

June 18, 2009
Jane E. Dorchester
Property Search #4

DEED LINEAGE
Historic Resource #017
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
1230 Cheyney Road

Thornbury
Chester County
Tax Parcel #66-2-37

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 & Inventory	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 unto my dear and loving wife Elizabeth Cheyney and to her heirs and assigns forever 60 acres of my 500 acres of land in Thornbury aforesaid to be surveyed and taken off the side of my said tract up Chester Creek after such manner as to have sound conveniency of timber water and woodland.

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 . . .

November 13, 1734 Deed Book E5, p. 335	John Cheyney of Thornbury to Jacob Vernon, Jr. [II]	Thornbury 208 acres
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Recorded:

May 24, 1735

From:

Abstracts of
Chester County
Land Records,
Vol. 2, p. 63

Whereas:

Thomas Cheyney [I], late of Thornbury, made his Last Will and Testament dated August 31, 1728 in which he appointed Elizabeth Cheyney, his wife, and John Cheyney his Executors and soon thereafter died. There is a sum of L120 to be paid to his daughter Ann Cheyney when she attains the age of 25 years and Elizabeth at the time of her widowhood did give to her daughter Ann L50 to be paid her at the age of 21 years.

Whereas:

Jacob Vernon and Elizabeth his wife to John Cheyney they the said Jacob Vernon and Elizabeth now his wife for the better securing of the sum

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of L120 and the L50 at the times appointed, release and convey to John Cheyney a tract in Thornbury bounded by land of John Taylor, Abraham Vernon, Anthony Arnold, Caleb Peirce, Jacob Vernon, and John Cheyney containing 208 acres.

Now the full intent of the said parties is hereby declared to that John Cheyney is contented, agreed, promise and grant to and with Jacob Vernon that Jacob Vernon or his heirs shall cause to be paid Ann Cheyney the sum of L50 when she attains the age of 21 years which will be February 21, 1748 and the full sum of L120 at the age of 25 years to which will be February 21, 1752, but in case of her death before the age of 21 years then the L120 shall be paid to her Executors at the above recited time. John Cheyney to release to Jacob Vernon and his heirs the said lands when the said sums are paid.

1751 Orphan's Court, Decedents - 1751 Xeroxed File	Jacob Vernon [II]'s Estate to Elizabeth Vernon, widow; & Abraham, Lydia, Jacob [III], Elizabeth & Phebe Vernon, children	Thornbury [354 acres]
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From Return:

Unto the Widow [Elizabeth] the quantity of 48 acres of land at or near the middle of the tract as per the draught with all the buildings* and appurtenances thereon excepting that end of the frame [unreadable] barn lying to the SouthWest and on the lot of the said Lydia Vernon if the line were extended through the barn passing in two [unreadable] unto the said Lydia to [unreadable] if occasion to her own use.

Secondly, unto Abraham Vernon in two Lots as per the draught containing 90 acres with the buildings and appurtenances;

Unto Lydia Vernon two Lots Number 2 per the draught containing 41 acres;

Unto Jacob Vernon [III] two Lots Number 3 per the draught containing 44 acres;

And unto Elizabeth Vernon the Fourth two Lots as per the draught containing 47 acres;

And Fifth and last Lots unto Phebe Vernon containing 54 acres;

And further unto the Widow a quantity of 30 acres per the draught lying at the Southern end, it being timber land.

And that at the decease of the said Widow by parallel lines extended through the said tract will then complete each child with their right to

*These buildings probably include part of the back ell of the existing house on this parcel.

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that part now reserved to the said Widow which is the true intent and meaning of dividing the said land in said manner.

February 1, 1769	John & Phebe Harper, taylor,	Thornbury
Deed Book N3,	of Thornbury	1) 76 acres, 19
vol. 61, p. 382	to	perches
Recorded:	William Williamson, yeoman, of	2) 10 acres, 2 roods,
January 8, 1818	Willistown	3 perches
Xeroxed	L267 8s 9d	

Whereas:

Jacob Vernon [II] of the Township of Thornbury, yeoman, by force and virtue of sundry good conveyances in law duly had and executed became in his lifetime lawfully seized in his demesne as of fee in a certain messuage or tenement plantation and tract or parcel of land situate in Thornbury Township containing about 354 acres and being so thereof seized died intestate whereby the said messuage land and premises descended to his widow and children who petitioned the Orphan's Court held at Chester on June 17, 1755 for a partition and division of the said messuage lands and premises to and amongst them.

