

July 31, 2009
Jane E. Dorchester
Property Search #9

DEED LINEAGE
Historic Resource #008
Richard Eavenson [I] House, c. 1740
756 Westbourne Rd.

Thornbury
Chester County
Tax Parcel #66-2-6.3A

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
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[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
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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
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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
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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, 1685 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 &
Appraisalment

*This may be part of the existing house on this parcel.

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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 st part) to Moses & Hannah Cock of Westtown, husbandman (2 nd part) to Benjamin & Jemima Kirgan of Thornbury husbandman (3 rd part) to Elizabeth Eavenson of Thornbury, spinster (4 th 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, five 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 Eavenson. 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.

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

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

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

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 1, 1911 The Penn. Co. for Insurances Thornbury
Deed Book Z13, on Lives & Granting 189 acres, 45 perches
 vol. 422, p. 522 Annuities; Samuel Franklin
Recorded: Sharpless, Thomas Wilson
May 16, 1911 Sharpless, & John P.
Xeroxed Hutchinson, Execs. &
 Trustees u/w/o Samuel J.
 Sharpless late of
 Philadelphia, Gentleman,
 deceased, of 1st part
to
Samuel Franklin Sharpless,
Thomas Wilson Sharpless,
Charlotte M. Waln, &
Elizabeth S. Keith, being
all the children of Samuel
J. Sharpless, of 2nd part
to
Elizabeth S. Keith, ux of
Lucien Keith of Warrenton,
Va.
\$21,199.00

All that certain tract or piece of land with the messuages or tenements barn and other farm buildings and improvements thereon erected.
Beginning at a stone in the middle of the Street Road a corner in the line of lands now or late of Wellington Hickman;
Thence along the middle of the said Road North 63 degrees East 52 32/100 perches to a stone in the line of lands conveyed to said Keith;
Thence by said land the four (4) following courses:
1) South 27 degrees 42 minutes East 44 31/100 perches to a stone;
2) North 59 degrees 43 minutes East 36 36/100 perches to a stone;
3) North 5 degrees 21 minutes East 13 83/100 perches to a stone;
4) and North 22 degrees 18 minutes West 30 83/100 perches to a stone in the middle of said Road;
and Thence along the middle of the said Road the two (2) next following courses:
1) North 62³/₄ degrees East 44 96/100 perches to a stone;
2) and North 64 degrees East 15 2/10 perches to a corner of the West Chester and Philadelphia Railroad lot;
and Thence along the same South 26 degrees East 2 perches to a point;
and Thence North 80¹/₂ degrees East 26 7/10 perches to a point in the middle of the said Railroad;
and Thence along the middle of the same, the three (3) next following courses:
1) South 55³/₄ degrees East 16 perches to a point;
2) South 60³/₄ degrees East 16 perches;
3) and South 65³/₄ degrees East 11 26/100 perches to a point;

