

July 20, 2009
Jane E. Dorchester
Property Search #2

DEED LINEAGE
Historic Resource #021
Pennyscroft, c. 1886
1343 Creek Road

Thornbury
Chester County
Tax Parcel #66-2-52

January 1, 1722 Wills & Admins. Papers #159 Xeroxed Will & Inventory	John Cheyney [I]'s Will to John [II] & Thomas [I] Cheyney, sons	Pennsylvania [NOT Thornbury]
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From the Will:

Imprimis: I give and bequeath unto [my well?] beloved sons John and Thomas Cheny [sic] all my Estate both reall [sic] and personall [sic] both [here?] and in Great Britain the same to be equally divided between them and their heirs excepting L20 current money as the same now passeth in the Province of Pensilvania [sic] which said L20 I give and bequeath to my well beloved son Thomas Cheney as also L5 sterling money of Great Britain I give and bequeath unto Cheyney Waldron in Great Britain the same to be paid by my Executors hereinafter named.

January 15 & 16, 1724 Deeds of Lease & Release	John Beller to John Cheyney [II] & Thomas Cheyney [I] [brothers]	Thornbury 1500 acres
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From:
Benjamin Smith
Patent Map of
Thornbury
Township

March 26, 1726 From: Benjamin Smith Patent Map of Thornbury Township	John Cheyney [II] to Thomas Cheyney [I]	Thornbury 700 acres
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March 26, 1726 From: Benjamin Smith Patent Map of Thornbury Township	Thomas Cheyney [I] to John Cheyney [II]	Thornbury 800 acres
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August 30, 1728 Wills & Admins. Papers #320 Xeroxed Will & Invoice	Thomas Cheyney [I]'s Will (dated August 13, 1728) to Elizabeth Cheyney, ux; & John Cheyney [II], brother	Thornbury [700 acres]
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From the Will:

Item: I give and bequeath to my loving wife Elizabeth Cheyney and my loving brother John Cheyney and to their heirs and assigns forever all and singular my lands, tenements, hereditaments not hereinbefore disposed of situate lying and being in said Township of Thornbury or elsewhere in trust and to the intent only that they the said Elizabeth Cheyney and John Cheyney and the survivor of them or the heirs and assigns of such survivors shall and will sell and convey all my land tenements and hereditaments and premises for the most they will yield as soon as is proper after my decease to such person or persons as shall purchase the same for any [unreadable] whatsoever . . .

c. 1729 Unrecorded	John Cheyney [I] & Elizabeth Cheyney, Executors of Thomas Cheyney [I], deceased to John Cheyney [I]	Thornbury [450 acres]
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August 1, 1745 Wills & Admins. Papers #951 Xeroxed Will & Inventory	John Cheyney [II]'s Will (dated September 8, 1744) to Thomas [II], John [III], Joseph, & Richard Cheyney, sons	[Thornbury] [500 acres]
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From the Will:

Item: I give to my loving wife all the rents issues and profits of my real estate. She bringing up and educating my children out of the same until one of my sons to whom it to his lot may fall shall arrive to the age of twenty and one years and shall settle on ye part of my land whereon I now live than the profit for that part to cease as to my wife's possessing of it and such son to pay his mother yearly and every year the sum of L5 lawful money of this province.

Item: I give all my lands to my four sons Thomas [II], John [III], Joseph, and Richard, each of them paying to their sister Mary as they shall arrive to the age of twenty-one years and she at age eighteen years respectively the sum of L12 10[?] shillings each of lawful money of the

said province. And the said lands as they shall be divided let out[?] and equally allotted by my Executors hereinafter named shall hold unto my four sons Thomas [II], John [III], Joseph, and Richard Cheyney and to their heirs and assigns forever.

June 12, 1760	John [III], Joseph & Richard	Thornbury
Deed Book W,	Cheyney, brothers	150 acres
vol. 21, p. 157	to	
Recorded:	Thomas Cheyney [II], brother	
March 21, 1781	No consideration given	
Xeroxed		

Whereas:

John Cheyney [II] (the father) in his lifetime was lawfully seized in his demesne as of fee in two pieces or parcels of land, one of which said pieces whereon the mansion house stands containing 402½ acres and the allowances, the other lying nearby adjoining whereto containing 155 acres and the allowances as in and by certain instruments of writing on that behalf made and executed may more fully appear.

