

July 20, 2009  
Jane E. Dorchester  
Property Search #3

DEED LINEAGE  
Historic Resource #020  
William Cheyney Wheelwright  
& Blacksmith Shops, c. 1812  
William Maison House, c. 1855  
1303 Creek Road

Thornbury  
Chester County  
Tax Parcel #66-2-53

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]

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

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 [III]	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:

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DEED LINEAGE, Continued  
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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 Wills & Admins. Papers #2673 Xeroxed Will & Inventory	Ann Cheyney's Will	[Thornbury]
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January 21, 1811 Wills & Admins. Papers #5686 Xeroxed Will & Inventory	Thomas Cheyney [II]'s Will (dated August 8, 1797) to William Cheyney, son	[Thornbury] 150 acres
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DEED LINEAGE, Continued  
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& Blacksmith Shops, c. 1812  
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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;

\*The real estate included William's Wheelwright and Blacksmith Shops.

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DEED LINEAGE, Continued  
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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]

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March 31, 1840 Deed Book S4, vol. 90, p. 695 Recorded: April 4, 1840 Xeroxed	Rufus T. & Sarah Cheyney, innkeeper of Philadelphia to Joseph Cheyney of Thornbury, Delaware County \$12,000.00	Thornbury Delaware County Thornbury Chester County 154 acres, 16 perches
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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  $8\frac{3}{4}$  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;

Thence South 35 degrees 12 minutes West  $47\frac{5}{10}$  perches to a post;

Thence North 52 degrees West [unreadable]  $56/100$  perches to a stone;

Thence North 52 degrees 47 minutes West  $30\frac{2}{10}$  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) 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.

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.

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**DEED LINEAGE, Continued**  
**William Cheyney Wheelwright**  
**& Blacksmith Shops, c. 1812**  
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March 27, 1848 Deed Book F5, vol. 103, p. 471 Recorded: April 13, 1848 Xeroxed	Joseph & Mary Cheyney of Thornbury Township, Delaware County to William Maison of Thornbury Township, Chester County \$1,189.37	Thornbury Township Chester County 6 acres, 1 rood, 15 perches
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A certain tract of land.

Beginning at a stone in the Road near the Smith Shop and corner of William Cheyney's land;

Thence North  $17\frac{1}{4}$  degrees West 28  $\frac{3}{10}$  perches to a stake;

Thence North  $62\frac{1}{2}$  degrees East 34 perches;

Thence South  $27\frac{1}{2}$  degrees East 27  $\frac{8}{10}$  perches to corner of William Cheyney's land;

Thence along the said land South  $62\frac{1}{2}$  degrees West 38  $\frac{4}{10}$  perches to the place of beginning.

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

1897 Not probated in Chester County	William Maison's Estate (died November 14, 1897)	Thornbury 6 acres, 1 rood, 15 perches
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November 4, 1918 Wills & Admins. Papers #36659 Xeroxed Appraisement	Samuel Maison's Estate (died September 22, 1918)	Thornbury 6 acres, 1 rood, 15 perches
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From Appraisement:

Undivided one half interest in messuage and tract of land.

Said tract being bounded on two sides by public roads and on the other sides by lands of I. P. Thomas Estate and lands late of Newbold Trotter;

Improvements: - stone house, frame blacksmith and wheelwright shop\*.

\*These are the existing buildings on this parcel.

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**DEED LINEAGE, Continued**  
**William Cheyney Wheelwright**  
**& Blacksmith Shops, c. 1812**  
**William Maison House, c. 1855**  
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April 5, 1922 Wills & Admins. Papers #38695 Xeroxed Appraisement	Elizabeth T. Maison's Estate (died December 13, 1921)	Thornbury 6 acres, 1 rood, 15 perches
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From Appraisement:

Undivided one half interest in messuage and tract of land.

Said tract being bounded on two sides by public roads and on the other sides by lands of I. P. Thomas Estate and lands late of Newbold Trotter;

Improvements: - stone house, frame blacksmith and wheelwright shop.

