first** of said premises above described being the same premises which **George W. Derrickson** and Elizabeth his wife of Radnor Township Delaware County Pennsylvania by Indenture bearing date the 30th day of January **1889** and recorded in the Office of the recorders of Deeds for the County of Delaware in **Deed Book B. No. 7 Page 456** etc., granted and conveyed unto the said Davis Whiteman in fee.

The **second** of said premises above described being the same premises which **George W. Derrickson** and Elizabeth his wife of Radnor Township Delaware County by Indenture bearing date the 30th day of August **1888** and recorded in the Office of the Recorder of Deeds for the County of Delaware in Deed **Book B. No. (7) by. page 454** etc: granted and conveyed unto said Davis Whiteman in fee.

The **third** of said premises which **Hannah E. Dolan** of the Borough of Norristown Montgomery County and state of Pennsylvania by Indenture bearing date the 28th day of May **1889** and recorded in the Office for the Recording of Deeds for the County of Delaware in **Deed Book B. No. 7 page 458** granted and conveyed unto the said Davis Whiteman in fee.

The **fourth** of said premises above described being the same premises which **George W. Derrickson and Elizabeth his wife** of Radnor Township Delaware County by Indenture bearing date the 20th day of August **1889** recorded in the Office of the Recorder of Deeds for the County of Delaware in **Deed Book B. No. 7, page 460** etc., granted and conveyed unto said Davis Whiteman in fee.

The **fifth** of said premises above described being the same premises which **Henry C. Bevan** of Rosemont Township of Lower Merion County of Montgomery and state of Pennsylvania **and Emily his wife** by Indenture bearing date the first day of March **1898** and recorded in the Office of the Recorder of Deeds for the County of Delaware in **Deed Book P, No. 8 page 488** etc granted and conveyed unto said Davis Whiteman in fee.

And being in part the same premises which Anna E. Matlack by Indenture dated the fifteenth day of July A.D.

1914 and intended to be forthwith recorded confirmed unto Henry Pleasants Executor of the Estate of Davis Whiteman deceased.

Together with all and singular the buildings, Improvements walk ways waters water-courses rights liberties privileges hereditaments and appurtenances whatsoever thereto belonging or in any wise appertaining and the reversions and remain and rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever of the said party of the first part in law equity or otherwise howsoever in and to the same and every part thereof.

To Have and to Hold the said lots or pieces of ground with the buildings hereditaments with the appurtenances unto the said Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees their heirs successors and assigns to and for the only purpose use and behoof of the said Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees their heirs successors and assigns forever.

In Trust Nevertheless and under subject to all of the terms and conditions and agreements set forth in a certain deed of trust made and executed by Robert L. Montgomery and Hope B. Tyler his wife to Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees on the 4th day of June 1914 which said deed of trust is recorded in the Office for the recording of Deeds in and for Delaware County in Deed Book 347. page 238 etc., And the said party of the first part for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said Robert L. Montgomery and Girard Trust Company of Philadelphia Trustee their heirs executors administrators successors and assigns that he the said Henry Pleasants executor of Davis Whiteman deceased has not at any time herein [to date] done or suffered any act matter or thing whatsoever whereby the said premises hereby granted and released or any part thereof are or can be impeached or encumbered in title estate or other wise howsoever.

In Witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals.

Dated the day and year first above written.

Signed sealed and Delivered

in the presence of

Ella M. Bowman

Henry Pleasants
Executor of Estate of
Davis Whiteman deceased

Thos A. Mac. Donald

Received the day of the date of the above Indenture of the above named Robert L. Montgomery and Girard Trust Company Trustee the sum of six thousand Dollars (\$6,000), being the full consideration money above mentioned.

Witnesses

Ella M. Bowman

Henry Pleasants
Executor of Estate of Davis
Whiteman deceased

Thos A Mc Donald

State of Pennsylvania }
County of Philadelphia }

On the 22nd day of July A.D. 1914 before the subscriber a notary Public in and for the Commonwealth of Pennsylvania [residing] in Philadelphia personally came the above named Henry Pleasants Executor of the last Will and Testament of Davis Whiteman deceased who in due form of law acknowledges the foregoing Indenture to be his act and deed as such executor and desired that the same might be recorded as such.

Witness my hand and official seal the day and year first above written.

Thos A. Mac Donald
notary Public
Commission expires Jan 16th 1917

Recorded July 24th - **1914**

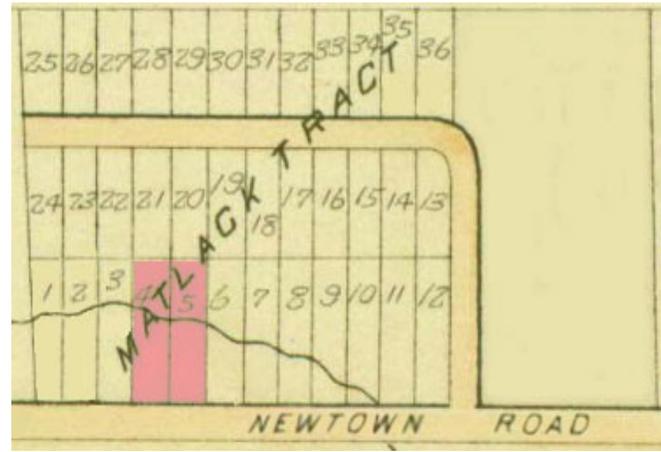
Rigby Recorder

Deed Book 354 P.594

RLM transfers Short Lots 4 & 5 to RLM & Girard Trust, 1915

TRANSCRIPT FOLLOWS:

We hereby assign all our rights, title and interest, in and to a certain agreement of sale, dated March 1st **1915**. Between **William Short and Elizabeth B. Short**, his wife, and Robert L. Montgomery, Recorded at Media, Delaware County. Pennsylvania, in **Deed Book 354 Page 564** to Robert L. Montgomery and Girard Trust Company, Trustees under Deed dated June 4, **1912**, Recorded in Delaware County, **Deed Book 347 Page 233**.



Witness our hands and seals this 27th day of March, A.D. 1915.
Witness) Robert L. Montgomery {Seal}
George A. Maene) Hope B.T. Montgomery {Seal}
State of Pennsylvania)
County of Philadelphia)

Before me, a Notary Public of the commonwealth of Pennsylvania, Residing in the City and County of Philadelphia, personally appeared Robert L. Montgomery and Hope B. Tyler Montgomery, to me Known and in due form of law acknowledged the foregoing instruments 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 above written.
George A. Maene, Notary Public {Seal}
my commission expires March 25th 1917

Recorded March 31) 1915.

Rigby Recorder

Deed Book 354 P.595

This Indenture made the 27th day of March, in the year of our Lord, One Thousand nine Hundred and Fifteen **[1915]** Between **Anna E. Matlack**, of the Township of Radnor, County of Delaware and State of Pennsylvania, Single Woman, (hereinafter called Grantor) of the One Part, And

William Short, of said Township (hereinafter called Grantee) of the Other Part, the said William having survived **Fanny Frances his Wife**, hereinafter mentioned.

Witnesseth, That the said Grantor, for and in consideration of the sum of one dollar, lawful money of the United States of America, unto her well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt hereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents Doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his Heirs and assigns

All that certain Lot or Piece of Ground, **with the Buildings and Improvements thereon erected**, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, designated as nos. 4 and 5 on a plan of lots laid out for Sarah Jane Matlack by **John F. Kauffman** and dated February 4th **1885**. Bounded and described as follows, to wit:

Beginning in the middle of Newtown Road one hundred and forty one and one tenth (141 1/10 feet from a corner of land of Daniel Hagey, Containing in front on said Newtown Road one hundred (100) feet, and extending between parallel lines at right angles to Newtown Road North twenty two (22°) degrees, forty (40') minutes West on the Easterly line two hundred and twenty two and eighty two one hundredths (222.82/100) feet, and on the Westerly line two hundred and twenty one and sixty six one hundredths (221-66/100) feet.