And being so seized made his Last Will and Testament dated September 8, 1744 and amongst other things therein mentioned he gave and devised unto his four sons, parties hereto, and to their heirs and assigns all his said lands to be equally divided amongst them and soon after departed this life. And the said Testament duly proved and registered according to law. And Whereas:

Purchase hath been made after the decease of the said John Cheyney [II] of 50 acres of land adjoining the first mentioned tract which said land is agreed to be divided together with the rest in the same manner as though it was part of the said deceased's Real Estate.

Now This Indenture Witnesseth:

The said John Cheyney [III], Joseph Cheyney, Richard Cheyney and Thomas Cheyney [II] being all arrived to the age of 21 years do think it meet and convenient and accordingly are fully agreed that partition should be made of all and singular the said premises with the appurtenances whereof they stand jointly seized.

Thomas Cheyney [II] shall or may henceforth have hold occupy and possess a fourth part of the said lands and premises with its appurtenances before mentioned.

All that piece or parcel of land.

Beginning at a post standing in the line of land of James Gibbons being also a corner of Phebe Vernon's lot;

Thence by the same South 40½ degrees [unreadable] 48 perches to a post; and South 15 degrees East [unreadable] hundred and 82 perches to a post being a corner of said Richard Cheyney's meadow lot;

Thence North 63 [degrees?] East part by said Richard's and part by John Cheyney 105 perches to a marked elm sapling;
Thence by John Cheyney's land North 25 degrees East 31 perches to a stone;
Thence by the same North 25 degrees West[?] 51 perches to a white oak marked;
Thence by the same land North 63 degrees East 26 perches to a stone;
Thence by the same land North 27 degrees West 155 perches to a stake standing in the line of late Aaron James' [?] land;
Thence by the same and the said Gibbons' South 63[?] degrees West 130½ perches to the place of beginning.

January 10, 1772 Ann Cheyney's Will [Thornbury]
Wills & Admins.
Papers #2673
Xeroxed Will &
Inventory

January 21, 1811 Thomas Cheyney [II]'s Will [Thornbury]
Wills & Admins. (dated August 8, 1797) 150 acres
Papers #5686 to
Xeroxed Will & William Cheyney, son
Inventory

From the Will:

First: I give and bequeath to my son William Cheyney the plantation whereon I now dwell being about 150 acres of land be it the same more or less to him to have and to hold his heirs and assigns forever.

Item: I give and bequeath unto my beloved wife Mary three rooms in my house one below and two upstairs in the East end of the new house, the privilege of the kitchen oven cellar and closet and the arch and a privilege of passing and repassing from the garret to each.

May 17, 1831 William Cheyney's Will [Thornbury]
Wills & Admins. to
Papers #8628 Rufus & Thomas Cheyney [III],
Xeroxed Will & sons
Inventory

From the Will:

[Item]: The privileges [bequeathed to his wife Betty] are as follows: to wit, four rooms in the house the two upper and two lower rooms most Easterly and as much cellar and garret room as she may stand in need of with the free use of the pump, oven, one half of the garden . . .

Item: I give and bequeath to my two sons Rufus and Thomas [III] Cheyney all my real estate which was willed to me by my Father Thomas Cheyney [II] and by my uncle John Cheyney to have and to hold and to hold as joint partners or tenants in common to them the said Rufus and Thomas [III] their heirs and assigns forever.

June 3, 1837	Thomas W. & Jane Cheyney of	Thornbury
Deed Book S4,	Thornbury, Chester County	Delaware County
vol. 90, p. 507	to	Thornbury
Recorded:	Rufus T. Cheyney of Thornbury	Chester County
February 25, 1840	Township, Delaware County	150 acres, 16 perches
Xeroxed	\$1.00 + the interest of Rufus	
	& Sarah (ux) in other real	
	estate	

All the interest estate or undivided moiety or half part of the said Thomas W. and Jane Cheyney in and off all that messuage and tract of land.

