

**July 31, 2009**  
**Jane E. Dorchester**  
**Property Search #7**

**DEED LINEAGE**  
**Historic Resource #011**  
**Clara Brinton DeHaven House, c. 1881**  
**870 E. Street Road**

**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-11**

March 1, 1685 Patent From: Deed Book C, p. 189	Commission of Property of Province of Pennsylvania to Robert Summer of Road, Wiltshire, Great Britain	Pennsylvania 492 acres
[Great Britain] From: Deed Book C, p. 189	Robert Summer's Will to Cecily Bradford, ux of Thomas Bradford of Philadelphia; & William Deverill of Road, Wiltshire, Great Britain	Pennsylvania 492 acres
May 19, 1685 Philadelphia Book C2, vol. 3, p. 141 From: Deed Book C, p. 189	William Deverill to Thomas Bradford on behalf of Cecily Bradford, ux	Pennsylvania 500 acres
November 16, 1702 Deed Poll in Open Court: November 24, 1702 From: Deed Book C, p. 189	Thomas Bradford to Thomas Eavenson	[Pennsylvania] 317 acres
September 29, 1711 Deed Book C, p. 189 Acknowledged: October 5, 1711 Xeroxed	Thomas & Elizabeth Eavenson of Thornbury to Richard Eavenson of Thornbury, son & carpenter L40	Thornbury 133 acres

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Whereas:

Robert Summer of Road [?] in Wiltshire, Great Britain, purchased a certain tract of land in Pennsylvania containing 492 acres by Patent on the hands of the Commission of Property and Seale of the Province of Pennsylvania dated March 1, 1685.

And Whereas:

Robert Summer made his Last Will and bequeathed a certain legacy unto Cecily, ux of Thomas Bradford in Philadelphia, Pennsylvania, and gave all his land in Pennsylvania to one William Deverill in Road, Wiltshire, Brazier, and to his heirs and assigns forever.

And Whereas:

William Deverill by a certain Indenture under his hand and seal dated May 19, 1865 and recorded in the Rolls Office at Philadelphia in Book C2 [or CQ?], volume 3, page 141 conveyed unto Thomas Bradford in consideration of the satisfaction of the legacy to Cecily Bradford, ux of Thomas, all his 500 acres in Pennsylvania.

And Whereas:

Thomas Bradford by Deed Poll dated November 16, 1702 conveyed unto Thomas Eavenson 317 acres by Deed delivered in Open Court on November 24, 1702.

Now This Indenture Witnesseth:

A certain part or parcel of the aforementioned 317 acres of land.

Beginning at a small hickory in the line of Richard Woodward;

Thence North 54 degrees Easterly by the land of said Thomas Eavenson 16 perches to a point;

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

Thence North 25 degrees Easterly dittoe 19 perches to a black oak;

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

Thence North 40 degrees Easterly by the said land 45 perches to a maple on a Run[?];

Thence down the said Run traversing several courses;

Thence 68 perches to the Western Branch of the Chester Creek;

Thence down the same Branch 10 perches to a beech tree in the line of Thomas Mercers;

Thence North 24 degrees Westerly in the said line 64 perches to a post;

Thence South 66 degrees Westerly by the land of Reece Thomas 166 perches to a post;

Thence South 24 degrees Easterly by the land of John Yearsley and the said Richard Woodward 163 perches to the place of beginning.

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November 30, 1726      Thomas Eavenson's Will      Thornbury  
Wills & Admins.  
Papers #222  
Xeroxed Will

November 19, 1739      Richard Eavenson's Will      Thornbury & Westtown  
Wills & Admins.      to      452 acres  
Papers #680      Nathaniel Eavenson, son  
Xeroxed Will

From Will:

I give unto my loving wife the use of the back room over the new house with the bed and furniture therein standing together with the use of the little room below where we used to lodge in the old house and also the bed that used to stand in it with its furniture belonging to the said bed and to have the use of the vault[?] in the cellar under the new house during her widowhood and to have a cow which she have most mind to choose and also the roan mare with her saddle and bridle and to be well kept winter and summer.

I give and bequeath to my son Nathaniel all the plantation and tract of land I now live on containing 352 acres of land lying part in Thornbury and part in Westtown with all the privileges and conveniences thereunto belonging to him, his heirs and assigns forever to take possession of it when he shall arrive to the age of 21 years.