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Thence along the line of land now or late of Clara Brinton DeHaven North 25 degrees East 14 4/10 perches to a point;
and Thence still along said land North 65 degrees East 5 16/100 perches to a point in the middle of the Concord Road;
Thence along the middle of the said Road South 26 degrees East 60 70/100 perches to a stone at an angle in the middle line of the said Road;
Thence still South 26 degrees East 43 79/100 perches to a stone;
Thence South 62½ degrees West 48 5/10 perches to a stone;
Thence North 24½ degrees West 22 8/10 perches to a stone in the middle of the said Road;
and Thence along the middle of said Road South 38½ degrees West 32 60/100 perches to a stone ;
and Thence still along the middle of said Road South 48¼ degrees West 23 6/10 perches to a point being an angle in the middle line of said Road;
Thence South 39¼ degrees East through the middle of said Road, also called the road leading to Dilworthtown, 26 perches to a point;
Thence along the line of land now or late of H. E. Sproat South 48½ degrees West 73 7/10 perches to a point;
Thence North 41½ degrees West 1 1/10 perches to a point;
Thence South 48½ degrees West 1 8/10 perches to a point in the line of land now or late of John Wyeth;
Thence along the said land the two (2) next following courses:
1) North 28½ degrees West 17 5/10 perches to a stone;
2) and North 29 degrees West 38 perches to a stone in the NorthWesterly line of a new road;
Thence along the same side of said road South 38½ degrees West 57 perches to a stone a corner in the line of land now or late of Wellington Hickman;
Thence 27½ degrees West 152 6/10 perches to the place of beginning.
Being composed of the whole of three tracts or pieces of land and portions of three other tracts or pieces of land.
Two of which William Shimer and Isaac Cochran, Executors of Last Will and Testament of Edward Shimer and William and Mary Jane Shimer by their Indenture dated January 24, 1859 and recorded in Deed Book F6, page 308 conveyed unto Samuel J. Sharpless.
One other of which tracts of land Wellington and Jane E. Hickman by their Indenture dated March 27, 1860 and recorded in Deed Book O6, volume 136, page 110 conveyed unto Samuel J. Sharpless [LAND ONLY].
One other of which tracts of land Thomas W. Cheyney, Acting Executor of Last Will of John Jones, deceased, by his Indenture dated February 1, 1864 and recorded in Deed Book V6, volume 143, page 425 granted unto Samuel J. Sharpless [See Historic Resource #011, Property Search #7].
One other of which tracts of land Amos W. House and Wayne MacVeagh, Assignees for the Benefit of the Creditors of Curtis Cheyney by their Indenture dated March 29, 1876 and recorded in Deed Book T8, volume 191, page 22[?] conveyed unto Samuel J. Sharpless [See Historic Resource #086a].

And the other and remaining of the said six (6) tracts or pieces of land Wellington and Jane E. Hickman by their Indenture dated January 19, 1881 and recorded in Deed Book K9, volume 207, page 299 conveyed unto Samuel J. Sharpless [LAND ONLY].

The said tract or piece of land hereinabove described and granted being composed of a part of the first described tract, and the whole of the last described in the first above recited Deed, the whole of the tract described in the second Deed, a part of the tract described in the third Deed, a part of the tract described in the fourth Deed, and the whole of the tract described in the fifth and last mentioned Deed.

The said Samuel J. Sharpless being so thereof seized, died having first made his Last Will and Testament, duly proven on July 22, 1904 in Philadelphia, in which he authorized his Executors to sell his real estate.

October 31, 1922	Lucien Keith, Exec. & Trustee	Thornbury
Deed Book E16,	u/w/o Elizabeth [Sharpless]	189 acres, 45 perches
vol. 377, p. 101	Keith, deceased; & Lucien	
Recorded:	Keith, widower	
October 31, 1922	to	
Xeroxed	Marshall L. Jones of Westtown	
	\$14,000.00	

All that certain message and tract of land.

Beginning at a stone in the Street Road, a corner of lands now or late of Wellington Hickman;

Thence along the middle of the said Road North 63 degrees East 52 32/100 perches to a stone in the line of land conveyed to Elizabeth Keith;

Thence by the said land the four [4] following courses:

- 1) South 27 degrees 42 minutes East 44 31/100 perches to a stone;
- 2) North 59 degrees 43 minutes East 36 36/100 perches to a stone;
- 3) North 5 degrees 21 minutes East 13 83/100 perches to a stone;
- 4) and North 22 degrees 18 minutes West 30 83/100 perches to a stone in the middle of said Road;

and Thence along the middle of the said Road the two [2] following courses: 1) North 62³/₄ degrees East 44 96/100 perches to a stone;

2) and North 64 degrees East 15 2/10 perches to a corner of the West Chester and Philadelphia Railroad lot;

and Thence along the same South 26 degrees East 2 perches to a point; and Thence North 80¹/₂ degrees East 26 7/10 perches to a point in the middle of the said Railroad;

and Thence along the middle of the same the three [3] [sic] following courses: 1) South 55³/₄ degrees East 16 perches to a point;

2) South 60³/₄ degrees East 11 16/100 perches to a point;

Thence along the line of land now or late of Clara Brinton DeHaven North 25 degrees East 14 $\frac{4}{10}$ perches to a point;

and Thence still along said land North 65 degrees East 5 $\frac{16}{100}$ perches to a point in the middle of the Concord Road;