June 14, 1935 D19, p. 283 Recorded: June 15, 1935 Xeroxed	Mary Elizabeth Maison, single woman of Media, Delaware County to Gustavus Herman & Marjorie Norrell Sulzer \$5,000.00	Thornbury Chester County 6 acres, 1 rood, 15 perches
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All that certain tract of land.

Same metes and bounds as Deed Book F5, page 471.

Being the same premises which Joseph Cheyney et ux by their Indenture dated March 27, 1848 and recorded in Chester County Deed Book F5, volume 103, page 471 conveyed unto William Maison.

And the said Maison, being so thereof seized, died intestate on or about November 14, 1897 leaving to survive him as his only heirs-at-law his widow Elizabeth T. Maison and his daughter Mary E. Maison and his son Samuel W. Maison.

And the said Samuel W. Maison being so thereof seized, died intestate on or about September 22, 1918 leaving to survive him as his only heirs-at-law his mother Elizabeth T. Maison and his sister Mary E. Maison.

And the said Elizabeth T. Maison being so thereof seized, died intestate on or about December 13, 1921 leaving to survive her as her only heir-at-law her daughter Mary E. Maison, aka, Mary Elizabeth Maison to whom the premises did descend.

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**DEED LINEAGE, Continued**  
**William Cheyney Wheelwright**  
**& Blacksmith Shops, c. 1812**  
**William Maison House, c. 1855**  
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December 31, 1980 V57, p. 155 Recorded: December 31, 1980 Xeroxed	Susan P. Windle, Executrix of Estate of Gustavus Herman Sulzer, aka, Gustavus H. Sulzer, deceased to Paul J. & Virginia Gillespie \$120,000.00	Thornbury 6 acres, 1 rood, 15 perches
---	--	---

All that certain tract of land.

Same metes and bounds as Deed Book F5, page 471.

Chester County Tax Parcel #66-2-53.

Being the same premises which Mary Elizabeth Maison by her Indenture dated June 14, 1935 and recorded in Deed Book D19, page 283 conveyed unto Gustavus Herman and Marjorie Norrell Sulzer.

And the said Marjorie died on December 28, 1978.

And the said Gustavus died on June 20, 1980, leaving a Last Will and Testament in which he appointed Susan Windle as his Executrix.

March 24, 1999 4540, p. 1390 Recorded: April 9, 1999 Xeroxed	Virginia Gillespie, widow to Greenhill Station, Inc. \$190,000.00	Thornbury No acreage given
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All those certain lots or pieces of ground.

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

Thence from said beginning point along the Northerly side of said Road the two following courses:

1) South 62 degrees 16 minutes 27 seconds West 103.56 feet to a point of curve;

2) on the arc of a circle curving to the right having a radius of 762 feet the arc distance of 119.58 feet to a point of tangent on the Easterly side of Markam Cheyney Road;

Thence along the Easterly side of said Road the four following courses:

1) North 12 degrees 5 minutes 33 seconds West 51.85 feet to a point of curve;

2) on the arc of a circle curving to the left having a radius of 535 feet the arc distance of 51.10 feet to a point of tangent;

3) North 18 degrees 30 minutes 19 seconds West 135.44 feet;

4) North 18 degrees 11 minutes 55 seconds West 194.82 feet to a point a corner of lands of Anthony Colaiuta;

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**DEED LINEAGE, Continued**  
**William Cheyney Wheelwright**  
**& Blacksmith Shops, c. 1812**  
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Thence along the lands of same North 63 degrees 39 minutes 56 seconds East 151.01 feet to a point a corner of Lot 2;

Thence along Lot 2 South 26 degrees 45 minutes 12 seconds East 432.62 feet to the place of beginning.

Being Lot 1.

Beginning at a point on the Northerly side of Chester Creek Road a corner of Lot 3;

Thence from said beginning point along the Northerly side of said Road South 62 degrees 16 minutes 27 seconds West 196 feet to a point a corner of Lot 1;

Thence along Lot 1 North 26 degrees 45 minutes 12 seconds West 432.62 feet to a point in line of lands of Anthony Colaiuta;

Thence along the lands of same North 63 degrees 39 minutes 56 seconds East 191.18 feet to a point a corner of Lot 3;

Thence along Lot 3 South 27 degrees 23 minutes 26 seconds East crossing a 15 foot wide driveway easement 427.92 feet to the place of beginning.