And as to that lot of land in the valley where Jacob Taylor liveth being part of the 100 acres of land I bought of Jacob Wright formerly belonging to Isaac Richardson I give to my son Nathaniel his heirs and assigns forever.

October 12, 1766      Nathaniel Eavenson's Estate  
Wills & Admins.  
Papers #2309  
Xeroxed Account &  
Appraisement

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March 14, 1783 Quadra-Partite Deed Deed Book X, vol. 22, p. 187 Xeroxed	Benjamin & Rebecca Jones of Westtown, blacksmith (1 <sup>st</sup> part) to Moses & Hannah Cook of Westtown, husbandman (2 <sup>nd</sup> part) to Benjamin & Jemima Kirgan of Thornbury husbandman (3 <sup>rd</sup> part) to Elizabeth Eavenson of Thornbury, spinster (4 <sup>th</sup> part)	Westtown 1) 77 acres, 90 perches Thornbury 2) 47 acres, 36 perches TOTAL: 124 acres, 100 perches
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Whereas:

Nathaniel Eavenson became seized in his lifetime in several tracts and parcels of land, messuages, and tenements situate in Westtown and Thornbury containing 452 acres and being so seized, died intestate leaving issue, 5 surviving daughters: Martha married to Benjamin Johnston (and is since died); Hannah married to Moses Cook; Rebecca married to Benjamin Jones; Jemima married to Benjamin Kirgan; and Elizabeth Evanson.

Whereby:

all and singular the said messuages lands and tenements are descended and come unto William Haisley and his wife, Elizabeth, late relict of Nathaniel, deceased, as Tenants in Dower and to Benjamin Johnson as Tenant by Courtesy in right of issue lawfully begotten on the body of Martha, deceased, and to the other four living daughters and their husbands.

And Whereas:

The said Benjamin Johnson released his right and title to the said premises.

Now This Indenture Witnesseth:

The four sisters have agreed to divide the land into four parts. The first part shall be enjoyed by and enjoined to Benjamin and Rebecca Jones. Tract #2 of the first part:

All the following described piece or parcel of land.

Beginning at a post standing in a line of Thomas Mercer's land;

Thence North 45½ degrees East (and crossing the Creek) 10 perches to a black walnut; and North 80 degrees East 11½ perches to a stump;

Thence South 20½ degrees East 43½ perches to a post;

Thence [blank] 66 degrees West 13 perches to a post near a black walnut saplin; and South 24 degrees East 26 perches to a heap of stones;

Thence South 72 degrees West 7 perches to a post; and South 24 degrees East 54 perches to a post in a line of William Piles' land;

Thence along the same North 50[?] degrees East 12 perches to a post; and North 40 degrees East 61 perches to a run of water;

Thence down the same the several courses thereof 65 perches to the Creek;

Thence down and crossing the same 10 perches to a post in a line of Thomas Mercer's land;

Thence by the same North 24 degrees West 64 perches to a post; and North [blank] 66 degrees West 72 perches to the place of beginning.

The Grantees do grant unto Benjamin and Rebecca Jones the said messuage lands and premises above described containing in total 124 acres, 100 perches.

October 12, 1829	Rebecca Jones' Will	Westtown & Thornbury
Wills & Admins.	(dated January 5, 1821)	
Papers #8416	to	
Xeroxed Will	John & Reece Jones, sons	

From Will:

Item, I direct that at the expiration of any lease that may have been contracted for between me and any other person for my farm plantation and two tracts of land in Westtown and Thornbury Townships, that the said two tracts or parcels of land be valued at a reasonable value or price.

Item, I direct and it is my Will that my sons John Jones and Reece Jones or either of them shall have the first choice either to take the aforesaid two tracts and parcels of land or ether of them at the valuation agreed on to them or either of them and their heirs and assigns forever with all the improvements, rights, hereditaments and appurtenances whatsoever thereunto belonging.

June 29, 1858	John Jones's Will
Wills & Admins.	(dated April 24, 1857)
Papers #13339	to
Xeroxed Will	Joseph J. Jones, nephew, for Benjamin Jones, brother, & Hannah Hoopes, sister

From Will:

Fourth: All the rest and residue of my estate of whatsoever kind the same may be, real or personal, I give and bequeath to my brothers and sisters who shall be living at the time of my decease and to my nephews and nieces who shall be living at the time of my decease to be equally divided between them share and share alike.

