

July 31, 2009
Jane E. Dorchester
Property Search #10

DEED LINEAGE
Historic Resource #028
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Thornbury
Chester County
Tax Parcel #66-2-23

March 1, 1685 Patent From: Deed Book R, p. 550 [bottom]	Commission of Property of Province of Pennsylvania to Robert Summer of Road, Wiltshire, Great Britain	Pennsylvania 492 acres
---	---	---------------------------

[Great Britain] From: Deed Book R, p. 550 [bottom]	Robert Summer's Will to Cecily Bradford, ux of Thomas Bradford of Philadelphia; & William Deverill of Road, Wiltshire, Great Britain	Pennsylvania 492 acres
---	---	---------------------------

May 19, 1685 Philadelphia Book C2, vol. 3, p. 141 From: Deed Book D, p. 259	William Deverill to Thomas Bradford	Pennsylvania 317 acres
---	---	---------------------------

March 6, 1687 Deed Book R, p. 550 [top] Recorded: January 11, 1772 Xeroxed	John Simcock of Ridley to Thomas Eavenson L13 12s 6p	Thornbury 120 acres
---	---	------------------------

A parcel of land.
Beginning at a corner red oak being a corner tree of Thomas
Bradford's land;
Thence North North West 226½ perches [?] to a corner post;
Thence West South West 84¾ perches to a corner black oak;
Thence South South East 226½ perches to a corner stake;
Thence East North East 84¾ perches to the place of beginning.

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 2

November 16, 1702 Thomas Bradford Thornbury
Deed Book R, to 317 acres
 p. 550 [bottom] Thomas Eavenson
Recorded: L50
January 11, 1772
Xeroxed

Whereas:

There is a certain tract of land.
Beginning at a stake in the line of Robert Pyle's land;
Thence West South West 70 perches to a stake;
Thence North North West 444 perches to stake;
Thence East North East 167 perches to a stake;
Thence South South East 204 perches to a little white oak;
Thence West South West 97 perches to a little hickory;
Thence South South East 240 perches to the place of beginning.

Now Know Ye:

All and singular the above mentioned and described 317 acres of land.

October 12, 1717 Thomas & Elizabeth Eavenson Thornbury
Deed Book D, to 296 acres
 p. 259 Joseph Eavenson, son
Recorded: L60
November 26, 1724

And Whereas:

William Deverill in the County of Wilts, Brazier, by a certain Indenture under his hand and seal dated May 19, 1685 and recorded in the Rolls Office at Philadelphia in Book C2 [or CQ?], volume 3, page 141 conveyed unto Thomas Bradford of Philadelphia, carpenter, a certain tract or parcel of land in Thornbury containing 317 acres.

And Whereas:

Thomas Bradford by Deed Poll dated November 16, 1702 conveyed unto Thomas Eavenson all that tract or parcel of land containing 317 acres by Deed delivered in Open Court on November 24, 1702.

Now This Indenture Witnesseth:

A certain tract or parcel of land with the appurtenances.
Beginning at a post at a corner of Isaac Taylor's land;
Thence West South West by the land of William Pyle 151 perches to a post;
Thence North North West by the land of Richard Woodward 226 perches to a post;
Thence North 66 degrees Easterly by the same land 78 perches to a post;

Thence North 24 degrees Westerly by the said Woodward's land 54 perches to a hickory;

Thence North 54 degrees Easterly by the land of Richard Eavenson 16 perches to a post;

Thence North 46 degrees Easterly by the same land 29 perches to a white oak;

Thence North 25 degrees Easterly by the said Eavenson's land 19 perches to a black oak;

Thence North 54 degrees Easterly by the same land 26 perches to a Spanish oak;

Thence North 40 degrees Easterly by the land of the said Richard Eavenson 45 perches to a maple tree by a run;

Thence down the said Run traversing several courses thereof 68 perches to the Western Branch of Chester Creek;

Thence down the same 10 perches to a beech tree;

Thence South 24 degrees Easterly by the land of Thomas Mercer and Matthew Andrews 140 perches to a white oak;

Thence South 66 degrees Westerly by the land of the said Isaac Taylor 97 perches to a hickory;

Thence South 24 degrees Easterly by the same land 240 perches to the place of beginning.