Being Lot 2.

Beginning at a point on the Northerly side of Chester Creek Road a corner of the lands of Anthony Colaiuta;

Thence along the Northerly side of said Road South 62 degrees 16 minutes 27 seconds West 196 feet to a point a corner of Lot 2;

Thence along Lot 2 North 27 degrees 23 minutes 46 seconds East crossing the driveway easement 427.92 feet to a point in line of lands of Colaiuta;

Thence along the lands of Colaiuta the two following courses:

1) North 63 degrees 39 minutes 56 seconds East 189.42 feet;

2) South 28 degrees 17 minutes 26 seconds East 423.34 feet to

the place of beginning.

Being Lot 3.

Being the same premises which Susan P. Windle, Executrix of the Estate of Gustavus Herman Sulzer, by her Indenture dated December 31, 1980 and recorded in Deed Book V57, page 155 conveyed unto Virginia and Paul Gillespie.

And Paul Gillespie died April 12, 1994 leaving title vested in Virginia Gillespie.

Parcel #66-2-53.

April 9, 1999  
4540, p. 1386  
Recorded:  
April 9, 1999  
Xeroxed

Greenhill Station, Inc.  
to  
Virginia Gillespie  
\$80,000.00

Thornbury  
No acreage given

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**& Blacksmith Shops, c. 1812**  
**William Maison House, c. 1855**  
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All that certain lot or piece of ground.  
Same metes and bounds as Lot 1, Record Book 4540, page 1390.  
Being Lot 1.

July 20, 2009  
Jane E. Dorchester  
Property Search #3

**TIMELINE**  
**Historic Resource #020**  
**William Cheyney Wheelwright**  
**& Blacksmith Shops, c. 1812**  
**William Maison House, c. 1855**  
**1303 Creek Road**

**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-53**

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1811	January 21, 1811 Wills & Admins. Papers #5686	Thomas Cheyney [II]'s Will to William Cheyney, son	150 acres
1830*	May 17, 1831 Wills & Admins. Papers #8628	William Cheyney's Will to Rufus & Thomas Cheyney [III], sons	
1837	June 3, 1837 Deed Book S4, p. 507	Thomas W. & Jane Cheyney to Rufus T. Cheyney [brother]	Thornbury Township Chester & Delaware Counties 150 acres, 16 perches
1840	March 31, 1840 Deed Book S4, p. 695	Rufus T. & Sarah Cheyney to Joseph Cheyney	Thornbury Township Chester & Delaware Counties 154 acres, 16 perches
1848	March 27, 1848 F5, p. 471	Joseph & Mary Cheyney to William Maison	Thornbury Township Chester County 6 acres, 1 rood, 15 perches
1897	Not probated in Chester County	William Maison's Estate	6 acres, 1 rood, 15 perches
1918**	November 4, 1918 Wills & Admins. Papers #36659	Samuel Maison's Estate	6 acres, 1 rood, 15 perches
1922	April 5, 1922 Wills & Admins. Papers #38695	Elizabeth T. Maison's Estate	6 acres, 1 rood, 15 perches
1935	June 14, 1935 D19, p. 283	Mary Elizabeth Maison to Gustavus Herman & Marjorie Norrell Sulzer	6 acres, 1 rood, 15 perches

\*This Will includes the Blacksmith and Wheelwright Shops.

\*\*This Estate includes all of the existing buildings on this parcel.

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**TIMELINE, Continued**  
**William Cheyney Wheelwright**  
**& Blacksmith Shops, c. 1812**  
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YEAR	DATE AND BOOK	PERSONS	ACREAGE
1980	December 31, 1980 V57, p. 155	Susan P. Windle, Exec. of Estate of Gustavus Herman Sulzer, dec'd. to Paul J. & Virginia Gillespie	6 acres, 1 rood, 15 perches
1999	March 24, 1999 4540, p. 1390	Virginia Gillespie to Greenhill Station, Inc.	No acreage given
1999	April 9, 1999 4540, p. 1386	Greenhill Station, Inc. to Virginia Gillespie	No acreage given