Codicil: I give devise to my nephew Joseph J. Jones the farm on which I now reside to be held by him during the joint lives of my brother Benjamin Jones and my sister Hannah Hoopes, he the said Joseph to provide

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for, take care of, and maintain the said Benjamin and Hannah in a proper and suitable manner, providing them with everything necessary for their care and comfort during their lives and the life of the survivor of them. And after the deaths of Benjamin and Hannah I direct that my Executors sell the said farm.

February 1, 1864	Thomas W. Cheyney, Acting	Thornbury
Deed Book V6,	Exec. of Last Will of John	57 acres, 133 perches
p. 425	Jones, deceased	
Recorded:	to	
February 5, 1864	Samuel J. Sharpless of	
Xeroxed	Philadelphia	
	\$1,444.00	

The said John Jones became lawfully seized in his lifetime in three adjoining tracts or lots of land containing together 57 acres, 133 perches, and being so seized died leaving a Last Will and Testament in which he gave to his nephew Joseph Jones the use of the farm upon which he lived for the duration of the natural lives of his brother Benjamin Jones and his sister Hannah Hoopes and upon their deaths, the farm was to be sold. Both Benjamin and Hannah have since died.

Now This Indenture Witnesseth:

All those three above mentioned adjoining tracts or pieces of land.

Beginning at the Street Road and a corner of land of said Samuel Sharpless;

Thence along the said Road North 64 degrees East 15 2/10 perches;

Thence by the Railroad lot South 26 degrees East 2 perches; and North 80½ degrees East 26 7/10 perches to the middle of the Railroad.

Thence along the same North 51 degrees West 10 48/100 perches to the middle of the Street Road;

Thence North 64 degrees East 44 56/100 perches to the middle of the Concord Road;

Thence along the middle of Concord Road South 26 degrees East 96 88/100 perches to a stone; and South 38½ degrees West 88 94/100 perches to a stone;

Thence by lands of the said Sharpless North 22 degrees West 135 93/100 perches to the place of beginning.

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July 29, 1879	Samuel J. & Charlotte H.	Thornbury
Deed Book F9,	Sharpless of Philadelphia	8 acres, 52 square
p. 250	to	perches
Recorded:	Clara Brinton DeHaven of	
August 1, 1879	Thornbury, Delaware County	
Xeroxed	\$11,015.55	

All that tract or piece of land.

Beginning at a point in the center of Street Road and in the center of the West Chester and Philadelphia Railroad;

Thence along the Street Road North 64 degrees East 44 46/100 perches to a point in the center of the Concord Road; and along the said Road South 26 degrees East 36 18/100 perches to a stake;

Thence by other lands of said Sharpless South 65 degrees West 5 16/100 perches to a stake; and South 25 degrees West 14 4/10 perches to the center of the Railroad, and along the Railroad North 65<sup>3</sup>/<sub>4</sub> degrees West 11 26/100 perches; North 60<sup>3</sup>/<sub>4</sub> degrees West 16 perches; and North 55<sup>3</sup>/<sub>4</sub> degrees West 16 perches; and North 51 degrees West 10 48/100 perches to the place of beginning.

Being part of the same premises which Thomas W. Cheyney, acting Executor of the Last Will of John Jones, deceased, by his Indenture dated February 1, 1864 and recorded in Deed Book V6, volume 143, page 425 conveyed unto Samuel J. Sharpless.

August 13, 1914	Clara B. DeHaven, Jr., & Sarah	Thornbury
Deed Book T14,	Cole DeHaven of West Chester	8 acres, 52 square
vol. 341, p. 157	to	perches
Recorded:	William B. Harvey	
August 15[?], 1914	\$1.00	
Xeroxed		

All that certain message\* and tract of land.

Beginning at a stone set at the intersection of the Street Road with the Concord Road;

Thence along the middle of the Concord Road South 26 degrees, East 36 18/100 perches to a corner of land of Mrs. Lucien Keith;

Thence along said land the following courses:

1) South 65 degrees West 5 18/100 perches ;

2) South 25 degrees West 14 4/10 perches to a stone in the middle of the right of way of the Philadelphia and West Chester Railroad Company;

Thence along the same the following courses:

1) North 65<sup>3</sup>/<sub>4</sub> degrees West 11 26/100 perches;

\*This message is the existing house on the property.