 [Please Note: According to the metes and bounds, the above deeds appear to belong to this property's deed lineage; however, at this time no line from Joseph Eavenson to George Eavenson has been able to be discovered. Jane E. Dorchester, December 3, 2009]

May 20, 1816	George Eavenson's Will	Thornbury
Wills & Admins.	to	
Papers #6301	Richard Eavenson, son	
Xeroxed Will		

From Will:

I give to [my beloved] wife the rents and profits of all my houses and lands during her natural life and after her decease;

I then give and devise unto my son Richard all my houses and lands laying and being in the place abovementioned [Thornbury] bounded by lands of Hugh Reed, Thomas Mercer, and others to him and his heirs and assigns forever.

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 4

April 1, 1834 Deed Book I4, vol. 81, p. 29 Recorded: April 1, 1834 Xeroxed	Richard Eavenson of West Chester to Caleb Brinton of Thornbury \$3,004.00	Thornbury 95 acres, 60 square perches
---	---	---

All the aforesaid messuage and tract of land.

Beginning at a stone in the middle of the road a corner of Robert Baldwin's land;

Thence by same and land of Joseph Eavenson South $63\frac{3}{4}$ degrees West 155 $\frac{2}{10}$ perches to the line of Caleb Brinton's other land;

Thence by the same the three [3] following courses:

1) North $26\frac{3}{4}$ degrees West 99 perches to a hole where a Spanish oak formerly stood;

2) Thence North 62 degrees $81\frac{2}{10}$ perches to a stone;

3) Thence North 29 degrees West $15\frac{4}{10}$ perches to a stake a corner of land late of Thomas Mercer, deceased;

Thence by the same the eight [8] following courses:

1) North 61 degrees East $25\frac{4}{10}$ perches to a stake;

2) South 29 degrees East 24 perches to a stake;

3) South 39 degrees West $19\frac{12}{100}$ perches to a stone;

4) South $11\frac{3}{4}$ degrees West 23 [?] perches to a marked hickory tree;

5) South $23\frac{1}{2}$ degrees East $15\frac{5}{10}$ perches to a stake;

6) North 61 degrees East $43\frac{8}{10}$ perches to a stake;

7) North $27\frac{1}{2}$ degrees West 59 perches to a stake;

8) and North $61\frac{1}{2}$ degrees East passing through a large marked hickory tree $58\frac{5}{10}$ perches to a corner of Hugh Reed's land;

Thence by the same South $1\frac{1}{4}$ degrees East 64 perches to a stake;

Thence by the same South $61\frac{1}{2}$ degrees East 2 perches to middle of the road;

Thence up the same South 28 degrees East $53\frac{68}{100}$ perches to the place of beginning.

March 29, 1838 Deed Book P4, vol. 87, p. 110 Recorded: March 31, 1838 Xeroxed	Caleb & Martha L. Brinton of Thornbury to John Entriiken of Birmingham, Delaware County, Innkeeper \$2,164.50	Thornbury 61 acres, 3 roods, 15 perches
--	--	---

A certain tract of land with the buildings thereon erected.

Beginning at a stone in the middle of the road leading to the Yellow House to the Street Road;

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 5

Thence by land of Robert Baldwin and Joseph Eavenson South 64 degrees West 100 perches to a stone;

Thence by other lands of said Brinton the three [3] following courses: 1) North $11\frac{1}{2}$ degrees West 55 $\frac{1}{10}$ perches to a stone;

2) North $12\frac{3}{4}$ degrees West 48 $\frac{6}{10}$ perches;

3) North 8 degrees West 6 $\frac{7}{10}$ perches to a stone a corner of lands late of Joseph Vernon (deceased);

Thence by the same North 62 degrees East 76 $\frac{7}{10}$ perches to a stone in the aforesaid road;

Thence North $63\frac{1}{4}$ degrees East 26 $\frac{2}{10}$ perches to a stone in the line of Curtis Cheyney's land;

Thence by the same South $1\frac{1}{2}$ degrees East 39 $\frac{6}{10}$ perches to a stone;

Thence South $61\frac{1}{2}$ degrees West 2 perches to a stone;

Thence along the aforesaid road South $27\frac{3}{4}$ degrees East 53 $\frac{8}{10}$ perches to the place of beginning.