Whereupon:

A set of men were appointed by the said Court to divide the same accordingly who having viewed the same did (amongst others) allot to and for Phebe, one of the daughters of Jacob Vernon [II] (now the wife of John Harper) certain 54 acres of land and unto Jacob Vernon [III] one of the sons of Jacob Vernon [II] certain 44 acres of land and unto Elizabeth Vernon, another of the daughters of Jacob Vernon [II] certain 47 acres as by the return thereof exhibited to and approved of by the Orphan's Court held at Chester on December 16, 1755 may more fully appear.

And Whereas:

the said Elizabeth Vernon afterwards died intestate in her minority unmarried and without issue whereby her share descended to her brother Abraham Vernon as her heir at common law.

And Whereas:

the said Abraham and Mary Vernon by their Indenture dated November 8, 1762 did convey the same unto John Harper.

And Whereas:

the said Jacob Vernon [III] by his Indenture dated February 10, 1766 for the consideration therein mentioned did convey unto John Harper a certain 20 acres, 137 perches (part of the allotment aforesaid).

And Whereas:

John and Phebe Harper by Indenture dated May 2, 1767 mortgaged a certain 86 acres part of the aforesaid land unto Caleb Brinton to secure the payment of L1,050.

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Now This Indenture Witnesseth:

A certain message or tenement plantation and two tracts pieces or parcels of land.

Tract #1:

Begins at a post being the corner of said plantation and the land of Thomas Cheyney and the line of James Gibbons;

Thence along said line South 66 degrees 15 minutes West 80 6/10 perches to a post lying a corner of David Lewis's land;

Thence along said Lewis's South 23 degrees 30 minutes East 144 4/10 perches to a post being a corner of Jacob Vernon [III];

Thence by said Vernon North 66 degrees 15 minutes East 73 6/10 perches to the line of Thomas Cheyney;

Thence along said line North 14 degrees 15 minutes West 104 8/10 perches to a post;

Thence along the same North 40 degrees West 48 perches to the place of beginning.

Tract #2:

Begins at a corner marked white oak being a corner of other land of said Harper and in the line of Jacob Vernon [III];

Thence along said line South 24 degrees East 89 perches to a post in the line of Joseph Gilpin;

Thence along said line North 66 degrees 15 minutes East 18 perches to a post in the line of John Hannum's land;

Thence along said line North 23 degrees 30 minutes West 89 perches to a post being a corner of said Harper's other land;

Thence along said line South 66 degrees 15 minutes West 19 9/10 perches to the place of beginning.

Which said two tracts pieces or parcels of land are composed of and include part of the land assigned to the aforesaid Phebe and other part purchased by the said John Harper of the aforesaid Abraham and Jacob Vernon [III].

February 21, 1815	William Williamson's Will	Thornbury
Wills & Admins.	(dated February 17, 1812)	100 acres
Papers #6123	to	
Xeroxed Will	Passmore Williamson, son; & Sarah & Phebe Williamson, daughters	

From Will:

First, I give and bequeath to my son Passmore Williamson the plantation whereon I now dwell being about 100 acres of land more or less. Also a certain computed 11-acre lot chiefly woodland lying in Delaware

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County and bounded by lands of Mary Cheyney, lands of Francis Hickman, and land of Esther Painter to him the said Passmore and his heirs and assigns.

And my Will further is that my two daughters Sarah and Phebe so long as they or either of them shall remain unmarried particularly for their own use shall have the two [2] most Southerly rooms in the house one below the other upstairs* also a privilege of the oven and a part of the cellar also a fourth of the garden which is pailed in and a cow to be kept winter and summer.

July 24, 1819	Passmore Williamson's Estate	Thornbury
Orphan's Court -		100 acres, + or -
Decedents, 1819		
Xeroxed Writ &		
Inquisition		

From the Writ:
Whereas:

William Williamson, elder brother of Passmore Williamson, deceased, by his petition did set forth that the petitioner's said brother lately died intestate unmarried and without issue, leaving neither father nor mother but leaving two sisters and four brothers namely, Sarah intermarried with Abraham Hoopes, Phebe, William the petitioner, Thomas Cheyney, and Augustin the last of whom is in his minority. That the said intestate died seized in his demesne in a certain messuage plantation or tract of land situate in the Township of Thornbury aforesaid bounded by lands of William Cheyney, lands late of Abraham Williamson, deceased, Thomas Hickman, and others containing 100 acres more or less with the appurtenances.

January 31, 1820:

William Williamson, eldest brother of deceased came forward and openly refused to accept the property within named at its valuation. Whereupon:

Thomas Williamson, the second brother accepts.

*This seems to indicate that an addition had been made to the back ell of the existing house by this time.