Thence along the middle of the said Road South 26 degrees East 60 $\frac{70}{100}$ perches to a stone at an angle in the middle of the said Road ;

Thence still South 26 degrees East 43 $\frac{79}{100}$ perches to a stone;

Thence South 62 $\frac{1}{2}$ degrees West 48 $\frac{5}{10}$ perches to a stone;

Thence North 24 $\frac{1}{2}$ degrees West 22 $\frac{8}{10}$ perches to a stone in the middle of the said Road;

and Thence along the middle of the said Road South 38 $\frac{1}{2}$ degrees West 32 $\frac{6}{100}$ perches to a stone;

and Thence still along the middle of the said Road South 48 $\frac{1}{4}$ degrees West 23 $\frac{6}{10}$ perches to a point being an angle in the middle of the said Road;

Thence South 39 $\frac{1}{4}$ degrees East through the middle of said Road, also called the road leading to Dilworthtown, 26 perches to a point;

Thence along the line of land now or late of H. E. Sproat South 48 $\frac{1}{2}$ degrees West 73 $\frac{7}{10}$ perches to a point;

Thence North 41 $\frac{1}{2}$ degrees West 1 $\frac{1}{10}$ perches to a point;

Thence South 48 $\frac{1}{2}$ degrees West 1 $\frac{8}{10}$ perches to a point in the line of land now or late of John Wyeth;

Thence along the said land the two [2] following courses:

1) North 28 $\frac{1}{2}$ degrees West 17 $\frac{5}{10}$ perches to a stone;

2) and North 29 degrees West 38 perches to a stone in the NorthWesterly line of a new road;

Thence along the said NorthWesterly side of said New Road South 38 $\frac{1}{2}$ degrees West 57 perches to a corner in the line of land now or late of Wellington Hickman;

Thence North 27 $\frac{1}{2}$ degrees West 152 $\frac{6}{10}$ perches to the place of beginning.

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 Road;

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

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October 13, 1936 Marshall L. & Laura R. Jones Thornbury
Deed Book P19, to 189 acres, 45 perches
 p. 59 Russell B. Jones
Recorded: \$1.00
October 14, 1936
Xeroxed

All that certain message and tract of land.
Same metes and bounds as Deed Book E16, volume 377, page 101.

August 15, 1968 Russell B. & Carol Pyle Jones Thornbury
Deed Book I38, to No acreage given
 p. 109 1703 Farm, Inc.
Recorded: \$1.00
August 16, 1968
Xeroxed

All that certain lot or parcel of land.

Beginning at an interior point, located the five (5) following courses from the intersection of the title line of Street Road (Route 926) with the title line of Westbourne Road:

1) South 62 degrees 45 minutes West along the title line of said Road to a point;

2) Thence South 22 degrees 42 minutes East leaving the bed of said Road and extending along lands now or late of J. Stanley Taylor 508.18 feet to a point;

3) Thence South 5 degrees 21 minutes West still along lands now or late of said Taylor 228.08 feet to a point;

4) Thence South 8 degrees East 140.93 feet to a point;

5) and Thence South 45 degrees 36 minutes 44 seconds West 175 feet to a point;

Thence from said beginning point South 55 degrees 22 minutes 38 seconds East 425.58 feet to a point;

Thence South 17 degrees 26 minutes 20 seconds West 352.47 seconds to a point;

Thence North 65 degrees 58 minutes 43 seconds West 269.13 feet to a point;

Thence North 38 degrees 47 minutes 20 seconds West 299.66 feet to a point;

Thence continuing on a line curving to the right having a radius of 50 feet the arc distance of 36.14 feet to a point;

Thence continuing along the arc of circle to the left having a radius of 50 feet the arc distance of 103.78 feet to a point;

Thence North 44 degrees 51 minutes 11 seconds East 188.43 feet to the place of beginning.

Being part of the same premises which Marshall L. and Laura L. [sic] Jones by their Indenture dated October 13, 1936 and recorded in Deed Book P19, page 59 conveyed unto Russell B. Jones et ux.

December 15, 1970	1703 Farm, Inc.	Thornbury
Deed Book R39,	to	173,291 square feet
p. 833	John R. & Mary Ann Reznichek	
Recorded:	\$100,000.00	
December 16, 1970		
Xeroxed		

All those two [2] certain lots or pieces of ground with the buildings and improvements thereon erected.