It being part of the same premises which Richard Eavenson by his Indenture dated April 1, 1834 and recorded in Deed Book I4, volume 81, page 29 conveyed unto Caleb Brinton.

March 19, 1858	John & Ann Entriiken of	Thornbury
Deed Book G6,	Thornbury	78 acres, 2 roods, 25
vol. 129, p. 366	to	perches
Recorded:	Hiram Bailly	
April 2, 1858	\$5,100.00	
Xeroxed		

All that tract or parcel of land.

Beginning at a stone in a public road leading from the Street Road to the Yellow House;

Thence by land of Robert Baldwin South $65\frac{1}{4}$ degrees West 100 perches to a stone;

Thence by land of Caleb Brinton thence North $10\frac{1}{4}$ degrees West 55 $\frac{1}{10}$ perches to a stone;

Thence by land of said Brinton North $11\frac{1}{2}$ degrees West 48 $\frac{6}{10}$ perches;

Thence by the same North $26\frac{3}{4}$ degrees West 6 $\frac{7}{10}$ perches;

Thence North $27\frac{1}{4}$ degrees West 26 $\frac{9}{10}$ perches;

Thence North 49 degrees East 1 $\frac{8}{10}$ perches;

Thence South $40\frac{3}{4}$ degrees East 1 $\frac{1}{10}$ perch;

Thence along a run North 49 degrees East 73 $\frac{7}{10}$ perches to a public road;

Thence along said road South $38\frac{3}{4}$ degrees East 26 $\frac{4}{100}$ perches;

Thence South $20\frac{3}{4}$ degrees East 18 $\frac{37}{100}$ perches;

Thence South 62 degrees East 26 $\frac{2}{10}$ perches;

Thence South $1\frac{1}{4}$ degrees East 39 $\frac{6}{10}$ perches;

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 6

Thence South 63 degrees West 2 perches;

Thence South 26½ degrees East 53 8/10 perches to the place of beginning.

Part of it being the premises which Caleb Brinton et ux by their Indenture dated April 2, 1838 and recorded in Deed Book P4, volume 87, page 110 conveyed unto John Entriken.

March 27, 1859	Hiram & Sarah Bailey of	Thornbury
Deed Book I6,	Thornbury	78 acres, 2 roods, 25
vol. 131, p. 395	to	perches
Recorded:	William Shimer	
April 2, 1859	\$6,435.00	
Xeroxed		

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

March 26, 1867	William & Mary J. Shimer of	Thornbury
Deed Book G7,	Thornbury	78 acres. 2 roods, 25
vol. 134, p. 10	to	perches
Recorded :	Otto C. Vezin of Philadelphia	
March 30, 1867	\$9,500.00	
Xeroxed		

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

January 30, 1879	James E. McFarland, High	Thornbury
Sheriff's Deed	Sheriff of Chester County	78 acres, 2 roods, 25
Docket 8, p. 219	to	perches
Recorded:	Jarvis Mason of Philadelphia	
January 30, 1879	\$7,000.00	
Xeroxed		

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

Seized and taken in Execution at the Suit of the Pennsylvania Company for Insurances on Lives and Granting Annuities, Trustees for Emily Mitchell, now Emily Caprout[?], against Otto C. Vezin.

