

**July 31, 2009**  
**Jane E. Dorchester**  
**Property Search #6**

**DEED LINEAGE**  
**Historic Resource #026a & b**  
**Robert S. Cassatt House, c. 1863**  
**St. Vincent dePaul School, c. 1930**  
**1257 Westtown Thornton Road**

**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-26**

September 26 & 27, 1681 Deeds of Lease & Release From: Deed Book G2, p. 44	William Penn, late Proprietor of Province of Pennsylvania to John Jones of Bristol, merchant & Michael Jones of Bristol, grocer	Pennsylvania 1,000 acres
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August 12 & 13, 1684 Deeds of Lease & Release From: Deed Book G2, p. 44	John & Michael Jones to George Pearce of Bristol, turner	[Thornbury] 500 acres
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October 29, 1684 Warrant February 6, 1684/85 Survey From: Deed Book G2, p. 44	Proprietor's Commissioners of Property to George Pearce	Thornbury 490 [?] acres
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April 22, 1687 Patent Book A, vol. 15, p. 468 From: Deed Book G2, p. 44 & Deed Book A, p. 164	Proprietor's Commissioners of Property to George Pearce	Thornbury 500 acres
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DEED LINEAGE, Continued  
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March 12, 1699            George Pearce of Thornbury            Thornbury  
Deed Book A,            to    238 acres  
  vol. 1, p. 164        Thomas Mercer [I] of Thornbury  
Recorded:                L45  
March 13, 1699  
Xeroxed

A certain tract or parcel of land.

Beginning at a post being the corner of Richard Marsh his lands and also the corner of James Gibbons' lands;  
from Thence West South West 180 perches to a post;  
Thence South South East in Thomas Bradford's line 150 perches to a post;

Thence East North East in the line of the Widow Andras [?] 125 perches to a post;

Thence South South East 199½ perches to a post;

Thence East North East 55 perches in the line of the above said George Pearce;

Thence North North West 350 perches to the place of beginning.

Being part of the 500 acres of land granted unto the said George Pearce by Patent dated April 22, [1687].

September 13, 1716    Thomas Mercer [I]'s Will            Thornbury  
Will Book A, p. 40    (dated May 17, 1715)                232 acres  
Xeroxed Will            to  
                                 Thomas Mercer [II], son

From Will:

4<sup>th</sup>: I give to my loving wife Mary Mercer one half of my invaluables [?] and personal estate and also my now dwelling plantation during her widowhood.

5<sup>th</sup>: I give unto my eldest son Thomas [II] after my wife's decease or marriage all that my now dwelling plantation and land thereunto belonging containing by estimation 232 acres.

1759                            Thomas Mercer [II]'s Estate  
Orphan's Court,  
Decedents - 1759

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April 4, 1816 Wills & Admins. Papers #6286 Xeroxed Will	Thomas Mercer [III], the elder's Will (dated December 6, 1815) to Thomas [IV] & Harlan Mercer, sons	Westtown [& Thornbury]
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From Will:

Item: I give and bequeath unto my wife Lydia Mercer all my tract of land which I now live on until my youngest child shall arrive to the age of 21 years.

Item: I give and bequeath unto my two sons Thomas and Harlan Mercer all my plantation or tract of land which I now live on to be equally divided between them share and share alike when my youngest surviving child arrives at the age of 21 years to them their heirs and assigns forever.

June 14, 1836 Deed Book M4, vol. 84, p. 480 Recorded: June 14, 1836 Xeroxed	Harlan & Mary Mercer of Westtown to Thomas H. Mercer [IV] of Westtown \$10.00	Westtown & Thornbury 1) 130 acres, 138 perches 2) 24 acres
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Tract #1:

All that certain messuage plantation and tract of land.