The Premises above described, Being the same which Sarah Jane Matlack, by Indenture bearing date the 1st day of September, 1885, and recording in the Office for Recording of Deeds, in and for Delaware County, in **Deed Book X, No.5, Page 326** &c, intended to have granted and conveyed unto William Short and Fannie Francis Short, his Wife, but which were incorrecly described as to the depth thereof, as determined by the afore said survey, by John F. Kauffman, which **errors of description are hereby intended to be corrected and title to the said premises confirmed**. A copy of which survey, which is recorded in **Deed Book M**.

No.9, Page 100, not being a correct copy, in so far as said copy shows the course or bearing of the side lines of said premises as being North twenty three (23°) degrees, twenty (20') minutes west, instead of twenty two (22°) degrees, forty (40') minutes West.

And the said Sarah Jane Matlack departed this life on or about the 8th day of January 1904, a Widow, having first made and published her last Will and Testament in writing bearing date the 8th day of May, 1885, since her decease duly proved and registered at Media, in **Will Book R, Page 439**, wherein and whereby after certain bequests, she devised the residue of her estate unto her Daughter, Anna Eliza Matlack party hereto, her Heirs and Assigns

To have and to hold the said Lots and Pieces of Land, with the Buildings

Deed Book 354 P. 596

and improvements thereon erected, above described, hereditaments hereby granted or mentioned or 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.

In Witness Whereof, the said Anna E. Matlack, has hereunto set her hand and seal. Dated the day and year first above written.
Sealed and Delivered in the presence of) Anna E. Matlack {Seal}
Anna H. Markley – George A. Maene)
State of Pennsylvania)
County of Delaware) ss.

On the 27th day of March, Anno Domini 1915, before me, the subscriber, a Notary Public, in and for the Commonwealth of Pennsylvania, Residing at Philadelphia, personally appeared the above named Anna E. Matlack, and in due form of law, acknowledged the foregoing Indenture to be her act and deed, and desired the same might be recorded as such

Witness my hand and Notarial Seal, the day and year aforesaid
George A. Maene, Notary Public {Seal}
my commission expires March 25th 1917.

Recorded March 31) 1915. Rigby. Recorder

Deed Book 354 P. 596 [cont'd]

Lots 4 & 5 sale by Short to RLM & Girard Trust, 1915 - \$3,200

This Indenture made the Thirtieth day of March, in the year of our Lord, One Thousand nine Hundred and Fifteen, **[1915]** Between **William Short and Elizabeth B. Short**, his Wife, Parties of the First Part And, Parties of the

Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustees, under Deed of Trust hereinafter recited Parties of the Second Part.

Witnesseth:

Whereas, William Short and Fanny Francis Short, his wife, were seized of the premises hereinafter described, by virtue of a Deed from Sarah Jane Matlack, dated September 1, 1885, and recorded in the Office for the Recording of Deeds, in and for Delaware County, in **Deed Book X No.5, Page 326** &c.

And, Whereas, the said Fanny Francis Short, departed this life in the month of October, 1897.

And, Whereas, William Short later intermarried with Elizabeth B. Short;

Now this Indenture Witnesseth, That the Parties of the First Part for and in consideration of the sum of **\$3200.00**, lawful money of the United States of America, to them in hand paid by the Parties of the Second Part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed released and confirmed, and by these presents, Do grant, bargain, sell, alien enfeoff release and confirm, unto the said Parties of the Second Part, their Heirs Executors, administrators, successors and assigns.

All that certain Lot or Piece of Ground, with the Buildings and Improvements thereon erected. Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, designated as **Nos 4 and 5**, on a plan of lots laid out

Deed Book 354 P. 597

for Sarah Jane Matlack by John F. Kaufman, and dated February 4th 1885, bounded and described as follows, to wit:

Beginning in the middle of Newtown Road, one hundred and forty one and one tenth (141 1/10) feet from a corner of land of Daniel Hagy, containing in front on said Newtown Road, one hundred (100) feet, and extending between parallel lines at right angles to Newtown Road North twenty two degrees, forty minutes West on the Easterly line, two hundred and twenty two and eighty two one hundredths feet, and on the Westerly line two hundred and twenty one and sixty six one hundredths feet.

Being the same Premises which Sarah Jane Matlack by Indenture bearing date the 1st day of September, 1885, and recorded in the Office for Recording of Deeds, in and for Delaware County, in **Deed Book X, No.5, Page 326** &c granted and conveyed unto William Short and Fanny Frances Short, in fee, and being in part the same premises which Anna E. Matlack, by Indenture dated the 27th day of March A.D. 1915. and intended to be forthwith recorded confirmed unto William Short.

Together with all and Singular, the Buildings, Improvements Roads, Ways, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereto belonging or in any wise appertaining, and reversions and remainders, rents, issues and profits thereof, and all the estate, right title, interest, property, claim and demand whatsoever of the said Parties of the First Part, in law, equity or otherwise howsoever, in and to the same and every part thereof.

To have and to hold the said Lot or Piece of Ground, with the Buildings Hereditaments and Appurtenances unto the said **Robert L Montgomery and Girard Trust Company**, of Philadelphia, Trustees, their Heirs successors and assigns, to and for the only proper use and behoof of the said Robert L. Montgomery and Girard Trust Company, of Philadelphia, Trustees, their Heirs, successors and assigns forever.

In Trust nevertheless and Under the Subject to all the Terms and Conditions covenants and agreements as set forth in a certain Deed of Trust made and executed by Robert L. Montgomery and Hope B. Tyler, his wife, to Robert L. Montgomery and Girard Trust Company, of Philadelphia, Trustees, on the 4th day of June, 1912, which said Deed of Trust is recorded in the Office for the Recording of Deeds, in and for Delaware County, in **Deed Book 347 Page 233** &c.

And the said Parties of the First Part, their Heirs, Executors, and administrators, Do by these presents, covenant, grant and agree, to and with the said Parties of the Second Part, their Heirs, Successors and assigns forever, that they, the said Parties of the First Part, for themselves and their Heirs, all and singular the hereditaments and premises hereinabove described and granted or mentioned and intended to be so, with the appurtenances, unto the said parties of the Second part, their Heirs, successors and assigns, against them, the said Parties of the First Part, and their 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 Warrant and forever Defend.

In Witness Whereof, the said Parties of the First Part, to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed Sealed and Delivered)			
in the presence of)	U.S.	Wm. L. Short	{Seal}
A. Stanley Peterson)	\$. 3.50	Elizabeth B. Short	{Seal}
	revenue		
	stamp		

It is hereby agreed between **William Short** and **Elizabeth B. Short**, his wife, of Ithan, Radnor Township, Pennsylvania, vendors, and **Robert L. Montgomery** of the same place, vendee, as follows.

The said vendors for the consideration hereinafter mentioned, a part whereof, to wit: the sum of Two hundred and fifty dollars (\$250) earnest money is herewith paid and the receipt thereof is hereby acknowledged, agree to sell and convey to said vendee by good and marketable title, clear of all liens and encumbrances, all the real estate, fixtures, tenements and improvements of said vendors fronting on Newtown Road, near Ithan, in Radnor Township, Delaware County, which said land contains about one hundred feet on Newtown Road and about two hundred and twenty three feet in depth as measured from the middle of Newtown Road. Said vendee agree to pay the said vendors for said premises the sum of Thirty two hundred and fifty dollars (\$3250), Two hundred and fifty dollars (\$250) thereof at the time of signing this agreement and the balance at any time within thirty days on receiving a good and proper deed for said premises which is to be prepared by the vendee and delivered to the vendors for execution.

It is further understood and agreed as follows:

Taxes and insurance to be apportioned to the date of settlement.