Beginning at a post in the road leading from the Street Road to Cheyney's Shops;

Thence passing the grave yard North $61\frac{1}{2}$ degrees East $85\frac{5}{10}$ perches to a post;

Thence North $8\frac{1}{4}$ degrees West $29\frac{88}{100}$ perches to a post;

Thence North $5\frac{1}{2}$ degrees East $14\frac{6}{10}$ perches to a post;

Thence North $42\frac{1}{4}$ degrees East $43\frac{16}{100}$ perches to a large walnut tree;

Thence North 29 degrees 52 minutes West 22 perches to a walnut tree;

Thence North 62 degrees East $59\frac{4}{10}$ perches to a post in a line of land of John Henderson;

Thence by the same South 24 degrees 24 minutes East $76\frac{5}{10}$ perches to a stone;

Thence by land of Curtis Cheyney South $54\frac{1}{4}$ degrees East $29\frac{4}{10}$ perches to a stone;

Thence South 36 degrees West $9\frac{8}{10}$ perches to a stone;

Thence South 53 degrees 28 minutes East $49\frac{2}{10}$ perches to a stone in the line of land of Peter H. Yarnall;

Thence by the same South 35 degrees 12 minutes West $92\frac{7}{10}$ perches to a stone;

Thence by the same North 52 degrees West $27\frac{4}{10}$ perches to a stone;

Thence North 52 degrees 47 minutes West $30\frac{2}{10}$ perches to a post a corner of land of Curtis Cheyney;

Thence by the same South $45\frac{3}{4}$ degrees West 62 perches to a post;
Thence crossing Chester Creek South 29 degrees East $51\frac{7}{10}$ perches
to a post;
Thence South 62 degrees West $30\frac{4}{10}$ perches to a post;
Thence recrossing Chester Creek aforesaid North 28 degrees West $74\frac{3}{10}$
perches to a post;
Thence South 62 degrees West $38\frac{5}{10}$ perches to a stone;
Thence by land of Esther[?] Painter North $17\frac{3}{4}$ degrees West 62 perches
to the place of beginning.

Being composed of part of the same premises which William Cheyney by
his Last Will and Testament dated February 22, 1830 and duly proven
bequeathed unto his sons Rufus T. Cheyney and Thomas W. Cheyney and their
heirs and assigns in equal shares. And the whole of the same tract of
land (containing 77 acres, 78 perches) which Waldron Cheyney et ux by
their Indenture dated [blank], 1837 intended to be recorded conveyed unto
Rufus and Thomas Cheyney. [Unrecorded 7/20/2009 JED]

March 31, 1840	Rufus T. & Sarah Cheyney,	Thornbury
Deed Book S4,	innkeeper of Philadelphia	Delaware County
vol. 90, p. 695	to	Thornbury
Recorded:	Joseph Cheyney of Thornbury,	Chester County
April 4, 1840	Delaware County	154 acres, 16 perches
Xeroxed	\$12,000.00	

All that certain message and tract of land.
Beginning at a post in the road leading from the Street Road to
"Cheyney's Shops";
Thence passing the grave yard North $61\frac{1}{2}$ degrees East $85\frac{5}{10}$ perches
to a post;
Thence North $8\frac{1}{4}$ degrees West $29\frac{88}{100}$ perches to a post;
Thence North $5\frac{1}{2}$ degrees East $14\frac{6}{10}$ perches to a post;
Thence North $42\frac{1}{4}$ degrees East $43\frac{16}{100}$ perches to a large walnut
tree;
Thence North 29 degrees 52 minutes West 22 perches to a walnut tree;
Thence North 62 degrees East $59\frac{4}{10}$ perches to a post in a line of
land of John Henderson;
Thence by the same South 24 degrees 24 minutes East $76\frac{5}{10}$ perches
to a stone;
Thence by land of Curtis Cheyney South $54\frac{1}{4}$ degrees East $29\frac{4}{10}$
perches to a stone; and South 36 degrees West $9\frac{8}{10}$ perches to a stone;
Thence South 53 degrees 28 minutes East $49\frac{2}{10}$ perches to a stone in
the line of Peter H. Yarnall's land;
Thence by the same South 35 degrees 12 minutes West $45\frac{2}{10}$ perches
to a stone;
Thence North 52 degrees West $16\frac{85}{100}$ perches to a post;

