

**July 31, 2009**  
**Jane E. Dorchester**  
**Property Search #8**

**DEED LINEAGE**  
**Historic Resource #012**  
**Lenape Stock Farm, c. 1865**  
**740 E. Street Road**

**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-4**

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. 192 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)	Thornbury 1) 91 acres, 142 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 [or Cock]; 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 said Elizabeth Eavenson shall have and hold all that the following described piece or parcel of land situate in Thornbury Township.

Beginning at a post in a pine of Jacob Yesley's [sic] land;

Thence by the same South 74 degrees East 167 perches to a post a corner of William Piles' land;

Thence by the same North 54 degrees East 16 perches to a post; and North 46 degrees East 29 perches to a post; and North 25 degrees East 19 perches to a post; and North 54 degrees East 33 perches to a post corner of Benjamin Jones' lot;

Thence by the same North 25 degrees West 54 perches to a post; and North 72 degrees East 7 perches to a heap of stones; and North 24 degrees West 26 perches to a post near a black walnut sapling; and North 66 degrees East 13 perches to a post; and North 20½ degrees West 43 perches

to a stump; and South 80 degrees West 11½ perches to a black walnut; and North 45½ degrees West and crossing the Creek 10 perches to a post in the Township Line;

Thence along said Line South 66 degrees West 99 perches to the place of beginning.

September 7, 1833	Elizabeth [Eavenson] Morris,	Thornbury
Deed of Trust	widow of Anthony Morris of	1) 100 acres, + or -
Deed Book H4,	Thornbury	
vol. 80, p. 206	to	
Recorded:	Thomas Darlington of Westtown	
September 10, 1833	& Joseph Morris of Sadsbury	
Xeroxed	in Trust for Elizabeth	
	Morris' Benefit & that of	
	her heirs and assigns	
	\$1.00	

All that certain message and tract of land upon which the said Elizabeth Morris now resides bounded by lands of John Jones, Francis Hickman, Caleb Brinton, the heirs of Thomas Mercer, deceased, and others.

March 29, 1837	Thomas Darlington & Joseph	Thornbury
Deed Book O4,	Morris, Trustees of	1) 86 acres, 71
p. 53	Elizabeth Morris	perches
Recorded:	to	
March 29, 1837	Edward Shimer of West	
Xeroxed	Whiteland	
	\$7,932.76	

Now This Indenture Witnesseth:

All that message and plantation or tract of land.

Beginning at a stone in the Street Road;

Thence by land of the heirs of Francis Hickman South 29 degrees East 167 perches to a stone (bearing back 27 degrees 10 minutes);

Thence by land of Joseph Vernon North 55¼ degrees East 16 perches to a stone;

Thence North 44½ degrees East 29 perches to a stone;

Thence North 23½ degrees East 19 perches to a stone;

Thence North 48¼ degrees East 33 6/10 perches to a stone a corner of John Jones' land;

Thence North 27 degrees 27 minutes West 134 55/100 perches to a stone in the Street Road aforesaid;

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Thence along the same South  $62\frac{3}{4}$  degrees West 91 75/100 perches to the place of beginning.

April 29, 1857 Wills & Admins. Papers #13106 Xeroxed Will	Edward Shimer's Will (dated August 5, 1856)	Thornbury & Westtown
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From Will:

Item - I hereby order and direct my Executors or the survivor of them within 2 years after my death to sell at public sale and dispose of all my real estate together as one (1) tract (situate partly in Thornbury and partly in Westtown Townships bounded by lands of Wellington Hickman, John Jones, John Entriiken, and others) . . .

January 24, 1859 Deed Book I6, vol. 131, p. 308 Recorded: January 25, 1859 Xeroxed	William Shimer & Isaac S. Cochran, Execs. of LW&T of Edward Shimer, deceased; & William & Mary Jane Shimer to Samuel J. Sharpless of Philadelphia \$14,000.00	Thornbury 1) 86 acres, 71 perches
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Now This Indenture Witnesseth:

All that messuage and tracts of land:

Tract 1: the Mansion tract:

Beginning at a stone in the Street Road;

Thence by land of Wellington Hickman and Caleb Brinton South 29 degrees East 167 perches to a stone (bearing back 27 degrees 10 minutes);

Thence by land of said deceased hereinafter described North  $55\frac{1}{4}$  degrees East 16 perches to a stone; North  $44\frac{1}{2}$  degrees East 29 perches to a stone; North  $23\frac{1}{2}$  degrees East 19 perches to a stone; North  $48\frac{1}{4}$  degrees East 33  $\frac{6}{10}$  perches to a stone a corner of John Jones' land;

Thence by the same North 27 degrees 27 minutes West 134  $\frac{55}{100}$  perches to a stone in the said Road;

Thence along the same South  $62\frac{3}{4}$  degrees West 91 75/100 perches to the place of beginning.