Possession is to be given with delivery of deed.

The vendors agree to procure deeds of confirmation in favor of the vendee or his nominee covering any portion of the premises about to be conveyed which may be inaccurately described in conveyances to the vendors or either of them.

This agreement shall bind the heirs, executors, administrators and assigns of the parties hereto.

In witness whereof the said parties to this agreement have hereunto set their hands and seals this First day of March A.D. 1915

Sealed and delivered

in the presence of

Elbert Williamson)

George A. Meane)

State of Pennsylvania)

County of Delaware) ss

Wm. Short {Seal}

Elizabeth B. Short {Seal}

Robert L. Montgomery {Seal}

Before me a Notary Public in and for the Commonwealth of Pennsylvania personally appeared William Short and Elizabeth B. his wife, who in due form of law acknowledged the foregoing agreement to be their act and deed and desired that the same might be recorded as such.

Witness my hand and notarial seal this First day of March A.D. **1915**

George A. Meane {Seal}

Notary Public

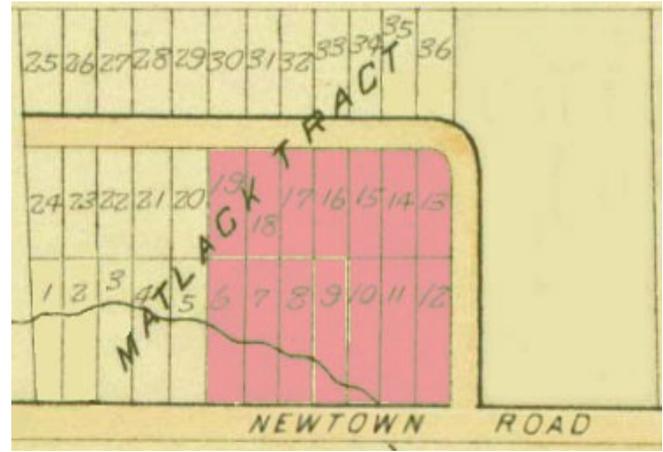
my commission expires March 25th, 1917

Rigby, Recorder

Recorded **March 1, 1915**

TRANSCRIPT FOLLOWS:

Deed Book 352 P. 100



This Indenture made the Twenty ninth day of December in the year of our Lord, One Thousand nine Hundred and sixteen, **[1916]** Between **Theophilus Parsons Chandler** of the Township of Radnor, County of Delaware and State of Pennsylvania, and **Sophie M., his wife** (hereinafter called the Grantors) of the one part

And,

Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustees, under Deed of Trust herein-after recited (hereinafter called the Grantees).

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

for and in consideration of the sum of One Dollar and other good considerations

lawful money of the United States of America, unto them weel and truly paid by the said Grantees

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their

Heirs Successors and Assigns,

All those Three Certain lots on pieces of ground, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, marked with the **numbers six, seven and eight** on a certain plan of lands of Sarah Jane Matlack as surveyed by John F. Kauffman, February 4, 1885 and recorded in the Office for Recording of Deeds in and for the County of Delaware, aforesaid in **Deed Book M. No. 9, page 100** and bounded and described as follows: Beginning in the middle of the Newtown Road a corner of lot Number five owned by William Short, and two hundred and forty-one feet and one tenth of a foot from the line of Hagey's land, Containing together in front on said Newtown Road One hundred and fifty feet and extending in depth Northwestwardly continuing the same width at right angles to said Newtown Road Two hundred and twenty two feet and eighty-two one-hundredths of a foot on the Western line and Two hundred and twenty four feet and fifty six one-hundredths of a foot on the Eastern line.

(Being the same premises which Davis Whiteman, singleman by Indenture bearing date the Thirty first day of October A.D. 1904 and recorded at Delaware Coiunity in **Deed Book T. No. 11, page 286**, &c. granted and conveyed unto the said Theophilus Parsons Chandler, in fee.)

Also All That Certain lot or piece if ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, designated **number nine** on a plan of lota laid out for Sarah Jane Matlack by John F. Kauffman and dated February Fourth, 1885, bounded and described as follows to wit:-

Beginning in the middle of the Newtown Road a corner of land formerly of Davis Whiteman now of Theophilus P. Chandler, Containing in front along the middle line of said road on a couse North, sixty seven degrees, twenty minutes East, Fifty feet and extending of that width between lines extending North, Twenty two degrees, forty minutes, West, two hundred and twenty four and fifty six one-hundredths feet on the Westerly line and Two hundred and twenty five and fourteen one-hundredths feet on the Easterly line, to land formerly of Sarah Jane Matlack.

(Being the same premises which Andrew Abernathy and Jennie, his wife, by Indenture bearing date the Fourth day of February, A.D. 1911 and recorded at Delaware County, in **Deed Book N, No. 14, page 281** &c., granted and conveyed unto the said Theophilus Parsons Chandler, in fee.)

Also All That Certain tract or piece of land composed of **lots numbered ten to nineteen** inclusive on a plan of lots laid out for Sarah Jane Matlack by John F. Kauffman dated February 4 1885 Situate in the Township of Radnor County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:-

Beginning at a point in the middle of Newtown Road, a corner of land now or late of Jacob Myers, thence extending by said Myers' land and along the Southwesterly side of a private Forty feet

wide street, North Twenty three degrees, twenty minutes West, Three hundred and ninety six and eighty-eight one-hundredths feet, thence South, Sixty six degrees, forty minutes West and along the middle of said Forty feet wide street, three hundred and fifty feet to a corner of lot numbered twenty on said plan, now or lately belonging to Davis Whiteman, thence by said Whiteman's lot, South Twenty three degrees, twenty minutes East, One hundred and seventy feet, thence by lots numbered six to nine inclusive belonging to said Theophilus Parsons Chandler, North sixty six degrees, forty minutes East, Two hundred feet, thence

[cont'd:] Bk0352Pg0101.jpg

Deed Book 352 P. 101

by said lot numbered nine South, Twenty two degrees, forty minutes East, Two hundred and twenty five and fourteen one-hundredths feet to the middle of Newtown Road aforesaid and thence along the middle thereof North, Sixty seven degrees, twenty minutes East, One hundred and fifty feet to the place of beginning.

(Being the same premises which Anna E. Matlack, singlewoman, by Indenture bearing date the Thirty first day of March, A.D. 1911 and recorded at Delaware County in Deed Book O, No.14, page 39, granted and conveyed unto the said Theophilus Parsons Chandler in fee.)

Together with the free and common use, right, liberty and privilege of said Forty feet wide street in common with the owners, tenants and occupiers of other lots bounding thereon at all times, hereafter, forever,
And

Together with all the singular the Buildings, Improvements, Streets, Alleys, Passages, 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 the said Grantors

in law, equity

otherwise howsoever, of, in, and to the same and every part thereof,

To have and to hold the said lots or pieces of ground with the Buildings and Improvements thereon erected Hereditaments and Premises hereby granted or mentioned and intended so to be,

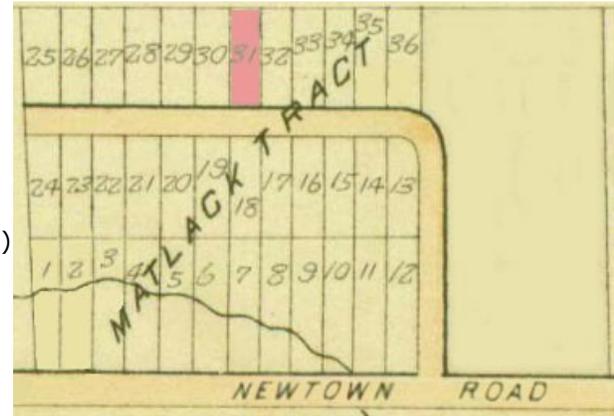
with the Appurtenances, unto the said Grantor, their

Heirs Successors and Assigns, to and for the only proper use and behoof of the said Grantees, their

Heirs Successors and Assigns forever. In Trust, nevertheless, and Under And Subject to all the terms and conditions, covenants and agreements set forth in a certain deed of trust made and executed by Robert L. Montgomery and Hope B. Tyler, his wife, to Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustees, on the fourth day of June, 1912, which said deed of trust is recorded in the Office for the Recording of Deeds in and for Delaware County in Deed Book 347, page 233 &c.