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March 15, 1820 Thomas Williamson of Westtown Thornbury
Deed Book R3, to 100 acres, 127 perches
 vol. 65, p. 167 James Dresser of Westtown
Recorded: \$4,250.00
March 15, 1820
Xeroxed

Whereas:

John and Phebe Harper by their Indenture dated February 1, 1769 and recorded in Deed Book N3, volume 61, page 382 conveyed unto William Williamson, father of said Thomas, a certain messuage plantation and two [2] tracts of land situated in Thornbury Township, Chester County, one of them containing 76 acres, 19 perches and the other (being now in Delaware County) containing 10 acres, 83 perches.

And Whereas:

David and Lydia Lewis by their Indenture dated February 1, 1769 and recorded in Deed Book N3, volume 61, page 381 conveyed unto William Williamson a certain tract or parcel of land situate in Thornbury Township containing 25 acres, 108 perches.

And Whereas:

William Williamson being so seized thereof made his Last Will and Testament dated February 17, 1812 whereby amongst other things he devised the aforesaid lands and premises to his son Passmore Williamson.

And Whereas:

the said Passmore Williamson being so thereof seized died intestate unmarried and without lawful issue but having to survive him as his lawful heirs-at-law six brothers and sisters to whom the premises did descend.

And Whereas:

upon the petition of William Williamson, eldest brother of said Intestate, to the Orphan's Court of Chester County praying the said Court to make partition or valuation of said plantation. The said plantation was accordingly valued at \$8,500.00 and was adjudged to Thomas Williamson. Now This Indenture Witnesseth:

One full equal undivided half part of all the following described messuage plantation and tract of land.

Beginning at a post in a line of land of James Gibbons (now Westtown Boarding School) in the Street Road;

Thence along said line South $66\frac{1}{4}$ degrees West 104 $\frac{1}{10}$ perches to a post a corner of land late of John Hickman (now Thomas Hickman's land);

Thence by the same South $23\frac{1}{2}$ degrees East 168 perches to a stone a corner of other land of said David Lewis (late Abraham Williamson's land);

and Thence by the same North $66\frac{1}{4}$ degrees East 23 $\frac{5}{10}$ perches to a stone; and North $23\frac{1}{2}$ degrees West 23 $\frac{6}{10}$ perches to a post; and North $66\frac{1}{4}$ degrees East 73 $\frac{6}{10}$ perches;

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Thence by land of Thomas Cheyney (now William Cheyney's land) North 14½ degrees West 104 8/10 perches to a post; and North 40 degrees West 48 perches to the place of beginning.

Being the first aforesaid message and tract of land containing 76 acres, 19 perches which John and Phebe Harper conveyed unto the said William Williamson, deceased, and the abovementioned tract or parcel of land containing 24 acres, 108 perches which David and Lydia Lewis conveyed unto the said William Williamson, deceased, and which are both included within the boundaries above described.

May 13, 1826	Thomas & Elizabeth Williamson	Thornbury
Deed Book Z3,	of Westtown	104 acres, 76 perches
p. 164	to	
Recorded:	James Dresser of Thornbury	
August 28, 1826	\$3,395.00	
Xeroxed		

Whereas:

John Harper et ux by their Indenture dated February 1, 1769 and recorded in Deed Book N3, volume 61, page 382 conveyed unto William Williamson, Father of said Thomas Williamson, a certain message, plantation, and two tracts of land, one of the tracts containing 76 acres, 19 perches and the other (now in Delaware County) containing 10 acres, 83 perches.

And Whereas:

Davis and Lydia Lewis by their Indenture dated [blank] 1, 1769 and recorded in Deed Book N3, volume 61, page 381 conveyed unto William Williamson a certain tract or parcel of land containing 24 acres, 108 perches.

And Whereas:

William Williamson, being so thereof seized made his Last Will and Testament dated February 17, 1812 wherein, among other things, he gave all the aforesaid lands and premises unto his son Passmore Williamson.

And Whereas:

The said Passmore Williamson being so thereof seized, died intestate unmarried and without issue but leaving to survive him as his lawful heirs six brothers and sisters to whom the premises did descend.

And Whereas:

William Williamson [II], the eldest brother of the aforesaid Passmore, petitioned the Orphan's Court to make partition of the plantation. An inquest was accordingly held at which the premises were valued at \$8,500.00. And at an Orphan's Court held on January 31, 1820 the same was adjudged to Thomas Williamson.

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And Whereas:

Thomas Williamson by his Indenture dated March 15, 1820 and recorded in Deed Book R3, volume 65, page 167 granted unto James Dresser the one full equal undivided half part of the said premises.