Beginning at a post in the Street Road;

Thence by land of John Jones and Joseph Vernon South 28 degrees East 155  $\frac{5}{10}$  perches;

Thence by the land of John Townsend North 65 degrees East 45  $\frac{9}{10}$  perches; and North  $24\frac{3}{4}$  degrees West 66 perches; and South 83 degrees East  $46\frac{3}{10}$  perches; and North  $12\frac{1}{2}$  degrees West 88 perches; and North  $74\frac{1}{2}$  degrees East 34 perches to a poplar tree; and North  $53\frac{1}{2}$  degrees East 36 perches;

Thence by land of Benjamin Hickman North  $28\frac{1}{2}$  degrees West 32 perches to the middle of the Street Road aforesaid and along the same by land of Jesse James South  $2\frac{1}{2}$  degrees West 94 perches; and North 27 degrees West 40 perches and by the same land of said Harlan Mercer South 63 degrees West 137 perches to a post; and South 27 degrees East  $34\frac{5}{10}$  perches to a post; and South 63 degrees West  $17\frac{7}{10}$  perches to a Spanish oak tree; and South 27 degrees East  $4\frac{8}{10}$  perches to middle of Street Road; and North 63 degrees East  $67\frac{4}{10}$  perches to the beginning.

Tract #2:

Woodland.

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It being part of the same lands and premises which Thomas Mercer [III] by his Last Will and Testament devised unto his sons Thomas [IV] and Harlan Mercer their heirs and assigns forever in equal shares.

1853 Orphan's Court, Decedents - 1853 Xeroxed Petition, Return, Account, Order of Sale, & Order to Value & Divide	Thomas H. Mercer [IV]'s Estate	Thornbury 1) N/A 2) 23 acres, 15 perches 3) N/A
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From Petition for an Order of Sale:

That the said Thomas H. Mercer died about 5 years ago leaving a widow named Hannah and 7 children: Eber T. Mercer, Townsend J. Mercer, Joseph J. Mercer, Harlan W. Mercer, Lydia Mary Mercer, Thomas Elwood Mercer [V] and Jesse K. Mercer (the last five being minors with Curtis Cheyney as their Guardian). That the said Eber has since his father's death come of age and the said Townsend died in July 1859 in his minority unmarried and without issue. And that the said Thomas Mercer [IV], deceased, was in his lifetime and at the time of his death seized in a certain messuage and tract of land situate partly in Westtown and partly in Thornbury bounded by lands of Eber Townsend, Benjamin Hickman, Berdale Pritchett and others and containing 130 acres with the appurtenances, and also of and in a certain tract of woodland situate in Westtown Township bounded by lands of Isaac H. Baily, Richardson Peirce and others and containing 20 acres with the appurtenances.

From Order of Sale:

No. 2: A tract of land adjoining Tract Number 1 separated from it by the West Chester and Philadelphia Railroad and bounded as follows:

Beginning in the middle of the said Railroad North  $82\frac{1}{4}$  degrees West 44 perches; and North  $76\frac{3}{4}$  degrees West 16  $\frac{3}{10}$  perches to a line of lands late of John Jones, deceased;

Thence by said land and land of Curtis Cheyney South  $26\frac{1}{2}$  degrees East 94  $\frac{4}{10}$  perches to a corner of Mary James' land;

Thence by said James' land North 66 degrees East 46 perches to a corner of Eber Townsend's land;

Thence by land of said Townsend North  $22\frac{3}{4}$  degrees West 61  $\frac{3}{10}$  perches to the place of beginning.

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**Robert S. Cassatt House, c. 1863**  
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March 30, 1860                      Curtis Cheyney, Trustee                      Thornbury  
Deed Book 06,                      to                      23 acres, 15 perches  
    p. 35                      Wellington Hickman  
Recorded:                      \$1,732.26  
March 30, 1860  
Xeroxed

Now This Indenture Witnesseth:

All that certain tract of land.

Beginning in the middle of the West Chester and Philadelphia Railroad in a line of Eber Townsend's land;

Thence along the middle of the said Railroad North  $82\frac{1}{4}$  degrees West 44 perches; and North  $76\frac{3}{4}$  degrees West 16  $\frac{3}{10}$  perches to a line of lands late of John Jones, deceased;

Thence by said land and land of Curtis Cheyney South  $26\frac{1}{2}$  degrees East 94  $\frac{4}{10}$  perches to a corner of Mary James' land;

Thence by said James' land North 66 degrees East 46 perches to a corner of Eber Townsend's land;

Thence by land of said Townsend North  $22\frac{3}{4}$  degrees West 61  $\frac{3}{10}$  perches to the place of beginning.

March 30, 1860                      Wellington & Jane E. Hickman                      Thornbury  
Deed Book 06,                      of Thornbury                      39 acres, 159 perches  
    vol. 136, p. 37                      to  
Recorded:                      Robert S. Cassatt of  
March 30, 1860                      Philadelphia  
Xeroxed                      \$3,232.47

All that certain tract or piece or parcel of land.