Beginning at a point on the NorthWesterly side of Westbourne Road at a corner of Lot No. 26, said point of beginning being measured along the side of Westbourne Road the six [6] following courses from a point of curve on the SouthEasterly side of Street Road (Route 926):

- 1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 43 4/100 feet to a point of tangent;
- 2) South 18 degrees 36 minutes East 402 74/100 feet to a point of curve;
- 3) on an arc of a circle curving to the right having a radius of 375 feet the arc distance of 154 31/100 feet to a point of tangent;
- 4) South 4 degrees 58 minutes 40 seconds West 234 95/100 feet to a point of curve;
- 5) on the arc of a circle curving to the right having a radius of 375 feet the arc distance of 81 56/100 feet to a point of tangent;
- 6) and South 17 degrees 26 minutes 20 seconds West 563 59/100 feet to the point of beginning;

Thence extending from said point of beginning and along the NorthWesterly side of Westbourne Road South 17 degrees 26 minutes 20 seconds West 352 47/100 feet to a point at a corner of Lot No. 27;

Thence extending along said Lot North 65 degrees 58 minutes 43 seconds West 269 13/100 feet to a point at a corner of Lot No. 24;

Thence extending along said Lot the two [2] following courses:

- 1) North 38 degrees 47 minutes 20 seconds West 196 2/100 feet to a point;
- 2) North 31 degrees 2 minutes 12 seconds West 106 35/100 feet to a point on the Southerly side of a cul-de-sac marking the Easterly terminus of North Gate Road;

Thence extending along the said cul-de-sac the two [2] following courses: 1) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 21 64/100 feet to a point of reverse curve;

- 2) and on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 103 78/100 feet to a point at a corner of Lot No. 6;

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Thence extending along said Lot North 44 degrees 51 minutes 11 seconds East 188 43/100 feet to a point, a corner of Lot No. 26;

Thence extending along said Lot South 55 degrees 22 minutes 38 seconds East 425 58/100 feet to the place of beginning.

Being Lots Nos. 25 and 25-A.

Being part of the same premises which Russell B. and Carol Pyle Jones by their Indenture dated August 15, 1968 and recorded in Deed Book I38, page 108 granted unto 1703 Farm, Inc.

November 29, 1979	John R. & Mary Ann Reznichek	Thornbury
Deed Book B56,	to	87,449 square feet
p. 165	Ezra & Lois S. Lamdin	
Recorded:	\$175,000.00	
November 29, 1979		
Xeroxed		

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

Beginning at a point on the SouthEasterly side of Road "A" at the Westernmost corner of this Lot and the NorthEast corner of Lot 24;

Thence along the SouthEasterly side of said Road along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 21.64 feet to a point of reverse curve on the SouthEasterly side of the cul-de-sac at the terminus of said Road;

Thence along the said cul-de-sac along the arc of a circle curving to the left having a radius of 50 feet the arc distance of 103.78[?] feet to a point a corner of Lot 6;

Thence along said Lot North 44 degrees 51 minutes 11 seconds West 188.43 feet to a point a corner of Lot 26;

Thence along said Lot South 55 degrees 22 minutes 38[?] seconds East 243.58[?] feet to a point a corner of Lot No. 25-A;

Thence along said Lot South 34 degrees 12 minutes 33 seconds West 380.65[?] feet to a point in line of Lot 24;

Thence along said Lot the 2 [two] following courses:

1) North 38 degrees 47 minutes 20 seconds West 176.36 feet to a point; 2) North 31 degrees 2 minutes 12 seconds West 104.35 feet to the place of beginning.

Being Lot 25.

Being part of the premises which 1703 Farm, Inc. by its Indenture dated December 15, 1970 and recorded in Deed Book R36, page 831 conveyed unto John A. and Mary Ann Reznichek.

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July 12, 1985	Ezra & Lois S. Lamdin	Thornbury
Record Book 18,	to	87,449 square feet
p. 120	James M. Murrey, Jr.	
Recorded:	\$220,000.00	
July 19, 1985		
Xeroxed		

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

Same metes and bounds as Deed Book B56, page 165.
Being Lot 25.