July 20, 2009
JED

DEED LINEAGE, Continued
Pennyscroft, c. 1886
1343 Creek Road

Tax Parcel #66-2-52
Page 7

Thence South 35 degrees 12 minutes West 47 5/10 perches to a post;
Thence North 52 degrees West [unreadable] 56/100 perches to a stone;
Thence North 52 degrees 47 minutes West 30 2/10 perches to a post a
corner of land of Curtis Cheyney;
Thence by the same South 45³/₄ degrees West 62 perches to a post;
Thence (crossing Chester Creek) South 29 degrees East 51 7/10 perches
to a post;
Thence South 62 degrees West 30 4/10 perches to a post;
Thence (recrossing Chester Creek) North 28 degrees West 74 3/10
perches to a post;
Thence South 62 degrees West 38 5/10 perches to a stone;
Thence by land of Esther Painter North 17³/₄ degrees West 62 perches to
the place of beginning.

It being the greater part of the same premises which Thomas W. and
Jane Cheyney by their Indenture dated June 3, 1837 conveyed the undivided
moiety or half part thereof to the said Rufus Cheyney and recorded in
Chester County in Deed Book S4, volume 90, page 507.

March 16, 1854	Joseph & Mary Cheyney of	Thornbury
Deed Book V5,	Thornbury, Delaware County	Delaware County
vol. 118, p. 383	to	Thornbury
Recorded:	Isaac Thomas of Newtown,	Chester County
October 26, 1854	Delaware County	145 2/4 acres
	\$11,390.00	

All that certain messuage and tract of land.
Beginning at a post in the road leading from the Street Road to
Cheyney's Shops;
Thence passing the grave yard North 61¹/₂ degrees East 85 5/10 perches
along the lands of Thomas Cheyney to a post;
Thence along the same North 8¹/₄ degrees West 29 88/100 perches to a
post;
Thence North 5¹/₂ degrees East 14 6/10 perches to a post;
Thence along the same North 40¹/₄ degrees East 43 16/100 perches to a
large walnut tree;
Thence along the same North 29 degrees 25 minutes West 22 perches to
a walnut tree;
Thence by the land of Jesse Russell North 62 degrees East 59 4/10
perches to a post;
Thence partly by the lands of said Russell and partly by the lands of
Evans E. Green South 24 degrees 24 minutes East 76 5/10 perches to a
stone;
Thence by lands of said Green South 54¹/₄ degrees East 29 4/10 perches
to a stone;
Thence by the same South 36 degrees West 9 8/10 perches to a stone;

Thence by the same South 53 degrees 28 minutes East 49 2/10 perches to a stone;
Thence by lands of Abraham Dicks South 35 degrees 12 minutes West 45 2/10 perches to a stone;
Thence by the same lands North 52 degrees West 16 85/100 perches to a post;
Thence by the same lands South 35 degrees 12 minutes West 47 5/10 perches to a post;
Thence by the same lands North 52 degrees West 10 56/100 perches to a stone;
Thence by other lands of the said Thomas North 52 degrees 47 minutes West 30 2/10 perches to a post;
Thence by the same lands South 45³/₄ degrees West 62 perches to a post;
Thence by the same lands crossing Chester Creek South 29 degrees East 51 7/10 perches to a post;
Thence South 62 degrees West 18 4/10 perches along lands of William Smith to a post;
Thence North 27¹/₂ degrees West 26³/₄ perches along the lands of Ann Broomall to a post;
Thence by the same lands South 62¹/₂ degrees West 12 perches to a post;
Thence partly by the lands of William Cheyney and partly by the lands of William Maison North 28 degrees West 101 11/100 perches to a post;
Thence by the said Maison's land South 62¹/₂ degrees West 34 perches to a post;
Thence North 17³/₄ degrees West 33 7/10 perches to the place of beginning.