Beginning in the middle of the West Chester and Philadelphia Railroad in a line of lands late of John Jones, deceased;

Thence along the middle of the said Railroad the following courses:

1) South  $76\frac{3}{4}$  degrees East 16  $\frac{3}{10}$  perches;

2) South  $82\frac{1}{4}$  degrees East 88 perches;

3) South  $77\frac{3}{4}$  degrees East 17 perches;

4) South  $71\frac{1}{2}$  degrees East 17 perches;

5) and South  $5\frac{3}{4}$  degrees East 20  $\frac{5}{10}$  perches to a line of Mary James' land;

Thence by said James' land South  $65\frac{1}{2}$  degrees West 79  $\frac{12}{100}$  perches to a stone;

Thence by the same South 66 degrees West 46 perches to a corner of said James' land;

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Thence by land of Curtis Cheyney and land late of John Jones, deceased, North 26½ degrees West 94 4/10 perches to the place of beginning.

April 23, 1866	Robert S. & Katherine K.	Thornbury
Deed Book F7,	Cassatt of Thornbury, Broker	39 acres, 159 perches
vol. 153, p. 142	to	
Recorded:	Addinell Hewson of	
June 2, 1866	Philadelphia, MD.	
Xeroxed	\$10,100.00	

All that certain tract piece or parcel of land with the message\* or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

September 15, 1869	Addinell & Rachel Macomb	Thornbury
Deed Book R7,	Hewson of Philadelphia, MD	39 acres, 159 perches
vol. 164, p. 221	to	
Recorded:	Charles DeSilver of	
September 25, 1869	Philadelphia, merchant	
Xeroxed	\$5,444.87	

All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

November 21, 1872	Charles DeSilver, widower, of	Thornbury
Deed Book D8,	Philadelphia, merchant	39 acres, 159 perches
vol. 176, p. 300	to	
Recorded:	Clayton Cooper of Camden, NJ	
November 22, 1872	\$4,744.87	
Xeroxed		

All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

\*This is the existing house on this parcel.

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May 23, 1882 Clayton & Mary H. Cooper of Thornbury  
Deed Book P9, Delaware County 39 acres, 159 perches  
vol. 212, p. 304 to  
Recorded: Martha Jane Inskip, ux of Rev.  
May 27, 1882 John S. Inskip of  
Philadelphia, clergyman  
\$3,099.31

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

July 29, 1884 Martha Jane Inskip of Thornbury  
Deed Book X9, Thornbury, widow 39 acres, 159 perches  
vol. 220, p. 146 to  
Recorded: John Malin of Germantown, MD  
August 6, 1884 \$4,599.31

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

May 26, 1887 John & Fannie S. Malin of Thornbury  
Deed Book G10, Germantown, MD 39 acres, 159 perches  
vol. 229, p. 94 to  
Recorded: Horace Fassett of  
May 28, 1887 Philadelphia, gentleman  
\$4,349.31

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

May 1, 1890 Horace & Annie Fassett of Thornbury  
Deed Book T10, Philadelphia, gentleman 39 acres, 159 perches  
vol. 241, p. 75 to  
Recorded: Henry W. Gimber of  
May 5, 1890 Philadelphia, attorney-at-  
law  
\$10,000.00

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All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

c. 1895  
Will Book 182,  
p. 460  
Philadelphia

Henry W. Gimber's Will  
(dated July 15, 1893  
died December 29, 1895)

April 7, 1898  
Deed Book W11,  
vol. 269, p. 413  
Recorded:  
April 15, 1898  
Xeroxed

Henry C. Webster & The  
Commonwealth Title Insurance  
& Trust Co., Executors of  
Will of Henry W. Gimber,  
deceased (1<sup>st</sup> part)

Thornbury  
39 acres, 159 perches

to  
Mary A. Gimber, widow (2<sup>nd</sup>  
part)  
to  
Charles K. Guy, Guardian of  
Estate of Elsie & Beatrice  
Gimber, minor children (3<sup>rd</sup>  
part)  
to  
Ella Alexander (4<sup>th</sup> part)  
to  
Anna G. Watkins, ux of Edward  
R. Watkins & Mary B. Evans,  
ux of Rowland C. Evans  
\$1.00