Now This Indenture Witnesseth:

The remaining full equal undivided half part of all the following described messuage plantation and tract of land.

Beginning at a stone in the Street Road a corner of William Cheyney's land and in line of Westtown Boarding School Farm;

Thence along said line South 61 degrees 15 minutes West 104[?] perches to a stone a corner of Benjamin Hickman's land;

Thence by the same South 28 degrees 45 minutes East 171 1/10 perches to a stone a corner of Esther Painter's land;

Thence by the same North 61 degrees 30 minutes East 23 6/10 perches to a stone;

Thence North 28 degrees 45 minutes West 23 6/10 perches to a stone;

Thence North 65 degrees 45 minutes East 73 8/10 perches to a stone in the Concord Road in the line of William Cheyney's land;

Thence by the same North 18 degrees, 30 minutes West 105 8/10 perches to a stone;

Thence North 42 degrees 15 minutes West 50 7/10 perches to the place of beginning.

Being the first mentioned aforesaid messuage and tract of land which John and Phebe Harper conveyed unto William Williamson, deceased, and the above mentioned tract or parcel of land which David and Lydia Lewis conveyed unto William Williamson, deceased, and which are both included within the boundaries above described.

April 22, 1848	James Dresser's Will	Thornbury
Wills & Admins.	(dated January 4, 1848)	
Papers #11300	to	
Xeroxed Will	Ann Jefferis	

From Will:

Item. I order and direct my Executors or the survivors of them within one [1] year of my decease to sell and dispose of all my real estate together and as one tract (situate partly in Thornbury Township, Chester County and partly in Thornbury Township, Delaware County bounded by lands of Thomas W. Cheyney, Esther Painter, Benjamin Hickman and others) and a good and sufficient deed therefore in fee simple to make and deliver to the purchaser or purchasers thereof subject nevertheless to the privilege of Ann Jefferis to use and occupy the house she now occupies and the use of the pump, during her natural life.

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Item. I give and bequeath unto the said Ann Jefferis the use of the house* she now occupies and the privilege of getting water at the pump for and during her natural life.

June 13, 1849 Deed Book I5, vol. 106, p. 358 Recorded: June 13, 1849 Xeroxed	Thomas W. Cheyney & Matthew Burns, Executors of LW&T of James Dresser, dec'd. to James Pierce & Mary Bowers of Thornbury \$7,936.50	Thornbury Township Delaware County 1) Woodland Thornbury Township Chester County 2) 102 acres, 43 perches
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Whereas:

the said James Dresser became seized in his lifetime in a certain wood lot situate in Thornbury Township, Delaware County containing 10 acres, 113 perches of land and also a certain plantation and tract of land situate in Thornbury Township, Chester County containing 110 acres, 43 perches of land. Subject to the following privilege as described in the Will of William Williamson: "my two daughters Sarah and Phebe as long as they shall remain unmarried particularly for their own use shall have the two most Southwardly rooms in the house one below the other upstairs, also a privilege of the oven and a part of the cellar also a fourth of the garden which is pailed in and a cow to be kept winter and summer."

And the said James Dresser being so thereof seized, made his Last Will and Testament dated January 4, 1848 wherein, among other things, he ordered his Executors to sell within one year after his death all of his real estate bounded by lands of Thomas W. Cheyney, Esther Painter, Benjamin Hickman, and others, subject to the privilege of Ann Jefferis to use and occupy the house she now occupies and the use of the pump during her natural life.

Now This Indenture Witnesseth:

Tract #2:

All that plantation or tract of land.

Beginning at a stone in the middle of the Street Road a corner of Benjamin Hickman's land;

Thence by the same South 27 degrees East 169 28/100 perches to a stone;

Thence by land of Esther Painter North 63½ degrees East 23 4/10 perches to a stone; and North 27 degrees West 23 4/10 perches to a stone; and North 67½ degrees East 92 4/10 perches to post in the West side of the Concord Road;

*This seems to indicate that the three-story south addition to the existing house on this parcel had been erected.

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Thence along the said Road North $16\frac{1}{2}$ degrees West 104 $\frac{32}{100}$ perches;
and North $40\frac{1}{4}$ degrees West 50 $\frac{6}{10}$ perches to the middle of the Street
Road;

Thence along the same South $62\frac{3}{4}$ degrees West 103 $\frac{16}{100}$ perches to
the place of beginning.

September 23, 1850	James Pierce	Thornbury
Deed Book M5,	to	Delaware County
vol. 109, p. 270	Alexander Stephens	1) Woodland
Recorded:	\$5,141.00	Thornbury
October 3, 1850		Chester County
Xeroxed		2) 102 acres, 43 perches

[Tract #1]:

One equal undivided half part of all that lot of woodland.