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2) North  $60\frac{3}{4}$  degrees West 16 perches;

3) North 51 degrees West 10  $\frac{48}{100}$  perches to a stone in the middle of the Street Road;

Thence along the middle of the same North 64 degrees East 44  $\frac{46}{100}$  perches to the place of beginning.

Being the same premises which Samuel J. Sharpless et ux by their Indenture dated July 29, 1879 conveyed unto Clara Brinton DeHaven.

And the said Clara Brinton DeHaven being so thereof seized died on April 17, 1912, having first made her Last Will and Testament in which she devised said lands to her daughters Clara Brinton DeHaven, Jr., and Sarah Cole DeHaven.

April 12, 1940	William B. & Frances E. Harvey	Thornbury
Deed Book N19,	to	5 888/1000 acres
vol. 400, p. 66	S. Francis & Evelyn H.	
Recorded:	Nicholson	
April 15, 1940	\$1.00	

All that certain lot or piece of ground with the buildings and improvements thereon erected.

Beginning at a point on or near the center line of the Street Road, said point being South 66 degrees 17 minutes West 274  $\frac{75}{100}$  feet from the point of intersection of the center line of the Street Road with the center line of the public road leading to Thornton, known as Concord Road, said point being a corner of other lands of the Grantors.

Extending Thence by said lands passing over a stake set in 30 feet from the point of the said Street Road South 23 degrees 43 minutes East 387  $\frac{35}{100}$  feet to a stake;

Thence partly by the said lands and partly by lands of Edith H. Haines, passing over a marble stone marking the boundary between the 2 tracts and passing through a double ash tree standing at the side of the aforesaid Concord Road North 65 degrees 54 minutes East 274  $\frac{75}{100}$  feet to the center line of the Concord Road;

Thence along the center line of the said Road South 23 degrees 43 minutes East 207  $\frac{60}{100}$  feet to a point;

Thence by lands of William Keith passing over a stone set at the side of the said Road South 67 degrees 6 minutes West 86 feet to a stake; and South 27 degrees 17 minutes West passing over a large post in the line marking the Northerly side of the right-of-way of the Philadelphia, Baltimore and Washington Railroad, West Chester Branch, 237  $\frac{60}{100}$  feet to a post in the said right-of-way;

Thence along the same the following courses:

1) North 61 degrees 45 minutes West 175  $\frac{84}{100}$  feet to a point;

2) North 58 degrees 28 minutes West 264 feet to a point;

3) North 53 degrees 28 minutes West 264 feet to a point;

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4) North 48 degrees 43 minutes West 172 92/100 feet to a point on or near the center line of Street Road;

Thence along the course of the said Road on or near its center line North 66 degrees 17 minutes East 458 84/100 feet to the place of beginning.

Being part of the same premises which Clara B. DeHaven, Jr., and Sarah Cole DeHaven by their Indenture dated August 13, 1914 conveyed unto William B. Harvey as recorded in Deed Book T14, volume 341, page 157.

October 27, 1954	S. Francis & Evelyn H.	Thornbury
Deed Book 025,	Nicholson	No acreage given
p. 232	to	
Recorded:	Mark Cooper, Jr., & Wanda	
October 29, 1954	Vickers [Cooper]	
Xeroxed	\$24,450.00	

All that certain lot or piece of ground with the buildings and improvements thereon erected.

Beginning at a point on or near the center line of the Street Road, said point being South 66 degrees 17 minutes West 274 75/100 feet from the point of intersection of the center line of the Street Road with the center line of the public road leading to Thornton, known as Concord Road, said point being a corner of other lands of the Grantors;

Extending Thence by said lands passing over a stake set in 30 feet from the point of the said Street Road South 23 degrees 43 minutes East 200 feet to a point East of hemlock hedge;

Thence extending on a course approximately due East to a point in the Westerly line of lands of Harold Smithson which is at a point 230 feet from the center line of Street Road;

Thence South 23 degrees 43 minutes East 157 35/100 feet to a stone;

Thence partly by the said lands and partly by lands of Edith H. Haines passing over a marble stone marking the boundary between the 2 tracts and passing through a double ash tree standing at the side of Concord Road North 65 degrees 54 minutes East 274 75/100 feet to the center line of Concord Road;