[signature page Bk0352Pg0102.jpg follows, not transcribed here.]

Deed Book No. 414 Page 162 [414/162]



This Indenture, Made the Fourth day of January in the year of our Lord one thousand nine hundred and Seventeen (A.D. **1917**) BETWEEN **Franklin T. Ridgley** Bachelor of the City of Philadelphia party of the first part and

Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees under deed of Trust hereinafter recited parties of the second part;

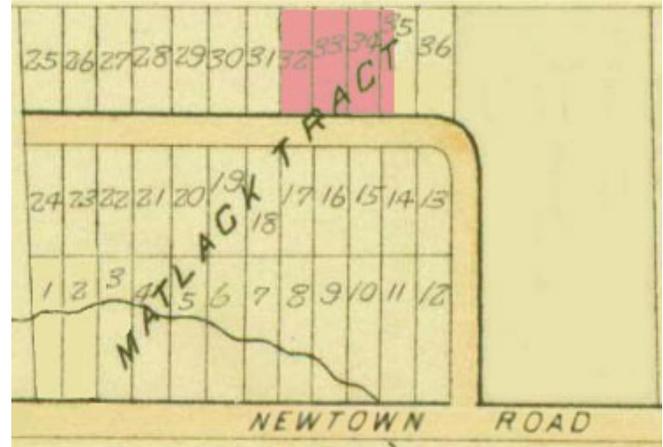
Witnesseth, That the said party of the first part, for and in consideration of the sum of One dollar and other good and valuable considerations lawful money of the United States of America, well and truly paid by the said parties of the second part to the said party of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns,

All that certain lot or piece of land Situate in the Township of Radnor County of Delaware and State of Pennsylvania being **lot number 31** on a plan of lots laid out for Sarah Jane Matlack by John F. Kaufman and dated February 4, 1885 bounded and described as follows to wit

Beginning at a point in the middle of a forty feet wide road or avenue (**laid out and opened by Sarah Jane Matlack**) at the distance of three hundred feet northeastwardly from line of Daniel Hagy's land the same being a corner of land late of Silas Pritchett. Containing in front or breadth on the said forty feet wide Avenue fifty feet and extending of that width in length or depth northwestwardly between parallel lines at right angles to the said Avenue one hundred and seventy feet from the middle line of said Avenue to land now or late of the estate of Eliza S. Parke deceased.

Being the same premises which Sarah Jane Matlack by Indenture bearing date the 20th day of August 1902, and recorded in the Office for Recording of deeds in and for Delaware County Pennsylvania in **deed book O. number 10 page 307** &c granted and conveyed unto Franklin T. Ridgley.

Deed Book No. 363 Page 622 [363/622]



This Indenture, Made the 10th day of January in the year of our Lord one thousand nine hundred and Seventeen (A.D. **1917**) BETWEEN (Anna H. Markley, Executrix of the **Estate of Anna E. Matlack**, deceased,) of the Township of Radnor Delaware County, Pennsylvania, party of the first part,

And

(**Robert L. Montgomery and Girard Trust** Company, of Philadelphia, Trustees under a Deed of Trust, hereinafter recited,) parties of the second part,

Witnesseth:

(2) (**Whereas**, Sarah Jane Matlack in her lifetime was seized in fee of the premises hereinafter described, and Whereas, Sarah Jane Matlack died on January 8th, 1904 leaving a last Will and Testament Dated May 8th 1885, registered at Media, Delaware County, Pennsylvania, In **Will Book "R" page 439, paper 4974**, having been duly proved January 26th 1904, wherein she did provide as follows:-

"I direct my executors or the survivor of them to sell at public or private sale in their discretion all my real estate South of the Old Lancaster Road and to execute to the purchaser or purchasers thereof good and sufficient conveyances and assurances in the law therefor. The proceeds thereof to be part of my residuary estate. All the rest, residue and remainder of my estate, real or personal, I give, devise and bequeath to my daughter, Ann Eliza Matlack, her heirs and assigns."

Whereas the premises hereinafter described are situate south of the Old Lancaster Road, and Whereas, Anna E. Matlack, being the daughter of Sarah Jane Matlack described in the will of Sarah Jane Matlack as "my daughter, Ann Eliza Matlack," did elect to take the hereinafter described premises in kind instead of the proceeds of the sale of the same as directed in the will of Sarah Jane Matlack, thus effecting a re-conversion, and Whereas, Anna E. Matlack died on the 28th day of June, 1916 leaving a Will dated February 17th 1915, registered at Media, Delaware County, Pennsylvania in **Will Book 28, page 135 &c.**, duly proved before the Register of Wills of Delaware County, Pennsylvania on the 26th day of July, 1916 and Letters Testamentary thereon were granted to Anna H. Markley (**William Carroll Matlack** having renounced his right to Letters Testamentary), and Whereas, Anna E. Matlack did in her said Will provide as follows:-

"I authorize and empower my said executors and trustees, or the survivor of them, to sell any and all real estate held or owned by me wherever situate, at private or public sale and for such price or sum as in their discretion they see fit, and to make, execute and deliver to the purchaser or purchasers thereof a deed or deeds in fee simple therefore, without liability on the part of such purchaser to see to the application of the purchase money.")

[cont'd] Bk0363Pg623.jpg

Now this Indenture Witnesseth, That the said party of the first part

for and in consideration of

the sum of Seventeen Hundred Dollars (\$1700)

lawful money of the United States, well and truly paid by the said parties of the second part to the said party of the first part

and and before the ensembling and delivery of these present, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, doth

Book)

grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs, executors, administrators, successors and assigns,

(1) (All That Certain lot or piece of land with the buildings and improvements thereon erected in the Township of Radnor, County of Delaware and State of Pennsylvania, Being **lots numbers 32, 33, 34 and the Westernmost twenty feet of lot number 35** on a plan of lots laid out for Sarah Jane Matlack by John F. Kaufman and dated February 4th 1885 Bounded and

Described as follows to wit:—

Beginning at a point in the middle of a forty feet wide road or avenue (laid out and opened by Sarah Jane Matlack) at the distance of three hundred and fifty feet Northeastwardly from line of Daniel Hagy's land, the same being a corner of land of **Franklin T. Ridgley**, containing in front or breadth on the said forty feet wide avenue, one hundred and seventy feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said avenue, one hundred and seventy feet from the middle line of said avenue to land now or late of the estate of Eliza S. Parke, deceased.)

Together with all and singular the buildings, improvements, roads, ways, streets, alleys, passages, Waters, Water Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever the hereby granted promised unto belonging, or in any wise appertaining, and the reversion and Reversions, remainder and Remainders, Rents, Issues and Profits thereof and of each part and parcel thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity of the said party of the first part in and to the said premises with the appurtenances.