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

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**DEED LINEAGE, Continued**  
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April 27, 1899            Edward R. & Anna G. Watkins of    Thornbury  
Deed Book T11,           Philadelphia; & Rowland C. &    39 acres, 159 perches  
  vol. 266, p. 167        Mary B. Evans  
Recorded:                to  
May 1, 1899             Emma H. Thomas, ux of Winfield  
                              S. Thomas of Philadelphia  
                              \$1.00

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

October 27, 1902        Winfield S. & Emma H. Thomas    Thornbury  
Deed Book E12,           of Philadelphia                    39 acres, 159 perches  
  vol. 277, p. 247       to  
Recorded:                Susan L. Jefferis, ux of J.  
October 29, 1902        Herbert Jefferis of Wayne  
                              \$6,500.00

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

July 29, 1910            Herbert & Susan L. Jefferis of    Thornbury  
Deed Book W13,           Wayne                                39 acres, 159 perches  
  vol. 319, p. 568       to  
Recorded:                Ella Hooper Black of Delaware  
August 12, 1910        County, widow  
Xeroxed                  \$11,000.00

All that certain tract piece or parcel of land with the messuage or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

July 5, 1917             Ella Hooper Black of Long        Thornbury  
Deed Book E15,           Beach, Calif., widow               39 acres, 159 perches  
  p. 137                    to  
Recorded:                Somers P. Freinfield of  
July 21, 1917            Collingswood, NJ  
Xeroxed                  \$1.00

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**DEED LINEAGE, Continued**  
**Robert S. Cassatt House, c. 1863**  
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All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

July 19, 1917	Somers P. & Ariel Freinfield	Thornbury
Deed Book E15,	of Collingswood, NJ	39 acres, 159 perches
vol. 352, p. 138	to	
Recorded:	Charles S. Walton of	
July 21, 1917	Philadelphia	
Xeroxed	\$1.00	

All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

May 24, 1920	Charles S. & Edna S. Walton of	Thornbury
Deed Book U15,	Westtown	39 acres, 159 perches
vol. 367, p. 115	to	
Recorded:	Thomas Lamon of Philadelphia	
May 24, 1920	\$17,000.00	
Xeroxed		

All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

August 11, 1920	Thomas & Sarah Lamon of	Thornbury
Deed Book T15,	Thornbury	39 acres, 159 perches
vol. 366, p. 271	to	
Recorded:	Harriet G. Sharwood of Bryn	
August 13, 1920	Mawr	
Xeroxed	\$1.00	

All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

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**DEED LINEAGE, Continued**  
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November 23, 1923	Sydney E. & Harriet G.	Thornbury
Deed Book K16,	Sharwood of Bryn Mawr	39 acres, 159 perches
p. 220	to	
Recorded:	The Society of St. Vincent	
December 28, 1923	dePaul of Philadelphia	
Xeroxed	\$1.00	

All that certain tract piece or parcel of land with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

May 1, 1984	The Society of St. Vincent	Thornbury
Deed Book H63,	dePaul of Philadelphia	39 acres, 159 perches
p. 327	to	
Recorded:	Robert C. & Mary Ann Wiggins	
May 1, 1984	\$1.00	
Xeroxed		

All that certain tract piece or parcel of land\* with the message or tenement thereon erected.

Same metes and bounds as Deed Book 06, volume 136, page 37.

\*This deed includes the existing school building on this parcel.

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**Historic Resource #026a & b**  
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**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-26**

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1681	September 26 & 27, 1681 Deeds of Lease & Release	William Penn, Proprietor of Province of Pennsylvania to John & Michael Jones	Pennsylvania 1,000 acres
1684	August 12 & 13, 1684 Deeds of Lease & Release	John & Michael Jones to George Pearce	[Thornbury] 500 acres
1684	October 29, 1684 Warrant	Proprietor's Commissioners of Property to George Pearce	Thornbury 490 acres
1684/85	February 6, 1684/85 Survey	Proprietor's Commissioners of Property to George Pearce	Thornbury 490 acres
1687	April 22, 1687 Patent Book A, vol. 15, p. 468	Proprietor's Commissioners of Property to George Pearce	Thornbury 500 acres
1699	March 12, 1699 A, p. 164	George Pearce to Thomas Mercer	238 acres
1716	September 13, 1716 Will Book A, p. 40	Thomas Mercer [I]'s Will to Thomas Mercer [II]	232 acres
1759	Orphan's Court, Decedents - 1759	Thomas Mercer [II]'s Estate	
1816	April 4, 1816 Wills & Admins. Papers #6286	Thomas Mercer [III], the elder's Will to Thomas [IV] & Harlan Mercer	Westtown [& Thornbury]