Thence along the center line of the said Road South 23 degrees 43 minutes East 207 61/100 feet to a point;

Thence by lands of Lucien Keith passing over a stake at the side of the said Road South 67 degrees 6 minutes West 86 feet to a stake; and South 27 degrees 17 minutes West passing over a large post in the line marking the Northerly side of the right-of-way of the Philadelphia, Baltimore and Washington Railroad, West Chester Branch, 237 60/100 feet to a post in the said right-of-way;

Thence along the same the following courses:

1) North 61 degrees 45 minutes West 175 84/100 feet to a point;

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- 2) North 58 degrees 28 minutes West 264 feet to a point;
- 3) North 53 degrees 28 minutes West 264 feet to a point;
- 4) North 48 degrees 43 minutes West 172 92/100 feet to a point  
on or near the center line of Street Road;

Thence along the course of the said Road on or near its center line  
North 66 degrees 17 minutes East 458 84/100 feet to the place of  
beginning.

Being part of the same premises which William B. Harvey et ux by  
their Indenture dated April 12, 1940 conveyed unto the Grantors as  
recorded in Deed Book N19, volume 460, page 66.

June 30, 1958	Mark & Wanda Vickers Cooper,	Thornbury
Deed Book G30,	Jr.	No acreage given
p. 70	to	
Recorded:	John R. & Dorothy W. McCartney	
June 30, 1958	\$32,000.00	
Xeroxed		

All that certain lot or piece of ground with the buildings and  
improvements thereon erected.

Same metes and bounds as Deed Book 025, page 232.

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**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-11**

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1685	March 1, 1685 Patent	Commission of Property of Province of Pennsylvania to Robert Summer	Pennsylvania 492 acres
	[Great Britain]	Robert Summer's Will to Cecily Bradford, ux of Thomas Bradford; & William Deverill	492 acres
1685	May 19, 1685 Philadelphia C2, p. 141	William Deverill to Thomas Bradford	500 acres
1702	November 16, 1702 Deed Poll	Thomas Bradford to Thomas Eavenson	317 acres
1711	September 29, 1711 C, p. 189	Thomas & Elizabeth Eavenson to Richard Eavenson, son	Thornbury 133 acres
1726	November 30, 1726 Wills & Admins. Papers #222	Thomas Eavenson's Will	
1739	November 19, 1739 Wills & Admins. Papers #680	Richard Eavenson's Will to Nathaniel Eavenson, son	Thornbury & Westtown 352 acres
1766	October 12, 1766 Wills & Admins. Papers #2309	Nathaniel Eavenson's Estate	
1783	March 14, 1783 Quadra-Partite Deed X, p. 187	Rebecca & Benjamin Jones to Moses & Hannah Cook to Benjamin & Jemima Kirgan to Elizabeth Eavenson	Thornbury 1) 77 acres, 90 perches 2) 47 acres, 36 perches TOTAL: 124 acres, 100 perches
1829	October 12, 1829 Wills & Admins. Papers #8416	Rebecca Jones' Will to John & Reece Jones, sons	Westtown & Thornbury

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1858	June 29, 1858 Wills & Admins. Papers #13339	John Jones' Will to Joseph J. Jones, nephew, for Benjamin Jones, brother, & Hannah Hoopes, sister	
1864	February 1, 1864 V6, p. 425	Thomas W. Cheyney, Act. Exec. of LW of John Jones, dec'd. to Samuel J. Sharpless	57 acres, 133 perches
1879	July 29, 1879 F9, p. 250	Samuel J. & Charlotte H. Sharpless to Clara Brinton DeHaven	8 acres, 52 perches
1914*	August 13, 1914 T14, p. 157	Clara B. DeHaven, Jr., & Sarah Cole DeHaven to William B. Harvey	8 acres, 52 perches
1940	April 12, 1940 N19, p. 66	William B. & Frances E. Harvey to S. Francis & Evelyn H. Nicholson	5 88/1000 acres
1954	October 27, 1954 O25, p. 232	S. Francis & Evelyn H. Nicholson to Mark Cooper, Jr., & Wanda Vickers [Cooper]	No acreage given
1958	June 30, 1958 G30, p. 70	Mark & Wanda Vickers Cooper to John R. & Dorothy W. McCartney	No acreage given

\*This deed includes the existing house on the property.