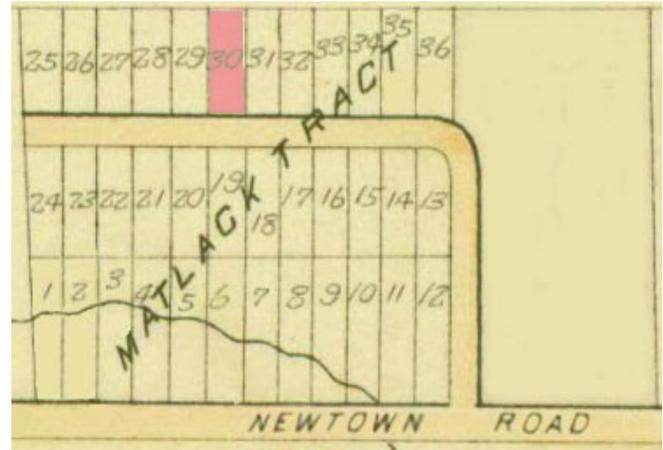
[cont'd] [Bk0363Pg623.jpg](#)

To have and to hold the said lot or piece of ground with the buildings, improvements, Hereditaments and appurtenances, unto the said Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustee, their heirs, successors, and Assigns, to and for the only proper use and behoof of the said Robert L. Montgomery and Girard Trust Company of Philadelphia, Trustees, their heirs, successors and Assigns forever.

(3) In Trust, nevertheless, and Under And Subject to all the terms and conditions, covenants and agreements as set forth in a certain Deed of Trust made and executed by Robert L. Montgomery and Hope B. Tyler Montgomery, his wife, to Robert L. Montgomery and Girard Trust Company, Trustees, on the 4th day of June, 1912 which said Deed of Trust is recorded in the Office for the recording of deeds in and for Delaware County in Deed Book 347, page 233 &c.,)

[etc. - see [Bk0363Pg624.jpg](#) image for witness details]

Deed Book No. 364 Page 1 [364/0001]



This Indenture, Made the 10th day of January in the year of our Lord one thousand nine hundred and Seventeen (A.D. **1917**) BETWEEN **Elizabeth Larson**, widow, of the City of Philadelphia party of the first part and

Robert L. Montgomery and

Girard Trust Company, of Philadelphia, Trustees under a Deed of Trust hereinafter recited, parties of the second part. Witnesseth:

Whereas, Sarah Jane Matlack by deed dated August 11th 1894 and recorded in Delaware County in **deed book Y. number 8 page 368** &c, granted and conveyed unto Silas J. Pritchett in fee the premises hereinafter described and

Whereas the said Silas J. Pritchett being so thereof seized afterwards to wit on or about May 27th 1902 died intestate leaving to survive him no widow or children but three brothers and one sister to wit:- Alexander Pritchett, Elijah Pritchett, James Pritchett and Elizabeth Larson (nee Pritchett) to and whereon said premises descended and vested in fee, and

Whereas Alexander Pritchett, Elijah Pritchett and James Pritchett by deed dated August 11, 1902 and recorded in Delaware County in **deed book S. number 10 page 497** &c. granted and conveyed their full and undivided one fourth part of, in and to the premises hereinafter described unto Elizabeth Larson.

[cont'd.] Deed **Book No. 364 Page 2** [364/0002]
Bk0364Pg0001.png

Now this Indenture Witnesseth, That the said party of the first part for and in consideration of the sum of **one dollar** and their good and valuable consideration lawful money of the United States, well and truly paid by the said parties of the second part to said party of the first part at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened released and confirmed, and by these presents, doth

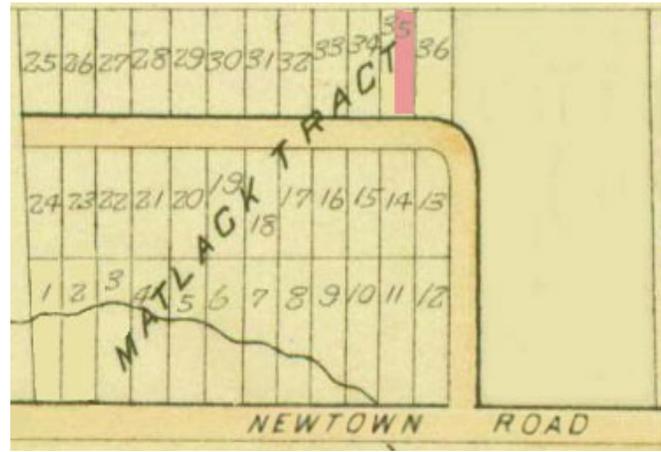
grant, bargain, sell, alien, release and confirm unto the said parties of the second part their heirs executors administrators successors and assigns:

All that certain lot or piece of ground with the buildings and improvements thereon erected Situate in the Township of Radnor County of Delaware and State of Pennsylvania being **lot number 30** on a plan of lots laid out for Sarah Jane Matlack by John F. Kaufman and dated February 4, 1885 bounded and described as follows to wit

Beginning at a point in the middle of a forty feet wide avenue a corner of land now or formerly of George Gibbs being two hundred and fifty feet from a line of land now or late of Daniel Hagy. Containing in front or breadth on said avenue fifty feet and extending of that width in depth north twenty three degrees twenty minutes west between parallel lines one hundred and seventy feet to line of land now or late of the estate of Eliza S. Parke deceased.

[cont'd.] Deed **Book No. 364 Page 3** [364/0003]
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Deed Book No. 429 Page 154 [429/154]



This Indenture, Made the 13th day of September in the year of our Lord one thousand nine hundred and seventeen (A.D. **1917**) Between **J. Walter Myers** and **Evelyn Levi wife** of the Township of Haverford, County of Delaware and State of Pennsylvania parties of the first part and

Robert L. Montgomery,

of the Township of Radnor, County 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 and other good and valuable consideration lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the ensealing and delivery of these presents, the receipt hereof 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 piece of land Situate in the Township of Radnor, County of Delaware and State of Pennsylvania being part of lot No. 35 on a plan of lots laid out for Sarah Jane Matlack by John F. Kaufman and dated February 4 - 1885 bounded and described as follows to wit:-

Beginning at a point in the middle of a forty feet wide avenue at the distance of five hundred and twenty feet northeastwardly from a point in line of land of Daniel Hagy. Containing in front or breadth on the middle line of said avenue **thirty feet** and extending of that width in depth north twenty three degrees twenty minutes west between parallel lines one hundred and seventy feet to line of land formerly of Eliza S. Parke.

Being the same premises which **Samuel E. Waters** by Indenture bearing date the 11th day of May 1912 and recorded in the office for recording of Deeds in and for Delaware County Pennsylvania in **deed book X no. 14 page 451** &c. granted and conveyed unto J. Walter Myers.

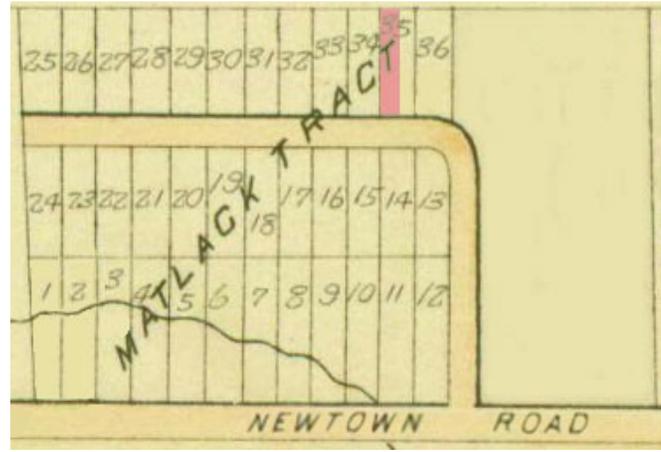
Together with [... etc.]