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April 14, 1908 Deed Book L13, vol. 308, p. 473 Recorded: June 16, 1908 Xeroxed	The Penn. Co. for Insurances on Lives & Granting Annuities; Samuel Franklin Sharpless, Thomas Wilson Sharpless, & John P. Hutchinson, Execs. & Trustees u/w/o Samuel J. Sharpless, deceased; Samuel Franklin Sharpless, Thomas Wilson Sharpless, Charlotte M. Waln, & Elizabeth J. Sharpless to Elizabeth J. Sharpless \$15,000.00	Thornbury 11 84/100 acres
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All that certain tract or piece of land with the buildings\* thereon erected.

Beginning at a stone at the intersection of Street Road and a certain private lane, known as Farm Lane running through property late of the said Samuel J. Sharpless, deceased;

Thence extending along the middle of said Road, North 62 degrees 45 minutes East 772 feet to a certain other stone in the middle of said Road;

Thence extending South 22 degrees 18 minutes East 508 65/100 feet to a stone;

Thence extending South 5 degrees 21 minutes West 228 2/10 feet to a stone;

Thence extending South 59 degrees 43 minutes West 600 feet to a stone in the middle of said Lane;

Thence along the middle of said Lane North 27 degrees 42 minutes West 731 feet to the place of beginning.

Being the same tract or piece of land which William Shimer et al by their Indenture dated January 24, 1859 and recorded in Deed Book I6, volume 131, page 308 conveyed unto Samuel J. Sharpless.

And the said Sharpless died July 17, 1904 having first made his Last Will and Testament (proved in Philadelphia) in which he ordered his real estate to be sold.

\*These buildings include the house now (2009) known as "Lenape".

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August 3, 1921 Deed Book V15, vol. 388, p. 485 Recorded: August 11, 1921 Xeroxed	Lucien Keith, Exec. & Trustee u/w/o Elizabeth S. Keith to Samuel Franklin Sharpless of Phila. \$1.00	Thornbury 11.84 acres
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All that certain tract or piece of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book L13, volume 308, page 473.

March 4, 1935 Deed Book D19, vol. 451, p. 237 Recorded: March 18, 1935 Xeroxed	Samuel Franklin & Elizabeth R. Sharpless of Philadelphia to Elizabeth R. Sharpless of Philadelphia & Arthur B. Sinkler of Wayne, Trustees for Franklin Sharpless of Philadelphia \$1.00	Thornbury 11.84 acres
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All that certain tract or piece of land with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book L13, volume 308, page 473.

November 2, 1948 Deed Book G23, vol. 554, p. 215 Recorded: November 5, 1948 Xeroxed	Elizabeth R. Sharpless of Philadelphia, widow; & Elizabeth R. Sharpless & Arthur B. Sinkler, Trustees of Franklin Sharpless to James Clifford & Mary D. Scott of Westtown \$25,000.00	Thornbury 1) 11.84 acres 2) N/A
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All that certain lot or piece of ground with the buildings and improvements thereon erected.

Same metes and bounds as Deed Book L13, volume 308, page 473.

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June 26, 1952	James Clifford & Mary D. Scott	Thornbury
Deed Book K25,	to	4.22 acres
p. 131	Raymond L. & Gloria I.	
Recorded:	McCarthy	
July 1, 1952	\$25,000.00	
Xeroxed		

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

Beginning at a point in the center line of Street Road, 9 feet NorthEastwardly from the extended NorthEast side of Farm Lane;

Thence extending along the center line of Street Road North 62 Degrees 45 minutes East 373 feet to an iron bolt;

Thence extending along lands now or late of James Clifford Scott et ux the three (3) following courses:

1) South 27 degrees 42 minutes East crossing a driveway which extends generally Northwardly from the premises herein conveyed over adjacent lands now or late of James Clifford Scott et ux into Street Road, the distance of 491.57 feet to a stake;

2) South 2 degrees 15 minutes West 373 feet to a stake which point is 6 feet more or less NorthEast of an existing masonry wall;

3) North 27 degrees 42 minutes West 494.82 feet to the place of beginning.