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**TIMELINE. Continued**  
**Robert S. Cassatt House, c. 1863**  
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YEAR	DATE AND BOOK	PERSONS	ACREAGE
1836	June 14, 1836 M4, p. 480	Harlan & Mary Mercer to Thomas H. Mercer [IV]	Westtown & Thornbury 1) 130 acres, 138 perches
1853	Orphan's Court, Decedents - 1853	Thomas H. Mercer [IV]'s Estate	Thornbury 2) 23 acres, 15 perches
1860	March 30, 1860 O6, p. 35	Curtis Cheyney, Trustee to Wellington Hickman	23 acres, 15 perches
1860	March 30, 1860 O6, p. 37	Wellington & Jane E. Hickman to Robert S. Cassatt	39 acres, 159 perches
1866*	April 23, 1866 F7, p. 142	Robert S. & Katherine K. Cassatt to Addinell Hewson	39 acres, 159 perches
1869	September 15, 1869 R7, p. 221	Addinell & Rachel Macomb Hewson to Charles DeSilver	39 acres, 159 perches
1872	November 21, 1872 D8, p. 300	Charles DeSilver to Clayton Cooper	39 acres, 159 perches
1882	May 23, 1882 P9, p. 304	Clayton & Mary H. Cooper to Martha Jane Inskip, ux of John S. Inskip	39 acres, 159 perches
1884	July 29, 1884 X9, p. 146	Martha Jane Inskip, widow to John Malin	39 acres, 159 perches
1887	May 26, 1887 G10, p. 94	John & Fannie S. Malin to Horace Fassett	39 acres, 159 perches
1890	May 1, 1890 T10, p. 75	Horace & Annie Fassett to Henry W. Gimber	39 acres, 159 perches

\*This is the existing house on this parcel.

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**TIMELINE. Continued**  
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YEAR	DATE AND BOOK	PERSONS	ACREAGE
c. 1895	Will Book 182, p. 460 Philadelphia	Henry W. Gimber's Will	
1898	April 7, 1898 W11, p. 413	Henry C. Webster & The Commonwealth Title Insurance & Trust Co., Execs. of Henry W. Gimber, dec'd; Mary A. Gimber, widow; Charles K. Guy, Guard. of Elsie & Beatrice Gimber, minors; & Ella Alexander to Anna G. Watkins, ux of Edward R. Watkins & Mary B. Evans, ux of Rowland C. Evans	39 acres, 159 perches
1899	April 27, 1899 T11, p. 167	Edward R. & Anna G. Watkins; & Rowland C. & Mary B. Evans to Emma H. Thomas, ux of Winfield S. Thomas	39 acres, 159 perches
1902	October 27, 1902 E12, p. 247	Winfield S. & Emma H. Thomas to Susan L. Jefferis, ux of J. Herbert Jefferis	39 acres, 159 perches
1910	July 29, 1910 W13, p. 568	Herbert & Susan L. Jefferis to Ella Hooper Black	39 acres, 159 perches
1917	July 5, 1917 E15, p. 137	Ella Hooper Black to Somers P. Freinfield	39 acres, 159 perches
1917	July 19, 1917 E15, p. 138	Somers P. & Alice Freinfield to Charles S. Walton	39 acres, 159 perches

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**TIMELINE. Continued**  
**Robert S. Cassatt House, c. 1863**  
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YEAR	DATE AND BOOK	PERSONS	ACREAGE
1920	May 24, 1920 U15, p. 115	Charles S. & Edna S. Walton to Thomas Lamon	39 acres, 159 perches
1920	August 11, 1920 T15, p. 271	Thomas & Sarah Lamon to Harriet G. Sharwood	39 acres, 159 perches
1923	November 23, 1923 K16, p. 220	Sydney E. & Harriet G. Sharwood to The Society of St. Vincent DePaul of Philadelphia	39 acres, 159 perches
1984*	May 1, 1984 H63, p. 327	The Society of St. Vincent DePaul of Philadelphia to Robert C. & Mary Ann Wiggins	39 acres, 159 perches

\*This deed includes the existing school building on this parcel.