[cont'd.] Deed **Book No. 429 Page 155** [429/155]

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TRANSCRIPT FOLLOWS:

Deed Book No. 429 Page 276 [429/276]



This Indenture, Made the 14th day of September in the year of our Lord one thousand nine hundred and seventeen (A.D. **1917**) BETWEEN **Robert L. Montgomery** and **Hope B. Tyler Montgomery**, his wife, of Radnor Township, Del. Co. Penna. parties of the first part and

ROBERT L. MONTGOMERY and GIRARD TRUST COMPANY of Philadelphia, Trustees, under deed of Trust hereinafter recited, parties

of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one dollar and other good and valuable consideration lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs, executors, administrators, successors and assigns,

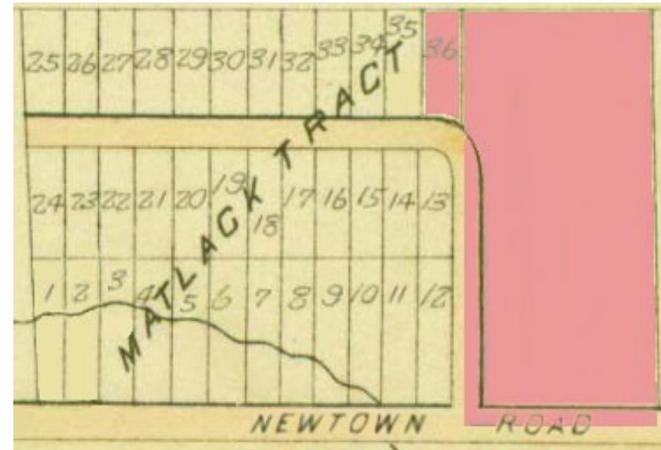
All that certain lot or Piece of land Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, being part of **lot No. 35** on a plan of lots laid out for Sarah Jane Matlack by John F. Kaufman and dated February 4 1885 bounded and described as follows to wit:-

Beginning at a point in the middle of a forty feet wide avenue at the distance of five hundred and twenty feet northwestwardly from a point in line of land of Daniel Hagy, Containing in front or breadth on the middle line of said avenue **thirty feet** and extending of that width in depth north twenty three degrees twenty minutes west between parallel lines one hundred and seventy feet to line of land formerly of Eliza S. Parke.

Being the same premises which J. Walter Myers and wife by Indenture bearing same date herewith and intended to be forthwith recorded granted and conveyed unto Robert L. Montgomery.

TRANSCRIPT FOLLOWS:

Deed Book No. 418 Page 112 [418/112]



This Indenture, Made the FOURTEENTH day of SEPTEMBER in the year of our Lord one thousand nine hundred and SEVENTEEN (A.D. 1917) BETWEEN **JACOB MYERS** widower, of Ardmore, in the Township of Lower Merion, County of Montgomery and State of Pennsylvania party of the first part

AND

ROBERT L. MONTGOMERY and GIRARD TRUST COMPANY, of Philadelphia, Trustee under Deed of Trust hereinafter recited, parties of the second part,

Witnesseth, That the said party of the first part

for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration

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

THE TWO LOTS or pieces of land SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, described as follows:

ALL THAT CERTAIN LOT or piece of ground **with the buildings thereon erected**, being **lot No. 36** on a plan of lots laid out for Sarah Jane Matlack by John F. Kaufman and dated February 4th, 1885 bounded and described as follows, to wit: BEGINNING at a point in the middle of a forty feet wide avenue distant five hundred and fifty feet from a point in line of land now or late of Daniel Hagy, containing in front or breadth on said avenue fifty feet and extending of that width in depth North twenty three degrees, twenty minutes West between parallel lines one hundred and seventy feet to a line of land now or late of Eliza S. Parke

BEING the same premises which **Edmund Oliver, Esq., High Sheriff** of the County of Delaware and the Commonwealth of Pennsylvania by Deed Poll bearing date the 2nd. day of July, 1900 entered among the records of the Court of Common Pleas of Delaware County, Pennsylvania in Sheriff's **Deed Book K, page 612 [not found]** granted and conveyed unto **Jacob Myers**.

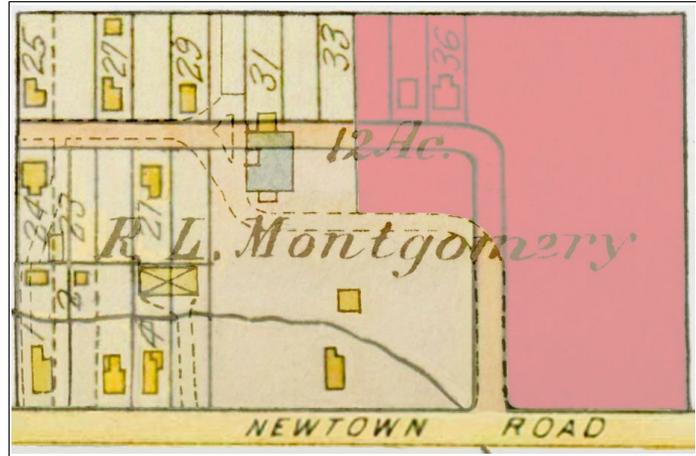
ALSO THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and bounded and described according to a survey made thereof by Samuel M. Garrigues, Esq Civil Engineer, etc., as follows, to wit: BEGINNING at the intersection of the middle line of a certain public road called the Newtown Road with the Southwesterly side line of a certain forty feet wide private road laid out by Sarah Jane Matlack for the accommodation of her certain ground bounding thereon, as shown by a certain plan made by John F. Kaufman, Esq. Surveyor, etc., dated February 4th, 1885 thence along the said Southwesterly side of said private road and by the Northeast side of lots 12 and 13 on the said plan North twenty three degrees, twenty minutes West four hundred and seventeen feet and twenty two one-hundredths of a foot crossing said private road to the Northwest side line thereof, after the same has made a right angle bend to the Southwest, thence continuing the same course by the Northeast side of Lot No. 36 on said plan North twenty three degrees, twenty minutes West one hundred and fifty feet to a point a corner thence by land now or formerly held for the estate of Eliza S. Parke, deceased, North sixty-six degrees, twenty three minutes East two hundred and eighty eight feet and three tenths of a foot to a point a corner, thence by land now or late of Percival South twenty four degrees, twenty four minutes East five hundred and seventy one feet and eighty three one-hundredths of a foot to a point in the middle of the said Newtown Road and thence along the middle of the said Newtown Road South sixty seven degrees, twenty-six minutes West two hundred and ninety eight feet and nine tenths of a foot to the place of beginning. CONTAINING three acres and eight hundred and thirty six one-thousandths of an

acre, BEING the same premises which **George Down** and wife by Indenture bearing date the 13th day of January, 1900 and recorded in the Office for recording of deeds in and for Delaware County, Pennsylvania, in **Deed Book Y, No. 9, Page 12** etc., granted and conveyed unto the said **Jacob Myers**, in fee.

[cont'd.] Deed **Book No. 418 Page 113 & 114** [418/113 & 114]
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TRANSCRIPT FOLLOWS:

Deed Book No. 1449 Page 227 [1449/227]



THIS INDENTURE, Made the 30th day of August in the year of our Lord one thousand nine hundred and fifty (**1950**).

BETWEEN GIRARD TRUST COMPANY, Trustee **and R. Alexander Montgomery**, Substituted Trustee under Deed of Trust of Robert L. Montgomery and Hope B. Tyler Montgomery, his wife, dated June 4, 1912 and recorded in **Deed Book No. 347, page 233**, hereinafter called the Grantors, of the first part

AND

GEORGE A. MUNGER and **LOUISE S. MUNGER**, his wife, of Radnor Township, Delaware County, State of Pennsylvania, hereinafter called the Grantees, of the other Part

WITNESSETH, That the said Grantors for and in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000) lawful money of the United States of America, unto them well and truly paid by the said Grantees at and before the sealing and delivery of these presents, the receipt whereof id hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and Assigns, as tenants by entireties.