[Tract #2]:

And also all that plantation or tract of land.

Same metes and bounds as Tract #2, Deed Book I5, volume 106, page
358.

Being the same premises that Thomas W. Cheyney and Matthew Burns,
Executors of the Last Will of James Dresser, deceased, granted unto James
Pierce and Mary Bowers and recorded in Deed Book I5, volume 106, page 358.

March 19, 1860	Alexander & Margaret Jane	Thornbury
Deed of Assignment	Stephens & Mary Bowers of	Chester County
Miscellaneous Deed	Thornbury	1) 102 acres, 43 perches
Book 10, p. 151	to	Thornbury
Recorded:	Thomas W. Cheyney, Assignee	Delaware County
March 19, 1860	[for the consideration, see below]	2) Woodland

Whereas:

Alexander Stephens and Mary Bower can not discharge their debts.

Now This Indenture Witnesseth:

In consideration of the premises and for the purpose of making
distribution of their estate and property to the satisfaction of their
creditors plus \$1.00.

Tract #1:

A certain messuage plantation and tract of land bounded by lands of
Benjamin Hickman, Anna Cheyney, Thomas W. Cheyney, and Westtown School
subject to the rights and privileges of Phebe Williamson therein.

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Tract #2:

and also all that other plantation and tract of land [woodland].

January 10, 1861 Thomas W. Cheyney, Assignee of Thornbury
Deed Book N6, Alexander Stephens et ux & 102 acres, 43 perches
 p. 624 Mary Bowers in Trust for the
Recorded: Benefit of their Creditors
January 10, 1861 to
Xeroxed Alice B. Scott of West Goshen
 \$8,181.50

Whereas:

Thomas W. Cheyney and Matthew Burns, Executors of the Last Will and Testament of James Dresser, by their Indenture dated June 13, 1840 conveyed unto James Pierce and Mary Bowers a certain tract of land containing 105 acres, 43 perches with the appurtenances subject to certain privileges granted under the Will of William Williamson to his two daughters as recorded in Deed Book I5, volume 106, page 358.

And Whereas:

the said James Pierce by his Indenture dated September 23, 1850 conveyed his undivided one half part in the said plantation and tract of land unto Alexander Stephens as recorded in Deed Book M5, volume 109, page 270.

And Whereas:

the said Alexander Stephens and Mary Bowers being so thereof seized by their voluntary Deed of Assignment dated March 19, 1860 conveyed all their estate unto Thomas W. Cheyney as recorded in Miscellaneous Deed Book 10, page 151.

Now This Indenture Witnesseth:

All that plantation or tract of land.

Same metes and bounds as Tract #2, Deed Book I5, volume 106, page 358.

March 13, 1872 Alice B. Scott's Will Thornbury
Wills & Admins. (dated September 21, 1861) 102 acres, 43 perches
 Papers #16793 to
Xeroxed Will Garrett P. Scott, vir; & John
 G. Scott, Sallie J. Scott &
 William C. Scott, children

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From Will:

1. I give and bequeath to my husband Garrett P. Scott all my household goods and furniture. I also give and devise to my said husband all that messuage and tract of land which I purchased of Thomas W. Cheyney, Assignee of Alexander Stephens et ux and Mary Bower situate in Thornbury, Chester County containing 102 acres, 43 perches with the appurtenances to hold the same to him during his natural life.

2. I give and devise to my three children John G. Scott, Sallie J. Scott, and William C. Scott the messuage and tract of land abovementioned and described to hold the same to them their heirs and assigns forever in equal shares, subject to the life estate herein before devised to their father in the same.

4. All the residue of my estate (if any there shall be) I give and bequeath to my said husband Garrett P. Scott to be expended and laid out by him in repairing and keeping in order the buildings on my said farm in Thornbury and improving the same.

March 10, 1886	Sallie J. Scott; William C. &	Thornbury
Deed Book B10,	Emma H. Scott; & Lawrence	102 acres, 43 perches
vol. 224, p. 265	Hipple, Guardian of Alice A.	
Recorded:	Scott & T. Cheyney [Scott],	
March 23, 1886	minor children of John G.	
Xeroxed	Scott, dec'd.	
	to	
	Thomas Rees of Philadelphia	
	\$11,000.00	

Whereas:

Alice B. Scott, deceased, became in her lifetime seized in a certain messuage and tract of land containing 102 acres, 43 perches of land and being so thereof seized made her Last Will and Testament dated September 21, 1861 wherein among other things she bequeathed to her husband Garrett P. Scott all that messuage and tract of land which she purchased from Thomas W. Cheyney, Assignee of Alexander Stephens et ux and Mary Bowers, containing 102 acres, 43 perches of land. And after her death, the aforementioned premises were devised to her children, John G. Scott, Sallie J. Scott, and William C. Scott.