Being part of the same premises which Elizabeth R. Sharpless et al by their Indenture dated November 2, 1948 recorded in Deed Book G23, volume 554, page 215 conveyed unto James Clifford Scott et ux.

September 25, 1992	Raymond L. & Gloria I.	Thornbury
Record Book 3237,	McCarthy	4.22 acres
p. 296	To	
Recorded:	Michael A. Picariello	
October 2, 1992	\$592,500.00	
Xeroxed		

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

Same metes and bounds as Deed Book K25, p. 131.

Being the same premises which James Clifford and Mary D. Scott by their Indenture dated June 26, 1952 and recorded in Deed Book K25, page 131 conveyed unto Raymond L. McCarthy et ux.

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December 14, 1992 Record Book 3399, p. 172 Recorded: December 14, 1992[?] Xeroxed	Michael A. Picariello & Irene B. Darocha to Michael A. Picariello & Irene B. Darocha \$1.00	Thornbury 4.22 acres
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All that certain lot or piece of ground with the buildings and improvements thereon erected.

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

Same metes and bounds as Deed Book K25, p. 131.

Being the same premises which Raymond L. and Gloria I. McCarthy by their Indenture dated September 25, 1992 and recorded in Deed Book [blank] conveyed unto Michael A. Picariello.

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**TIMELINE**  
**Historic Resource #012**  
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**Thornbury**  
**Chester County**  
**Tax Parcel #66-2-4**

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. 192	Rebecca & Benjamin Jones to Moses & Hannah Cook to Benjamin & Jemima Kirgan to Elizabeth Eavenson	Thornbury 1) 91 acres, 142 perches

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1833	September 7, 1833 Deed of Trust H4, p. 206	Elizabeth [Eavenson] Morris, widow of Anthony Morris to Thomas Darlington & Joseph Morris in Trust for Elizabeth Morris' Benefit	100 acres, + or -
1837	March 29, 1837 O4, p. 53	Thomas Darlington & Joseph Morris, Trustees of Elizabeth Morris to Edward Shimer	1) 86 acres, 71 perches
1857	April 29, 1857 Wills & Admins. Papers #13106	Edward Shimer's Will	Thornbury & Westtown
1859	January 24, 1859 I6, p. 308	William Shimer & Isaac S. Cochran, Execs. of LW&T of Edward Shimer, dec'd.; & William & Mary Jane Shimer to Samuel J. Sharpless	1) 86 acres, 71 perches
1908*	April 14, 1908 L13, p. 473	The Pa. Co. for Insurances on Lives & Granting Annuities; Samuel Franklin Sharpless, Thomas Wilson Sharpless, & John P. Hutchinson, Execs. & Trustees u/w/o Samuel J. Sharpless, dec'd.; Samuel Franklin Sharpless, Thomas Wilson Sharpless, Charlotte M. Waln, & Elizabeth J. Sharpless to Elizabeth J. Sharpless	11 84/100 acres

\*The buildings on the deed include the house now (2009) known as "Lenape".

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1921	August 3, 1921 V15, p. 485	Lucien Keith, Exec. & Trustee u/w/o Elizabeth S. Keith to Samuel Franklin Sharpless	11.84 acres
1935	March 4, 1935 D19, p. 237	Samuel Franklin & Elizabeth R. Sharpless to Elizabeth R. Sharpless & Arthur B. Sinkler, Trustees of Franklin Sharpless	11.84 acres
1948	November 2, 1948 G23, p. 215	Elizabeth R. Sharpless, widow; & Elizabeth R. Sharpless & Arthur B. Sinkler, Trustees of Franklin Sharpless to James Clifford & Mary D. Scott	1) 11.84 acres
1952	June 26, 1952 K25, p. 131	James Clifford & Mary D. Scott to Raymond L. & Gloria I. McCarthy	4.22 acres
1992	September 25, 1992 3237, p. 296	Raymond L. & Gloria I. McCarthy to Michael A. Picariello	4.22 acres
1992	December 14, 1992 3399, p. 172	Michael A. Picariello & Irene B. Darocha to Michael A. Picariello & Irene B. Darocha	4.22 acres