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a map made for Robert L. Montgomery Estate by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, November 30, 1949, and revised as to this piece July 13, 1950, as follows, to wit:

BEGINNING at a spike in the middle line of Newtown Road and the Northeasterly side of a driveway (as shown on plan); thence extending along the Northeasterly and Northerly side of said driveway, the three following courses and distances: (1) North twenty-two degrees, fifty-nine minutes West, Two hundred feet and sixteen one-hundredths feet [**200.016 ft.**] to a point of curve; (2) on the arc of a circle curving left with a radius of One hundred and thirteen feet and ninety-six one-hundredths feet [**113.096 ft.**], the arc distance of One hundred seventy-nine feet and fourteen one-hundredths feet [**179.014 ft.**], the chord of which arc bears North sixty-eight degrees, one minute West, One hundred sixty-one feet and twenty-six One-hundredths [**161.026 ft.**] feet to a point; (3) South sixty-six degrees, fifty-seven minutes west, Eighty-seven feet and fifty-one one-hundredths feet [**87.051 ft.**] to an iron pin; thence extending North twenty-three degrees, ten minutes West, Two hundred and fifty-two feet and thirteen One-hundredths feet [**252.013 ft.**] to an iron pin; thence extending North sixty-six degrees, thirty-six minutes East, four hundred forty-seven feet and sixty-four one-hundredths feet [**447.064 ft.**] to an iron post in concrete; thence extending along same, South twenty-four degrees, thirty minutes East, Five hundred seventy-one feet and fifty-seven one hundredths feet [**571.057 ft.**] to a spike in the middle line of Newtown Road; thence extending along same South sixty-seven degrees, twenty-seven minutes West, Two hundred sixty feet and thirty-five one hundredths feet [**260.035 ft.**] to the first mentioned point and place of beginning. Containing four acres and six hundred sixteen one-thousandths (4.616) Acres.

AS TO PART hereof, being part of the same premises which Theophilus Parsons Chandler and Sophie M. Chandler, his wife, by Indenture bearing date the twenty-ninth day of December A.D. 1916, and recorded at Media in **Deed Book 352 page 100**, [**Lots 6-19**] in and for the County of Delaware in the State of Pennsylvania, granted and conveyed unto Robert L.

Montgomery and Girard Trust Company Trustees, under deed of Trust of Robert L. Montgomery, dated June 4, 1912, recorded in **Deed Book 347 page 233**, [**reference to Trust only**] in fee.

AS TO ANOTHER PART hereof, being part of the same premises which Anna H. Markley, executrix, under will of, Anna E. Matlack, deceased, by Indenture bearing date the tenth day of January A.D. 1917, and recorded at Media in the Office for the Recording of Deeds, in and for the County of Delaware, in the State of Pennsylvania, on January 11, 1917, in **Deed Book 363 Page 622**, [**Lots 32-34 & part 35**] granted and conveyed unto, Robert L. Montgomery and Girard Trust Company, Trustees under said deed of trust, in fee.

AS TO ANOTHER PART thereof, being the same premises which Robert L. Montgomery and Hope B. Tyler, his wife, by Indenture bearing date the fourteenth day of September A.D. 1917, and recorded at Media, in the Office for the Recording of Deeds, in and for the County of Delaware in the State of Pennsylvania, on October 10, 1917, in **Deed Book No. 429 page 276, [other part of Lot 35]** granted and conveyed unto Robert L. Montgomery and Girard Trust Company, Trustees under said Deed of Trust, in fee.

AND AS TO the remaining part thereof, being the same premises which Jacob Myers, widower, by Indenture bearing date the fourteenth day of September A.D. 1917, and recorded at Media in the Office for the Recording of Deeds, in and for the County of Delaware, in the State of Pennsylvania, on September 15, 1917, in **Deed Book No. 418 page 112 [Lot 36 & easterly Lot]** granted and conveyed unto, Robert L. Montgomery and Girard Trust Company, Trustees under said Deed of Trust, in fee.

AND WHEREAS, on June 12, 1941, the said Robert L. Montgomery resigned his office as Trustee under the said Deed of Trust.

AND WHEREAS, by Decree of the Orphans' Court of Delaware County, dated July 21, 1941, under #105 of June term 1941, R. Alexander Montgomery was appointed substituted Co-Trustee under said Deed of Trust in place of said Robert L. Montgomery.

It is understood and agreed that the grantees shall have the right to use the existing driveway bounding a portion of the herein described premises for the purpose of ingress, egress and regress, subject to the payment of a proportionate share of the cost of retaining said driveway.

It is further understood and agreed that if and when a street is laid out as shown on the attached plan that the grantees will dedicate that portion of the street lying between the fence line and the side of the driveway as indicated on the plan.

It is further understood and agreed that the property is subject to the Zoning Ordinance Of Radnor Township and to the approval by the Township authorities of the division of the ground if it is found that such approval is necessary, and to the further restriction that not more than one dwelling with appropriate necessary building such as barn, private garage, etc., shall ever be built on the herein demised premises.

It is further understood and agreed that the restriction to the effect that not more than one dwelling with appropriate necessary building such as barn, private garage, etc. shall ever be built on the premises, shall no longer be applicable if at any time any of the adjacent property within one thousand (1,000) feet of the herein demised premises is subdivided and sold in lots containing two acres or less, and homes are actually built on such lots. In such event, the above restrictions on the premises to be conveyed are to be modified to conform with the restrictions on the property subdivided, sold and built upon.

TOGETHER with all and singular the Streets, Alleys, Passages, 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 them, the said Grantors in law, equity, or otherwise howsoever, of, in, and to the same and every Part thereof.

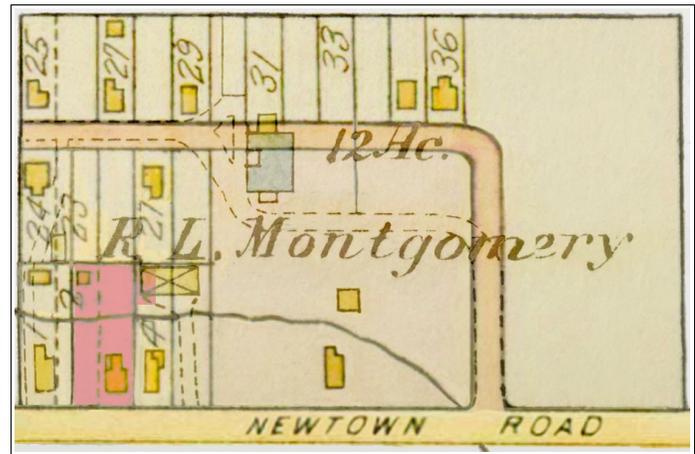
TO HAVE AND TO HOLD the said lot or piece of ground above described with Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances whatsoever unto the said Grantees, their heirs and Assigns, to and for the only proper use and behoof of the said Grantees, their heirs and Assigns forever, as tenants by entireties.

Under and subject as aforesaid.

And the Girard Trust Company, trustee and R. Alexander Montgomery, Substituted Trustee under Deed of Trust of Robert L. Montgomery and Hope B. Tyler Montgomery, his

wife, dated June 4, 1912, do hereby severally and not jointly covenant, promise and agree, to and with the said Grantees, their heirs and Assigns, by these presents, that they the said Girard Trust Company, Trustee, and R. Alexander Montgomery, Substituted Trustee under of Trust of Robert L. Montgomery and Hope B. Tyler Montgomery, his wife, dated June 4, 1912, have 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, [etc - signatures follow.]*

Deed Book No. 1673 Page 472 [1673/472]



THIS INDENTURE

Made the 14th day of May In the year of our Lord one thousand nine hundred and fifty-four (**1954**) BETWEEN **GIRARD TRUST CORN EXCHANGE BANK**, Trustee, and **R. ALEXANDER MONTGOMERY**, substituted trustee, under deed of trust of **Robert L. Montgomery** and **Hope B Tyler Montgomery**, his wife, dated June 4, **1912**, recorded in **Deed Book 347 Page 233** (hereinafter called Grantor of the one part,

AND

HENRY REID BLYNN (hereinafter called Grantee)

of the other part, WITNESSETH, That the said Grantors

for and in consideration of the sum of SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS

lawful money of the United States of America, unto them well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed any by these presents by force and virtue of the above recited Deed of Trust, do