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 7

February 25, 1879 Deed Book A9, vol. 198, p. 232 Recorded: February 26, 1879 Xeroxed	Jarvis & Eliza J. Mason of Philadelphia to H. Elric Sproat of Thornbury \$8,000.00	Thornbury 78 acres, 2 roods, 25 perches
---	--	---

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

April 9, 1917 Wills & Admins. Papers #35771 Xeroxed Will	Harris Elric Sproat's Will
---	----------------------------

July 14, 1919 Deed Book M15, vol. 389, p. 338 Recorded: July 29, 1919 Xeroxed	Harris Lindsey & Eleanor B. Sproat; Mildred Sproat & William Butler, Jr.; Adele Sproat & Theodore F. Furness; Elric Sparhawk & Mabel Radcliffe Sproat; Caroline Sproat & Harold R. McCowan; & Ronald Sheepshanks Sproat to Flora Ella Umbehend, ux of Adolph Umbehend of West Orange, NJ \$12,750.00	Thornbury 78 acres, 2 roods, 25 perches
--	---	---

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

September 16, 1921 Deed Book X15, vol. 370, p. 601 Recorded: September 19, 1921 Xeroxed	Flora Ella & Adolph Umbehend of Thornbury to Elwood & Mary E. Dicken of Cumberland, Md. \$1.00	Thornbury 78 acres, 2 roods, 25 perches
--	---	---

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 8

All that certain message tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

October 31, 1925	Elwood & Mary E. Dicken of	Thornbury
Deed Book 16,	Thornbury	78 acres, 2 roods, 25
p. 379	to	perches
Recorded:	George W. Woodruff of	
November 5, 1925	Harrisburg	
Xeroxed	\$17,500.00	

All that certain message tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

November 14, 1930	George W. & Elfreda Woodruff	Thornbury
Deed Book M18,	of Berwyn	Chester County
vol. 434, p. 137	to	1) 78 acres, 2 roods,
Recorded:	Clyde L. King of Westtown	25 perches
November 30, 1930	\$1.00	Thornbury
Xeroxed		Delaware County
		2) 26 acres, 56 square
		perches
		3) 7 843/1000 acres

Tract #1:

All that certain message tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

September 3, 1937	Irene M. King of Thornbury,	Thornbury
Deed Book U19,	widow	Delaware County
p. 68	to	1) 33 26/1000 acres
Recorded:	Frank K. Dutcher of Llanerch,	Thornbury
September 18, 1937	Pa. & Elmer L. Rosenberry of	Chester County
Xeroxed	Flourtown, Pa.	2) 78 acres, 2 roods,
	\$18,000.00	25 perches
		Thornbury
		Delaware County
		3) 26 acres, 56 square
		perches
		4) 7 843/1000 acres

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 9

Tract #2:

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

August 2, 1940	Elmer L. & Isabel J.	Thornbury
Deed Book L20,	Rosenberry	Delaware County
p. 28	to	1) 33 26/1000 acres
Recorded:	Frank K. Dutcher	Thornbury
August 14, 1940	\$1.00	Chester County
Xeroxed		2) 78 acres, 2 roods, 25 perches
		Thornbury
		Delaware County
		3) 26 acres, 56 square perches
		4) 7 843/1000 acres

Tract #2:

All that certain messuage tenement and tract of land.
Same metes and bounds as Deed Book G6, volume 129, page 366.

August 18, 1959	Marie M. Dutcher & Frank K.	Thornbury
Deed Book P31,	Dutcher, Jr., Execs. u/w/o	Delaware County
p. 411	Frank K. Dutcher, dec'd.	1) No acreage given
Recorded:	to	Thornbury
October 8, 1959	Marie M. Dutcher, widow	Delaware & Chester
Xeroxed	\$1.00	Counties
		2) No acreage given

Tract #2:

And also all that certain tract or piece of ground with the buildings and improvements thereon erected.

Beginning at a point of intersection of the road leading from Westtown to Thornton where the same intersects with the center line of State Highway 129;

Thence South 69 degrees 22 minutes West along the center line of said Highway the distance of 1268.50 feet to a spike;

Thence North 24 degrees 59 minutes West and crossing over the Northerly side line of said Highway the distance of 476.78 feet to a stone;

Thence North 67 degrees 38 minutes East 465.40 feet to a stone;

Thence North 15 degrees 26 minutes West 429.50 feet to a stone;

Thence North 29[?] degrees West 473.70 feet to a black oak tree;