It being the greater part of the same premises which Rufus T. and Sarah Cheyney by their Indenture dated March 31, 1840 conveyed unto Joseph Cheyney as recorded in Chester County Deed Book S4, volume 90, page 695.

August 17, 1886	J. Preston & Elizabeth C.	Thornbury
Deed Book F10,	Thomas	Chester County
vol. 228, p. 68	to	2 acres, 156 8/10
Recorded:	Spencer Trotter, MD, of	perches
August 19, 1886	Philadelphia	
	\$1,200.00	

All that certain piece or parcel of land.
Beginning at a stake in the middle of the State Road leading from the Philadelphia Street Road to Dilworthtown, a corner of William Maison's land;
Thence by other land of the said Thomas and along the middle of the said road North 62¹/₂ degrees East 200 feet to an iron bolt;
Thence continuing by the said Thomas's land North 27¹/₂ degrees West 30 84/100 perches to a stake;

and Thence by the same South $62\frac{1}{2}$ degrees West 45 $\frac{57}{100}$ perches to an iron bolt in the middle of the road leading from Westtown to Concord;

Thence along the middle of the said road South $17\frac{1}{4}$ degrees East $51\frac{3}{4}$ feet to a corner of land of the aforesaid Maison;

Thence by the last mentioned land North 62 degrees 25 minutes East 34 perches to a stone;

and Thence by the same South $27\frac{1}{2}$ degrees East $27\frac{8}{10}$ perches to the place of beginning.

Being a part of the same premises as part of the proceeding in partition of the Estate of Isaac Thomas late of Newtown, Delaware County, deceased, in Orphan's Court of Delaware County on November 26, 1855 was adjudged to J. Preston Thomas as recorded in Delaware County Orphan's Court Docket E, page 225.

September 1, 1898	Robert L. Hayes, Esquire, High	Thornbury
Sheriff's Deed	Sheriff of Chester County	2 acres, 56 $\frac{8}{10}$
Docket 14, p. 31	to	square perches
Recorded:	Dundas T. Pratt & The Fidelity	
September 1, 1898	Insurance Trust & Safe	
Xeroxed	Deposit Company, Trustees	
	for Marion G. Seeger under	
	Will of Louis A. Godey,	
	dec'd.	
	\$4,000.00	

All that certain lot piece or parcel of land with the stone messuage* or tenement thereon erected.

Beginning at a stake in the middle of the State Road leading from the Philadelphia Street Road to Dilworthtown, a corner of William Maison's land;

Thence by land of J. Preston Thomas and along the middle of the said Street Road North $62\frac{1}{2}$ degrees East 200 feet to an iron bolt;

Thence continuing by the said Thomas's other land North $27\frac{1}{2}$ degrees West $30\frac{84}{100}$ perches to a stake;

and Thence by the same South $62\frac{1}{2}$ degrees West $45\frac{57}{100}$ perches to an iron bolt in the middle of the road leading from Westtown to Concord;

Thence along the middle of the said road South $17\frac{1}{4}$ degrees East $51\frac{3}{4}$ feet to a corner of land of the aforesaid Maison;

Thence by the last mentioned land North 62 degrees 25 minutes East 34 perches to a stone;

and Thence by the same South $27\frac{1}{2}$ degrees East $27\frac{8}{10}$ perches to the place of beginning.

*This is the existing house on this parcel.

July 20, 2009
JED

DEED LINEAGE, Continued
Pennyscroft, c. 1886
1343 Creek Road

Tax Parcel #66-2-52
Page 10

Being the same premises which J. Preston and Elizabeth Thomas by their Indenture dated August 17, 1886 and recorded in Deed Book F10, volume 228, page 68 conveyed unto Spencer Trotter, MD.

June 26, 1900 Deed Book A12, vol. 273, p. 452 Recorded: June 27, 1900 Xeroxed	Dundas T. Pratt & The Fidelity Insurance Trust & Safe Deposit Company, Trustees for Marion G. Seeger under Will of Louis A. Godey, dec'd. to Annie M. Trotter, widow of Thornbury, Chester County \$8,350.00	Thornbury 2 acres, 156 8/10 square perches
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All that certain lot piece or parcel of land with the stone messuage or tenement thereon erected.