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

ives and assigns, ALL THAT CERTAIN lot or piece of ground with the buildings and improvements

thereon erected, Situate in the Township of Radnor, County of Delaware and State of Pennsyl-

vania, described according to a map thereof made by M.R. and J.B. Yerkes, Civil Engineers

dated November 30, 1949 revised June 24, 1953 as follows, to wit:

BEGINNING at a point in the bed of Newtown Road at the distance of sixty-five feet (**65'**) measured North sixty-seven degrees (67°) twenty-seven minutes ($27'$) East from a corner of land now or late of Daniel Hagy; thence partly crossing the bed of Newtown Road and extending North twenty-two degrees (22°) twelve minutes ($12'$) West two hundred twenty-nine and ninety-five one hundredths feet (**229.95'**) to a point; thence extending North sixty-seven degrees (67°) eleven minutes ($11'$) East ninety-one and twenty three one hundredths (**91.23'**) feet to a point; thence extending South twenty-two degrees (22°) forty-nine minutes ($49'$) East sixty-five feet (**65'**) to a point; thence extending South sixty-seven degrees (67°) eleven minutes ($11'$) West twenty-two and eighteen one hundredths feet (**22.10'**) to a point; thence extending South twenty-three degrees (23°) forty-six minutes ($46'$) East partly crossing the bed of Newtown Road one hundred sixty-five and thirty-three one hundredths feet (**165.33'**) to a point in the bed of said Newtown Road; thence extending through the bed of Newtown Road South sixty-seven degrees (67°) twenty-seven minutes West seventy-four and twenty-eight one hundredths feet (**74.28'**) to the first mentioned point and place of beginning.

Containing four hundred nineteen one thousandths (0.419) Acres of land and

Being **Lot No. 2 on the aforesaid Plan** [combination of original lot 3 + parts of Lots 4 & 2].

BEING the same premises which were acquired by Girard Trust Corn Exchange Bank, Trustee and

R. Alexander Montgomery substituted trustee under Deed of trust of Robert L. Montgomery and

Hope B. Tyler Montgomery, his wife, dated June 4, **1912** recorded in **Deed Book 347 page 233** by

parts of the following Deeds:

(1) Robert L. Montgomery and Hope B. Tyler, his wife to Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees dated May 20, 1913 recorded May 23, **1913** in **Deed Book 353 page 41**.

(2) **Henry Pleasants** executor of the Estate of **Davis Whiteman** to Robert L. Montgomery and Girard Trust Company of Philadelphia dated July 22, 1914 recorded July 24, **1914** in **Deed Book 354 page 460**.

(3) **William Short and Elisabeth B.** his wife, to Robert L. Montgomery and Girard Trust Company of Philadelphia Trustees dated March 30, 1915 recorded March 31, **1915** in **Deed Book 354 page [5]9[8]**

(4) Robert L. Montgomery and Hope B. Tyler, his wife, to Robert L. Montgomery and Girard Trust Company of Philadelphia dated May 20, 1913 recorded May 23 **1913** in **Deed Book 353 Page 41**

each of the above conveyances were made under and subject to the Trusts as set forth in

Deed of trust of Robert L. Montgomery and Hope B Tyler Montgomery, his wife, to Girard Trust

Company of Philadelphia and Robert L Montgomery dated June 4 1912, and recorded in Deed Book 347 page 233; and by decree of the Orphans Court dated July 21, 1941 as of June Term 1931 L10[5] the said Robert L Montgomery was discharged as trustee thereunder and the said

Deed Book No. 1673 Page 473 [1673/473]

R Alexander Montgomery was appointed substitute Co-trustee to act as trustee along with the Girard Trust Company of Philadelphia, the continuing trustee; And the Girard Trust Company of Philadelphia has since merged and is now known as Girard Trust Corn Exchange Bank. TOGETHER with the free and common use, right, liberty, and privilege of a certain driveway as shown on the above mentioned map proceeding from the Northeasterly line of Lot No. 2 in a Southeasterly direction into Newtown Road as and for a passage way and driveway at all times, hereafter, forever.

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, leases and profits thereof; and all estate, right, title, interest, property, claim and demand whatsoever of them the said Grantors in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To Have And To Hold lot or piece of ground above described with the messuage or tenement thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances,, unto the said Grantee, his heirs, personal representatives and assigns to and for the only proper use and behoof of the said Grantee, his heirs, personal representatives and assigns forever.

/Girard Trust Corn Exchange Bank and R. Alexander Montgomery Trustees aforesaid / for themselves, their successors, their heirs, executors, administrators, DO severally, and not jointly, nor one for the other or for the act or deed of the

AND the said / other, but each for his own acts only, covenant, promise and agree, to and wish the said Grantee, his heirs, personal representatives and assigns, by these presents, that they the said Girard Trust Corn Exchange Bank and R. Alexander Montgomery, Trustees, have 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 GIRARD TRUST CORN EXCHANGE BANK, Trustee as aforesaid, has caused its common seal to be hereunto affixed [duly granted], and the said R. ALEXANDER MONTGOMERY, Trustee as aforesaid, has hereunto set his hand and seal. Dated the day and year above first written.

SEALED AND DELIVERED	}	Commonwealth	GIRARD TRUST CORN EXCHANGE BANK, TRUSTEE, {Seal}
IN THE PRESENCE OF US:	}	\$175.00	By G.H. Brown, Jr. Vice President
	}	Penna Stamps	Attest: J.M. Richards, Assistant Secretary
	}		and
H A Simpson	}	U S A	R. Alexander Montgomery, SUBSTITUTED TRUSTEE
	}	\$19.25	UNDER DEED OF TRUST OF ROBERT L. MONTGOMERY
George B Lucke	}	Stamps	AND HOPE TYLER MONTGOMERY, HIS WIFE, DATED
			JUNE 4, 1912

ON THE 14th day of May Anno Domini, 1954, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared the above named R. ALEXANDER MONTGOMERY, Substituted Trustee as aforesaid and in due form of law acknowledged the above Indenture to be his act and deed, and desired the same might be recorded as such.

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

George B Lucke {Seal}
Notary Public
Commission Expires Feb 1 1957

RECEIVED, the day of the date of the / within or foregoing Indenture of the within named Grantee, the full consideration money above mentioned / RADNOR TOWNSHIP TRANSFER TAX PAID GIRARD TRUST CORN EXCHANGE BANK
WITNESS AT SIGNING: / Albert H Swing Trustee, as aforesaid
H A Simpson / J.D.A. Township Treasurer
George B Lucke / Date May 19th 1954 By G H Brown, Jr. Vice President

On the 14th day of May Anno Domini 1954, before me the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared J.M. Richards, Assistant Secretary os the said GIRARD TRUST CORN EXCHANGE BANK, Trustee as

aforesaid, who being duly sworn 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 is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by G.H. BROWN JR Senior Vice President of the said Corporation, as and for the act and deed of the said Corporation, for the uses and purposes therein mentioned and that the names of this deponent as Assistant Secretary and of G.H. BROWN JR as SENIOR VICE PRESIDENT of the said Corporation subscribed to the above Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings.

Sworn and subscribed before me, the day and year
aforesaid, WITNESS my hand and Notarial seal
I hereby certify that I am not an Officer,
Director or Stockholder of the above named Corporation

George B Lucke {Seal}
Notary Public
Commission expires Feb. 1, 1957
Registered Radnor Twp 5/19/54
Registered County Delaware May 19 1954

Recorded May 19 2.15PM'54
Written by A James

J.M. Richards
Assistant Secretary

/ The address of the within named
Grantee is 724 Newtown Road, Ithan Pa.

John Butterworth
On behalf of the Grantee

Linville Recorder
Comp by - - - [handwritten sig. of Rowe-
Higgins]