Thence North 27 degrees West 346.50 feet to a stone;
Thence North 23 degrees 30 minutes West 465.88 feet to a stone;
Thence South 65 degrees 15 minutes West 198 feet more or less to a
stone;
Thence North 10 degrees 15 minutes West 909.15 feet to a stone;
Thence North 11 degrees 30 minutes West 801.90 feet to a point;
Thence North 26 degrees 45 minutes West 110.55 feet to a point;
Thence North 27 degrees 15 minutes West 443.85 feet to a point;
Thence North 49 degrees East 29.70 feet to a point;
Thence South 40 degrees 45 minutes East 18.15 feet to a point;
Thence North 49 degrees East and passing over the Westerly side line
of the said Westtown-Thornton Road the distance of 1216.05 feet to the
center line of said Road;
Thence South 38 degrees 45 minutes East and along the center line of
said Road 435.60 feet to a point;
Thence South 20 degrees 45 minutes East and continuing along said
center line 303.10 feet to a point;
Thence South 62 degrees and crossing over the Easterly side line of
said road leading from Westtown to Thornton the distance of 432.30 feet to
a point;
Thence South 0 degrees 15 minutes East 653.40 feet to a stake;
Thence South 62 degrees 45 minutes and crossing the Easterly side of
the said Westtown-Thornton Road the distance of 60 feet to the center line
of the said Road;
Thence South 30 degrees 29 minutes East 124.23 feet to a stake in the
bed of the road leading from Westtown to Thornton;
Thence South 62 degrees 24 minutes West and crossing over the
Westerly line of said road the distance of 422.76 feet to a stake;
Thence South 2 degrees 2 minutes West 254.24 feet to a stake;
Thence North 62 degrees 24 minutes East and crossing the Westerly
side of said Westtown-Thornton Road the distance of 555.88 feet to the
center line of the said Road;
Thence along the center line of said road leading from Westtown to
Thornton South 26 degrees 30 minutes East 598.69 feet to a stake;
Thence 65 degrees 15 minutes West and crossing over a stake in the
Westerly side line of said Westtown-Thornton Road the distance of 250 feet
to a stake;
Thence South 26 degrees 30 minutes East 240 feet to a stake;
Thence North 65 degrees 15 minutes East and crossing over a stake on
the Westerly side line of said Road the distance of 250 feet to a stone in
the center line of said Road;
Thence along the center line of said Road South 28 degrees 30 minutes
East the distance of 377 feet to a point;
Thence South 65 degrees 52 minutes West 316 feet to a stone;
Thence South 64 degrees 48 minutes West the distance of 635 feet to a
stake;
Thence North 21 degrees 7 minutes West 260 feet to a stake;

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 11

Thence South 64 degrees 48 minutes West 206.33 feet to a stake;
Thence South 21 degrees 7 minutes East 444.60 feet to a stake;
Thence North 67 degrees 50 minutes East 416.81 feet to a stake;
Thence North 64 degrees 45 minutes East 378.71 feet to a point;
Thence South 9 degrees 3 minutes East 86.16 feet to a stake;
Thence North 72 degrees 40 minutes East 423 feet to a stake in the center line of the road leading from Westtown to Thornton;
Thence South 28 degrees 30 minutes East along the centerline of said Westtown-Thornton Road the distance of 223.72 feet to a pipe in the center line of said Road;
Thence South 9 degrees 35 minutes West and still along the said center line the distance of 164.80 feet to a spike in the center line of the said Road;
Thence South 15 degrees 25 minutes West and still continuing along the center line of said Road 234.60 feet to a point;
Thence South 79 degrees West and crossing the Westerly side line of said Road the distance of 67.1 feet more or less to a point;
Thence South 6 degrees 49 minutes East and crossing the Westerly side line of said Road and along to the center line of said Road the distance of 598.20 feet to a pipe;
Thence South 3 degrees 11 minutes East and along the center line of said Road the distance of 500 feet to the place of beginning.
Being the same premises which by certain conveyances of records were granted to Frank K. Dutcher.
And the said Dutcher died on or about May 24, 1955 leaving a Will dated March 9, 1955 duly registered in Montgomery County Will Book 131, p. 528 in which he devised all the rest residue and remainder of his estate to his wife Marie.