Beginning at a stake in the middle of the State Road leading from the Philadelphia Street Road to Dilworthtown, a corner of William Maison's land;

Thence by land of J. Preston Thomas and along the middle of the said Street Road North $62\frac{1}{2}$ degrees East 200 feet to an iron bolt;

Thence continuing by the said Thomas's other land North $27\frac{1}{2}$ degrees West 30 $\frac{84}{100}$ perches to a stake;

and Thence by the same South $62\frac{1}{2}$ degrees West 45 $\frac{57}{100}$ perches to an iron bolt in the middle of the road leading from Westtown to Concord;

Thence along the middle of the said road South $17\frac{1}{4}$ degrees East 51 $\frac{3}{4}$ feet to a corner of land of the aforesaid Maison;

Thence by the last mentioned land North 62 degrees 25 minutes East 34 perches to a stone;

and Thence by the same South $27\frac{1}{2}$ degrees East 27 $\frac{8}{10}$ perches to the place of beginning.

Being the same premises which Robert L. Hayes, Esquire, High Sheriff of Chester County by Deed Poll dated September 1, 1898 and recorded in Sheriff's Deed Docket No. 14, page 31 conveyed unto the said Grantors.

July 20, 2009
JED

DEED LINEAGE, Continued
Pennyscroft, c. 1886
1343 Creek Road

Tax Parcel #66-2-52
Page 11

June 17, 1911 Orphan's Court Papers #9777 Docket 53, p. 405 Xeroxed Decree, Petition to Sell, Petition for Appointment & Decree	Annie M. Trotter's Estate (died June 11, 1911)	Thornbury 2 acres, 156 8/10 square perches
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From Decree:
Message and lot or parcel of land.
Same metes and bounds as Deed Book A12, page 452.

May 28, 1925 Deed Book R16, vol. 389, p. 541 Recorded: June 12, 1925 Xeroxed	Spencer Trotter, Exec. of LW&T of Annie Trotter, dec'd., late of West Chester, & Trustee; Spencer & Laura Lee Trotter of West Chester; & Spencer Lee & Caroline W. Trotter of Atlantic City, NJ to Wilson T. Peck of Springfield, Delaware County \$10,500.00	Thornbury 2 acres, 156 8/10 square perches
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All that certain lot, piece or parcel of land with the stone message
or tenement thereon erected.
Same metes and bounds as Deed Book A12, page 452.

June 9, 1960 Deed Book G32, p. 137 Recorded: July 14, 1960 Xeroxed	Wilson T. & Elizabeth R. Peck to John V. & Nancy P. Kratz \$1.00	Thornbury A) 2 acres, 156.8 square perches B) Land only
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Tract "A":
All that certain lot, piece or parcel of land with the stone message
or tenement thereon erected.
Same metes and bounds as Deed Book A12, page 452.

July 20, 2009
JED

DEED LINEAGE, Continued
Pennyscroft, c. 1886
1343 Creek Road

Tax Parcel #66-2-52
Page 12

July 6, 1967 Deed Book Q37, p. 467 Recorded: July 6, 1967 Xeroxed	John V. & Nancy P. Kratz of Thornbury to Anthony & Margaret Colaiuta of Wilmington, Del. \$1.00	Thornbury 1) 2 acres, 156.8 square perches 2) Land only
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All that certain messuage and two tracts of land.

Tract #1:

Same metes and bounds as Deed Book A12, page 452.

July 27, 2004 Record Book 6238, p. 722 Recorded: August 3, 2004	Margaret Colaiuta to 1343 S. Creek Road Developers, L.P. \$755,000.00	Thornbury No acreage given
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All that certain messuage and two tracts of land.

Tract #1:

Same metes and bounds as Deed Book A12, page 452.

Being Tax Parcel #66-2-52.

And Anthony Colaiuta died on or about July 5, 2002 whereby title to the above described premises vested in Margaret Colaiuta.

July 27, 2005 Record Book 6563, p. 410 Recorded: July 27, 2005 Xeroxed	1343 S. Creek Road Developers, L. P. to John A. & Dawn R. Werry \$650,000.00	Thornbury 130,279 square feet
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All that lot or piece of ground.