And Whereas:

John G. Scott one of the said children died intestate after his mother leaving to survive him a widow Mary Ann Scott and two children Alice A. and T. Cheyney Scott who have for their Guardian Lawrence Hipple.

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And Whereas:

Garrett P. Scott is also deceased whereby the said real estate is now held in common by Sallie J. Scott and William C. Scott and Alice A. and T. Cheyney Scott.

And Whereas:

The Orphan's Court was petitioned to and ordered the sale of the real estate of Alice B. Scott.

Now This Indenture Witnesseth:

All that certain messuage plantation and tract of land.

Same metes and bounds as Tract #2, Deed Book I5, volume 106, page 358.

September 1, 1886 Deed Book F10, p. 72 Recorded: September 3, 1886 Xeroxed	Thomas & Mary B. Rees of Philadelphia, gentleman to James P. Dolman of Philadelphia, attorney-at- law \$1.00	Thornbury 102 acres, 43 perches
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All that certain messuage plantation and tract of land.

Same metes and bounds as Tract #2, Deed Book I5, volume 106, page 358.

Being the same premises which Sally J. Scott et al by their Indenture dated March 23, 1886 [sic] and recorded in Deed Book B10, volume 224, page 265 conveyed unto Thomas Rees.

September 1, 1886 Deed Book D10, vol. 226, p. 250 Recorded: September 3, 1886 Xeroxed	James P. Dolman of Philadelphia, Attorney-at- law to Thomas, Mary B. & William Eavenson Rees of Philadelphia \$1.00	Thornbury 102 acres, 43 perches
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All that certain messuage plantation and tract of land.

Same metes and bounds as Tract #2, Deed Book I5, volume 106, page 358.

June 18, 2009
JED

DEED LINEAGE, Continued
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
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October 2, 1886 Deed Book F10, vol. 228, p. 51 Recorded: October 5, 1886 Xeroxed	Thomas Rees of Philadelphia, gentleman to William Eavenson Rees of Philadelphia, son \$1.00	Thornbury 102 acres, 43 perches
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All that certain messuage plantation and tract of land.
Same metes and bounds as Tract #2, Deed Book I5, volume 106, page
358.

July 15, 1910 Deed Book X13, vol. 320, p. 281 Recorded: July 19, 1910 Xeroxed	William Eavenson & Gertrude Rees of Philadelphia to Aaron S. Edkin of New York State & Robert B. Edkin of Westtown Township \$6,500.00	Thornbury 102 acres, 43 perches
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All that certain messuage plantation and tract of land.
Same metes and bounds as Tract #2, Deed Book I5, volume 106, page
358.

June 20, 1922 Deed Book A16, vol. 373, p. 334 Recorded: June 27, 1922 Xeroxed	Aaron S. & Eva S. Edkin of West Goshen; & Annie B. Edkin, widow to The Home for Destitute Colored Children \$18,500.00	Thornbury 104 323/1000 acres
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All that certain messuage and tract of land.
Beginning at a large stone in the middle of the Street Road a corner
of land of R. W. Neilson, formerly Hickman, and in line of land of
Westtown School using the stone location as and when properly made plumb
and erect (it now leans about 18 inches NorthWest of the corner);
Thence extending along the middle of the said Road by land of the
Westtown School North 66 degrees 16 minutes East 1,715 4/10 feet to a
spike at the intersection of the Concord Road leading to Cheyney Station;
Thence along the middle of said Road by land of Thomas Dallett Estate
South 37 degrees 14 minutes East 843 feet to a spike; and South 13 degrees

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DEED LINEAGE, Continued
Jacob Vernon [II] House, c. 1750
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31 minutes East 1,735 feet to a corner of land of "The Institute for Colored Youth";

Thence leaving the Road by said land (passing over a stone on the side of the Road) South 70 degrees 50 minutes West 1,217 3/100 feet to a stone; South 23 degrees 3 minutes East 386 2/10 feet to a stake about 8 feet South of a temporary fence;

Thence along the title line South 66 degrees 5 minutes West 387 6/10 feet to a stone in the fence corner in line of Neilson's land;

Thence by said land passing through a woodland and over a stream of water North 23 degrees 44 minutes West 2,817 feet to the place of beginning.