July 14, 1967	Marie M. Dutcher of Wynnewood,	Thornbury
Deed Book Q37,	widow	Chester County
p. 819	to	No acreage given
Recorded:	James S. & Marian E. Lees, Jr.	
July 14, 1967	\$25,000.00	
Xeroxed		

All that certain parcel of ground with the buildings and improvements thereon erected.

Beginning at a spike in the title line in the bed of Thornton Road the said spike being located in reference to the point of intersection of the title line in the bed of Thornton Road with the center line of Dilworthtown Road as follows: Starting at the said point of intersection:

Thence along the title line in the bed of Thornton Road North 3 degrees 11 minutes West 500 feet to a pipe; North 5 degrees 6 minutes West

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 12

603.33 feet to a stone; North 85 degrees 56 minutes East 67.10 feet to a spike in the title line in the bed of Thornton Road;

Thence along the same the five [5] following courses:

- 1) North 22 degrees 21 minutes East 234.60 feet to a spike;
- 2) North 9 degrees 32 minutes 10 seconds East 180.06 feet to a pipe;
- 3) North 21 degrees 15 minutes West 842.23 feet to a spike;
- 4) North 22 degrees 50 minutes 40 seconds West 893.83 feet to a point;
- 5) North 25 degrees 15 minutes West 48.46 feet to the first mentioned point of beginning;

Thence from said point and along the title line in the bed of Thornton Road North 25 degrees 30 minutes 50 seconds West 124.23 feet to a spike;

Thence South 67 degrees 22 minutes 10 seconds West 7.67 feet to a point in the center line of Thornton Road;

Thence along the same North 26 degrees 46 minutes West 374.29 feet to an angle point; and North 7 degrees 30 minutes West 518.63 feet to a point;

Thence leaving Thornton Road and along lands now or late of Fanny W. Morris South 18 degrees 17 minutes 20 seconds East 112.52 feet to a pipe; and South 57 degrees 58 minutes East 432.30 feet to a stone in line of lands now or late of Mary Lohrke;

Thence along the same South 4 degrees 43 minutes 10 seconds West 600.75 feet to a spike in a tree stump;

Thence South 67 degrees 43 minutes 10 seconds West 60 feet to the place of beginning.

Being a part of the same premises which Marie M. Dutcher and Frank K. Dutcher, Jr., by their Indenture dated August 18, 1959 and recorded in Deed Book P31, page 411 conveyed unto Marie Dutcher.

July 17, 1969	James S. & Marian E. Lees, Jr.	Thornbury
Deed Book X38,	to	Chester County
p. 543	James S. Lees, Jr.	No acreage given
Recorded:	\$1.00	
July 18, 1969		
Xeroxed		

All that certain parcel of ground with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book Q37, page 819.

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 13

August 24, 1981	James S. Lees, Jr.	Thornbury
Deed Book V58,	to	Chester County
p. 236	Robert J. & Rosemarie E. Och	No acreage given
Recorded:	\$93,500.00	
August 27, 1981		
Xeroxed		

All that certain parcel of ground with the buildings and improvements thereon erected.

Beginning at a spike in the title line in the bed of Thornton Road the said spike being located in reference to the point of intersection of the title line in the bed of Thornton Road with the center line of Dilworthtown Road as follows: starting at the said point of intersection;

Thence along the title line in the bed of Thornton Road North 3 degrees 11 minutes West 500 feet to a pipe; and North 5 degrees 6 minutes West 603.33 feet to a stone;

Thence North 85 degrees 56 minutes East 67.10 feet to a spike in the title line in the bed of Thornton Road;

Thence along the same the five [5] following courses:

1) North 22 degrees 21 minutes East 234.60 feet to a spike;
2) North 9 degrees 32 minutes 10 seconds East 180.06 feet to a pipe;
3) North 21 degrees 15 minutes West 842.23 feet to a spike;
4) North 22 degrees 50 minutes 40 seconds West 893.83 feet to a point;
5) North 25 degrees 15 minutes West 48.46 feet to the first mentioned point of beginning;