Beginning at a point on the Westerly side of Chester Creek Road a corner of Lot #2;

Thence extending along the line of said Road South 62 degrees 21 minutes 33 seconds West 50 feet to a point in the line of Remnant of Lands N/L of Paul J. and Virginia Gillespie;

Thence extending along the line of same North 27 degrees 4 minutes 27 seconds West 428.10 feet to a point;

Thence extending still along the line of the same and lands N/L of Thomas A. and Wendi L. Powers and lands N/L of Virginia Gillespie South 62 degrees 55 minutes 33 seconds West crossing the Easterly line of Cheyney-Thornton Road 560.61 feet to a point in the bed of the same;

July 20, 2009
JED

DEED LINEAGE, Continued
Pennyscroft, c. 1886
1343 Creek Road

Tax Parcel #66-2-52
Page 13

Thence extending in the bed of same North 17 degrees 9 minutes 27 seconds West 51.75 feet to a point in the line of lands N/L of Edward F. and Jean P. Gladfelter;

Thence extending along the line of the same and lands N/L of Leslie Clements, lands N/L of Sandra K. and Elaine M. Stauffer, and lands N/L of Martin and Katrina Kelly and recrossing the Easterly line of Cheyney-Thornton Road North 62 degrees 55 minutes 33 seconds East 749 feet to a point;

Thence extending along the line of lands N/L of the said Kelly North 62 degrees 42 minutes 33 seconds East 109 feet to a point in the line of Lot #2;

Thence extending along the line of same South 27 degrees 28 minutes 27 seconds East 217.46 feet to a point;

Thence extending still along the line of same South 27 degrees 4 minutes 27 seconds East 81.52 feet to the point of beginning.

Being Lot #1 on Plan #17478.

Being UPI #66-2-52 (part of).

July 20, 2009
Jane E. Dorchester
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TIMELINE
Historic Resource #021
Pennyscroft, c. 1886
1343 Creek Road

Thornbury
Chester County
Tax Parcel #66-2-52

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1886	August 17, 1886 F10, p. 68	J. Preston & Elizabeth C. Thomas to Spencer Trotter, MD	Thornbury Chester County 2 acres, 156 8/10 square perches
1898*	September 1, 1898 Sheriff's Deed Docket 14, p. 31	Robert L. Hayes, Esq., Sheriff of Chester County to Dundas T. Pratt & Fidelity Insurance Trust & Safe Deposit Co., Trustees for Margaret Seeger u/w of Louis A. Godey, dec'd.	2 acres, 156 8/10 square perches
1900	June 26, 1900 A12, p. 452	Dundas T. Pratt & Fidelity Insurance Trust & Safe Deposit Co., Trustees for Margaret Seeger u/w of Louis A. Godey, dec'd. to Annie M. Trotter, widow	2 acres, 156 8/10 square perches
1911	June 17, 1911 OC Papers #9777	Annie M. Trotter's Estate	2 acres, 156 8/10 square perches
1925	May 28, 1925 R16, p. 541	Spencer Trotter, Exec. of LW&T of Annie Trotter, dec'd., & Trustee; Spencer & Laura Lee Trotter; & Spencer Lee & Caroline W. Trotter to Wilson T. Peck	2 acres, 156 8/10 square perches
1960	June 9, 1960 G32, p. 137	Wilson T. & Elizabeth R. Peck to John V. & Nancy P. Kratz	A) 2 acres, 156 8/10 square perches

*This deed includes the existing house.

July 20, 2009
JED

TIMELINE, Continued
Pennycroft, c. 1886
1343 Creek Road

Tax Parcel #66-2-52
Page 2

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1967	July 6, 1967 Q37, p. 467	John V. & Nancy P. Kratz to Anthony & Margaret Colaiuta	1) 2 acres, 156 8/10 square perches
2004	July 27, 2004 6238, p. 722	Margaret Colaiuta to 1343 S. Creek Road Developers, L. P.	No acreage given
2005	July 27, 2005 6563, p. 410	1343 S. Creek Road Developers, L. P. to John A. & Dawn R. Werry	130,279 square feet