Being the same premises which William Eavenson Rees et ux by their Indenture dated July 15, 1910 and recorded in Deed Book X13, volume 320, page 381 conveyed unto Robert B. Edkin and Aaron S. Edkin.

And the said Robert died on or about October 11, 1910 intestate and unmarried leaving to survive him a father Elias H. Edkin, a mother the said Annie B. Edkin, and one brother the said Aaron S. Edkin.

And the said Elias H. Edkin died in February, 1912.

July 10, 1937	The Home for Destitute Colored	Thornbury
Deed Book Q19,	Children	5.059 acres
vol. 463, p. 178	to	
Recorded:	J. L. Lawton of Thornbury	
July 21 [?], 1937	Township, Delaware County	
Xeroxed	\$4,400.00	

All that certain tract of land with the improvements thereon erected. Beginning at an iron pin set at an angle in the public road leading Southward from Street Road to Cheyney;

Thence extending along the public road South 13 degrees 31 minutes East 341 7/10 feet to an iron pin;

Thence leaving the road and extending along other land of the said Home the next three (3) courses:

1) South 25 degrees 25 minutes West 531 82/100 feet to an iron pin; 2) Thence South 16 degrees 20 minutes 30 seconds West 346 9/10 feet to an iron pin;

3) Thence North 61 degrees 4 minutes 40 seconds East 510 8/10 feet passing over an iron pin set 22 7/100 feet West of the center of the abovementioned public road to the corner thereof;

Thence extending along the center of the public road leading from Street Road to Cheyney abovementioned South 37 degrees 14 minutes East 136 30/100 feet to the place of beginning.

Being a part of the same premises which Aaron S. Edkin et al by their Indenture dated June 20, 1922 and recorded in Deed Book A16, volume 373, page 334 conveyed unto the said abovementioned Home.

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JED

DEED LINEAGE, Continued
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
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August 7, 1946 Deed Book X21, p. 204 Recorded: August 8, 1946 Xeroxed	J. L. & Anna S. Lawton of Thornbury Township, Delaware County to J. L. & Anna S. Lawton of Thornbury Township, Delaware County \$1.00	Thornbury 5.059 acres
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All that certain tract of land with the improvements thereon erected.
Same metes and bounds as Deed Book Q19, volume 463, page 178.

April 6, 1976 Deed Book V47, p. 9 Recorded: April 6, 1976 Xeroxed	Ethel Lawton Smith, Elsie Lawton Hull, & Lawrence Earl Lawton, Execs. of LW&T of Anna S. Lawton, dec'd. to Daniel F. & Jane McGarity \$85,000.00	Thornbury 5.059 acres
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All that certain tract of land with the improvements thereon erected.
Same metes and bounds as Deed Book Q19, volume 463, page 178.

Being the same premises which J. L. and Anna S. Lawton by their
Indenture dated August 7, 1946 and recorded in Deed Book X21, page 204
conveyed unto J. L. and Anna S. Lawton.

And the said J. L. Lawton died on July 5, 1958 and title herein
became vested in Anna S. Lawton.

And the said Anna S. Lawton being so thereof seized died on December
16, 1974 having first made her Last Will and Testament dated September 16,
1958 and proven in Chester County Will Book 110, page 900.

December 24, 1976 Deed Book C50, p. 78 Recorded: December 24, 1976 Xeroxed	Daniel F. & Jane McGarity to Amrit Lal \$95,000.00	Thornbury 5.059 acres
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All that certain tract of land with the improvements thereon erected.
Same metes and bounds as Deed Book Q19, volume 463, page 178.

June 18, 2009
Jane E. Dorchester
Property Search #4

TIMELINE
Historic Resource #017
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
1230 Cheyney Road

Thornbury
Chester County
Tax Parcel #66-2-37

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1724	January 15 & 16, 1724 Deeds of Lease & Release	John Beller to John Cheyney [II] & Thomas Cheyney [I] [brothers]	Thornbury 1500 acres
1726	March 26, 1726	John Cheyney [II] to Thomas Cheyney [I]	700 acres
1726	March 26, 1726	Thomas Cheyney [I] to John Cheyney [II]	800 acres
1728	August 30, 1728 Wills & Admins. Papers #320	Thomas Cheyney [I]'s Will	Thornbury [700 acres]
1734	November 13, 1734 Deed Book E5, p. 335 From: <u>Abstracts of</u> <u>Chester County</u> <u>Land Records,</u> vol. 2, p. 63	John Cheyney to Jacob Vernon, Jr. [II]	208 acres
1751*	Orphan's Court, Decedents - 1751	Jacob Vernon [II]'s Estate to Elizabeth Vernon, widow; & Abraham, Lydia, Jacob [III], Elizabeth, & Phebe Vernon, children	[354 acres]
1769	February 1, 1769 Deed Book N3, p. 382	John & Phebe Harper to William Williamson	1) 76 acres, 19 perches 2) 10 acres, 2 roods, 3 perches

*This estate includes at least a part of the back ell of the existing house on the parcel.