May 1, 1989	James M. Murrey, Jr.	Thornbury
Record Book 1522,	to	No acreage given
p. 348	Robert H. & Susan R. Bond	
Recorded:	\$425,000.00	
May 3, 1989		
Xeroxed		

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

Same metes and bounds as Deed Book B56, page 165.
Being Lot 25.
Being Registry Parcel Number 66-2-6.03A.

June 21, 1991	Robert H. & Susan R. Bond	Thornbury
Record Book 2498,	to	No acreage given
p. 175	John & Beverly Egbert	
Recorded:	\$1.00	
July 12, 1991		
Xeroxed		

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

Same metes and bounds as Deed Book B56, page 165.
Being Lot 25.
Being Registry Parcel Number 66-2-6.03A.

July 31, 2009
JED

DEED LINEAGE, Continued
Richard Eavenson [I] House, c. 1740
756 Westbourne Rd.

Tax Parcel #66-2-6.3A
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August 22, 2008	John & Beverly Egbert;	Thornbury
Record Book 7587,	to	No acreage given
p. 2396	John & Beverly Egbert,	
Warranty Deed	Trustees u/John Egbert	
Recorded:	Revocable Living Trust; &	
February 11, 2009	Beverly & John Egbert,	
Xeroxed	Trustees u/Beverly Egbert	
	Revocable Living Trust	
	\$1.00	

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

Same metes and bounds as Deed Book B56, page 165.

Being Lot 25.

Being Registry Parcel Number 66-2-6.03A.

July 31, 2009
Jane E. Dorchester
Property Search #9

TIMELINE
Historic Resource #008
Richard Eavenson [I] House, c. 1740
756 Westbourne Rd.

Thornbury
Chester County
Tax Parcel #66-2-6.3A

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

*Part of the existing house on this property is mentioned in this Will.

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1833	September 7, 1833 H4, p. 206	Elizabeth [Eavenson] Morris to Thomas Darlington & Joseph Morris	Thornbury 1) 100 acres, +/-
1837	March 29, 1837 04, p. 53	Thomas Darlington & Joseph Morris, Trustees of Elizabeth Morris to Edward Shimer	Thornbury 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	Thornbury 1) 86 acres, 71 perches
1911	April 1, 1911 Z13, p. 522	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 Sharpless	Thornbury 189 acres, 45 perches

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1922	October 31, 1922 E16, p. 101	Lucien Keith, Exec. & Trustee u/w/o Elizabeth [Sharpless] Keith, deceased; & Lucien Keith, widower to Marshall L. Jones of Westtown	189 acres, 45 perches
1936	October 13, 1936 P19, p. 59	Marshall L. & Laura R. Jones to Russell B. Jones	189 acres, 45 perches
1968	August 15, 1968 I38, p. 109	Russell B. & Carol Pyle Jones to 1703 Farm, Inc.	No acreage given
1970	December 15, 1970 R39, p. 833	1703 Farm, Inc. to John R. & Mary Ann Reznichek	173,291 square feet
1979	November 29, 1979 B56, p. 165	John R. & Mary Ann Reznichek to Ezra & Lois S. Lamdin	87,449 square feet
1985	July 12, 1985 18, p. 120	Ezra & Lois S. Lamdin to James M. Murrey, Jr.	87,449 square feet
1989	May 1, 1989 1522, p. 348	James M. Murrey, Jr. to Robert H. & Susan S. Bond	No acreage given
1991	June 21, 1991 2498, p. 175	Robert H. & Susan S. Bond to John & Beverly Egbert	No acreage given

July 31, 2009
JED

TIMELINE, Continued
Richard Eavenson [I] House, c. 1740
756 Westbourne Rd.

Tax Parcel #66-2-6.3A
Page 4

YEAR	DATE AND BOOK	PERSONS	ACREAGE
2008	August 22, 2008 7587, p. 2396	John & Beverly Egbert to John & Beverly Egbert, Trustees u/John Egbert Revocable Living Trust; & Beverly & John Egbert, Trustees u/Beverly Egbert Revocable Living Trust	No acreage given