Thence from the said point and along the title line in the bed of Thornton Road North 25 degrees 30 minutes 50 seconds West 124.23 feet to a spike;

Thence South 67 degrees 22 minutes 10 seconds West 7.67 feet to a point in the center line of Thornton Road;

Thence along the same North 26 degrees 46 minutes West 374.29 feet to an angle point; and North 7 degrees 30 minutes West 519.63 feet to a point;

Thence leaving Thornton Road and along lands now or late of Fanny W. Morris South 18 degrees 17 minutes 20 seconds East 112.62 feet to a pipe; and South 67 degrees 58 minutes East 432.30 feet to a stone in line of lands now or late of Mary Lohrke;

Thence along the same South 4 degrees 43 minutes 10 seconds West 600.75 feet to a spike in a tree stump;

Thence South 67 degrees 43 minutes 10 seconds West 60 feet to the place of beginning.

Chester County Tax Parcel 66-2-23.

Being part of the same premises that James S. and Marian E. Lees, Jr., by their Indenture dated July 17, 1969 and recorded in Deed Book X38, page 543 conveyed unto James S. Lees, Jr.

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 14

November 1, 1991	Robert J. & Rosemarie E. Och	Thornbury
Record Book 2648,	to	Chester County
page 207	Robert J. Och	No acreage given
Recorded:	\$1.00	
November 1, 1991		
Xeroxed		

All that certain parcel of ground with the buildings and improvements thereon erected.

Beginning at a spike in the title line in the bed of Thornton Road the said spike being located in reference to the point of intersection of the title line in the bed of Thornton Road with the center line of Dilworthtown Road as follows: starting at the said point of intersection;

Thence along the title line in the bed of Thornton Road North 3 degrees 11 minutes West 500 feet to a pipe; and North 5 degrees 6 minutes West 603.33 feet to a stone;

Thence North 85 degrees 56 minutes East 67.10 feet to a spike in the title line in the bed of Thornton Road;

Thence along the same the five [5] following courses:

1) North 22 degrees 21 minutes East 234.60 feet to a spike;
2) North 9 degrees 32 minutes 10 seconds East 180.06 feet to a pipe;
3) North 21 degrees 15 minutes West 842.23 feet to a spike;
4) North 22 degrees 50 minutes 40 seconds West 893.83 feet to a point;
5) North 25 degrees 15 minutes West 48.46 feet to the first mentioned point of beginning;

Thence from the said point and along the title line in the bed of Thornton Road North 25 degrees 30 minutes 50 seconds West 124.23 feet to a spike;

Thence South 67 degrees 22 minutes 10 seconds West 7.67 feet to a point in the center line of Thornton Road;

Thence along the same North 26 degrees 46 minutes West 374.29 feet to an angle point; and North 7 degrees 30 minutes West 519.63 feet to a point;

Thence leaving Thornton Road and along lands now or late of Fanny W. Morris South 18 degrees 17 minutes 20 seconds East 112.62 feet to a pipe; and South 67 degrees 58 minutes East 432.30 feet to a stone in line of lands now or late of Mary Lohrke;

Thence along the same South 4 degrees 43 minutes 10 seconds West 600.75 feet to a spike in a tree stump;

Thence South 67 degrees 43 minutes 10 seconds West 60 feet to the place of beginning.

Chester County Tax Parcel 66-2-23.

July 31, 2009
Jane E. Dorchester
Property Search #10

TIMELINE
Historic Resource #028
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Thornbury
Chester County
Tax Parcel #66-2-23

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1685	March 1, 1685 Patent	Commission of Property of Province of Pennsylvania to Robert Summer	Pennsylvania 492 acres
		Robert Summer's Will to Cecily Bradford, ux of Thomas Bradford	492 acres
1685	May 19, 1685 Philadelphia C2, vol. 3, p. 141	William Deverill to Thomas Bradford	317 acres
1687	March 6, 1687 R, p. 550 [top]	John Simcock to Thomas Eavenson	Thornbury 120 acres
1702	November 16, 1702 R, p. 550 [bottom]	Thomas Bradford to Thomas Eavenson	317 acres
1717	October 12, 1717 D, p. 259	Thomas & Elizabeth Eavenson to Joseph Eavenson, son	296 acres