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JED

TIMELINE, Continued
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
1230 Cheyney Road

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YEAR	DATE AND BOOK	PERSONS	ACREAGE
1815*	February 21, 1815 Wills & Admins. Papers #6123	William Williamson's Will to Passmore Williamson, son; & Sarah & Phebe Williamson, daughters	100 acres
1819	July 24, 1819 Orphan's Court - Decedents, 1819	Passmore Williamson's Estate	100 acres, + or -
1820	March 15, 1820 Deed Book R3, p. 167	Thomas Williamson to James Dresser	100 acres, 127 perches
1826	May 13, 1826 Deed Book Z3, p. 164	Thomas & Elizabeth Williamson to James Dresser	104 acres, 76 perches
1848**	April 22, 1848 Wills & Admins. Papers #11300	James Dresser's Will to Ann Jefferis	
1849	June 13, 1849 Deed Book I5, p. 358	Thomas W. Cheyney & Matthew Burns [?], Execs. of LW&T of James Dresser, dec'd. to James Pierce & Mary Bowers	1) N/A 2) 102 acres, 43 perches
1850	September 23, 1850 Deed Book M5, p. 270	James Pierce to Alexander Stephens	1) N/A 2) 102 acres, 43 perches
1860	March 19, 1860 Deed of Assignment Misc. Deed Book 10, p. 151	Alexander & Margaret Jane Stephens & Mary Bowers to Thomas W. Cheyney, Assignee	1) 102 acres, 43 perches 2) N/A

**This will includes the three-story serpentine addition to the existing house on the parcel.

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TIMELINE, Continued
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
1230 Cheyney Road

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YEAR	DATE AND BOOK	PERSONS	ACREAGE
1861	January 10, 1861 Deed Book N6, p. 624	Thomas W. Cheyney, Assignee of Alexander Stephens et ux & Mary Bowers in Trust for the Benefit of their Creditors to Alice B. Scott	102 acres, 43 perches
1872	March 13, 1872 Wills & Admins. Papers #16793	Alice B. Scott's Will to Garrett P. Scott, vir; & John G. Scott, Sallie Jane Scott, & William Cheyney Scott, children	102 acres, 43 perches
1886	March 10, 1886 Deed Book B10, p. 265	Sallie J. Scott; William C. & Emma H. Scott; & Lawrence Hipple, Guardian of Alice A. Scott & T. Cheyney [Scott], minor children of John G. Scott, dec'd. to Thomas Rees	102 acres, 43 perches
1886	September 1, 1886 Deed Book F10, p. 72	Thomas & Mary B. Rees to James P. Dolman	102 acres, 43 perches
1886	September 1, 1886 Deed Book D10, p. 250	James P. Dolman to Thomas, Mary B. & William Eavenson Rees	102 acres, 43 perches
1886	October 2, 1886 Deed Book F10, p. 51	Thomas Rees to William Eavenson Rees, son	102 acres, 43 perches
1910	July 15, 1910 Deed Book X13, p. 281	William Eavenson & Gertrude Rees to Aaron S. & Robert B. Edkin	102 acres, 43 perches

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TIMELINE, Continued
Jacob Vernon [II] House, c. 1750
James Dresser South Addition, c. 1840
1230 Cheyney Road

Tax Parcel #66-2-37
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YEAR	DATE AND BOOK	PERSONS	ACREAGE
1922	June 20, 1922 Deed Book A16, p. 334	Aaron S. & Eva S. Edkin; & Annie B. Edkin, widow to The Home for Destitute Colored Children	104 323/1000 acres
1937	July 10, 1937 Deed Book Q19, p. 178	The Home for Destitute Colored Children to J. L. Lawton	5.059 acres
1946	August 7, 1946 Deed Book X21, p. 204	J. L. & Anna S. Lawton to J. L. & Anna S. Lawton	5.059 acres
1976	April 6, 1976 Deed Book V47, p. 9	Ethel Lawton Smith, Elsie Lawton Hull & Lawrence Earl Lawton, Execs, of LW&T of Anna S. Lawton, dec'd. to Daniel F. & Jane McGarity	5.059 acres
1976	December 24, 1976 Deed Book C50, p. 78	Daniel F. & Jane McGarity to Amrit Lal	5.059 acres