[Please Note: According to the metes and bounds, the above deeds appear to belong to this property's deed lineage; however, at this time no line from Joseph Eavenson to George Eavenson has been able to be discovered. Jane E. Dorchester, December 3, 2009]

1816	May 20, 1816 Wills & Admins. #6301	George Eavenson's Will to Richard Eavenson, son	Thornbury
1834	April 1, 1834 I4, p. 29	Richard Eavenson to Caleb Brinton	95 acres, 60 square perches
1838	March 29, 1838 P4, p. 110	Caleb & Martha L. Brinton to John Entriiken	61 acres, 3 roods, 15 perches
1858	March 19, 1858 G6, p. 366	John & Ann Entriiken to Hiram Baily	78 acres, 2 roods, 25 perches

July 31, 2009
JED

TIMELINE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 2

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1859	March 27, 1859 I6, p. 395	Hiram & Sarah Bailey to William Shimer	78 acres, 2 roods, 25 perches
1867	March 26, 1867 G7, p. 10	William & Mary J. Shimer to Otto C. Vezin	78 acres, 2 roods, 25 perches
1879	January 30, 1879 Sheriff's Deed Docket 8, p. 219	James E. McFarlan, High Sheriff of Chester County to Jarvis Mason	78 acres, 2 roods, 25 perches
1879	February 25, 1879 A9, p. 232	Jarvis & Eliza J. Mason to H. Elric Sproat	78 acres, 2 roods, 25 perches
1917	April 9, 1917 Wills & Admins. Papers #35771	Harris Elric Sproat's Will	
1919	July 14, 1919 M15, p. 338	Harris Lindsey & Eleanor B. Sproat; Mildred Sproat & William Butler, Jr.; Adele Sproat & Theodore F. Furness; Elric Sparhawk & Mabel Radcliffe Sproat; Caroline Sproat & Harold R. McCowan; & Ronald Sheepshanks Sproat to Flora Ella Umbehend, ux of Adolph Umbehend	78 acres, 2 roods, 25 perches
1921	September 16, 1921 X15, p. 601	Flora Ella & Adolph Umbehend to Elwood & Mary E. Dicken	78 acres, 2 roods, 25 perches
1925	October 31, 1925 V16, p. 379	Elwood & Mary E. Dicken to George W. Woodruff	78 acres, 2 roods, 25 perches
1930	November 14, 1930 M18, p. 137	George W. & Elfreda Woodruff to Clyde L. King	Thornbury Chester County 1) 78 acres, 2 roods, 25 perches

July 31, 2009
JED

TIMELINE, Continued
Richard Eavenson [II] House, c. 1830
1357 Westtown Thornton Road

Tax Parcel #66-2-23
Page 3

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1937	September 3, 1937 U19, p. 68	Irene M. King, widow to Frank K. Dutcher & Elmer L. Rosenberry	Thornbury Chester County 2) 78 acres, 2 roods, 25 perches
1940	August 2, 1940 L20, p. 28	Elmer L. & Isabel J. Rosenberry to Frank K. Dutcher	Thornbury Chester County 2) 78 acres, 2 roods, 25 perches
1959	August 18, 1959 P31, p. 411	Marie M. Dutcher & Frank K. Dutcher, Jr., Execs. u/w/o Frank K. Dutcher, dec'd. to Marie M. Dutcher, widow	Thornbury Delaware & Chester Counties 2) No acreage given
1967	July 14, 1967 Q37, p. 819	Marie M. Dutcher, widow to James S. & Marian E. Lees, Jr.	Thornbury Chester County No acreage given
1969	July 17, 1969 X38, p. 543	James S. & Marian E. Lees, Jr. to James S. Lees, Jr.	No acreage given
1981	August 24, 1981 V58, p. 236	James S. Lees, Jr. to Robert J. & Rosemarie E. Och	No acreage given
1991	November 1, 1991 2648, p. 207	Robert J. & Rosemarie E. Och to Robert J. Och	No acreage given