

History of the Great Valley House

AKA

The Wilson House, The Houseman House and the Benson House

1	1681	PATENT
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WILLIAM PENN to WILLIAM MORDAINT, alias Mordaunt, dated 10/24/1681, for tract of 500 acres in Phila., in Patent Book B-2-106.

William Penn received the royal charter for Pennsylvania from Charles II, March 4th 1681. Wiililiam Pen granted land, in lieu of debt due Penn's father, to John ap John, the first and chief disciple of Quakerism in Wales. This tract of land was part of the original "Welsh Tract" set up by William Penn that covered all of what is known today as the Main Line area of Philadelphia. The original objective was to establish a Welsh speaking culture and community here in the new world. Many of the names in the area are Welsh as a result (e.g., Bryn Mawr and Tredyffrin). Tredyffrin is Welsh for Great Valley.

During this period of time from 1681 to the 1700s there were numerous squatters and informal, undocumented leases in the area. This explains the historian's theory that construction of the Great Valley House began prior to 1700. This theory is based on the architectural feature of the stone sink built as part of the stone wall in the Old Kitchen, one of only two sinks like this in the country. Sinks of this nature were typical of Welsh construction prior to the advent of the Dry Sink in the late 1600's

2		DESCENT
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WILLIAM MORDANT died seized of said tract leaving as hiers at law THOMAS MORDANT.

3	1703	WARRANT
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3/30/1684 500 acres laid out, and resurvey 1703, and found to contain 607 acres.

4	1711	DEED
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THOMAS MORDANT & OSMAND MORDANT by deed dated 1/28/1711 conveyed to JOHN EVANS said tract.

It is doubtful that the Mordants ever came to the Americas or set foot on the said tract of land.

In 1714 the Great Valley Presbyterian church on Swedesford road was established

5	1716	DEED
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JOHN EVANS by deed dated 3/5/1716 in Phila., in E.7-10/374 conveyed to JOHN MOORE said tract. (see abstract of deed)

John Evans was the Lieutenant Govenor of Pa. and heavily involved in acquiring land during this period. John Moore was a whig and the Customs Collector. The Evans/Moore relationship was not strictly business as Evans married Moore's daughter in 1708.

6	1720	DEED
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JOHN MOORE by deed dated 7/7/1720 conveyed to THOMAS JAMES in N-13-434 said tract of 607 acres. <F2B>(see abstract of deed - signed by Benjamin Franklin, Justice of the Peace)<F255D>

THOMAS M. JAMES is apparently the first person to take up legal residence on this land. We assume that construction of the main house began then in 1720. Architectural evidence (the old stone sink) indicates construction prior to 1700.

Swedesford road was surveyed in 1725 and the survey references both the Great Valley Church and the Thomas James house but nothing else in the immediate area.

7	1721	LEASE
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JOHN EVANS to THOMAS M. JAMES dated 2/9/1721 in Phila. in F.3-243. (see abstract of deed) Acknowledged by Benjamin Franklin, Justice of the Peace, August 6, 1764

8	1750	DEVISE
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THOMAS JAMES by will dated 12/8/1750 provided as follows: "I give and bequeath unto ANN JAMES, wife free and full use of his real estate together with all the benefits and advantages and profits for and during her natural life. And at her decease to LEWIS JAMES in fee.

9	1753	DEED
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ANN JAMES by deed dated 2/23/1753 in N-13-436 conveyed and released unto LEWIS JAMES said tract of 607 acres. (see abstract of deed)

10	1753	DEED
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LEWIS JAMES by deed dated 2/24/1753 (not recorded but UNRECORDED recited in following mortgage) conveyed unto JOHN KINKADE tract of 322 acres hereinafter described in item (13)

11**1753****MORTGAGE**

JOHN KINKADE to LEWIS JAMES dated 2/26/1753, recorded 5/15/1753 in Deed Book H-8-524 for 500 lbs. covering said tract of 322 acres as last conveyed. Note: Satisfied as follows: WM. MOORE only son of ROBERT MOORE, deceased, who was assignee of LEWIS JAMES the Mortgagee acknowledges to have recieved of JOHN KINKADE full satisfaction for both principal and interest due on this mortgage in discharge of the same. 5/26/1760 See abstract of assignment of mortgage.

Ack. Coram Jo. Parker Recorder Warrant Filed.

Kinkade took out another mortgage in 1757 to Bernhard Van Leer for 55 lbs. See abstract

12**1760****EXECUTION**

As per recital in the following Sheriff's deed the above PROCEEDINGS mortgage was foreclosed in 1760 at the suit of WILLIAM MOORE, Exr. of ROBERT MOORE, assignee of said mortgage vs. JOHN KINKADE and sold to JOHN WILSON.

13**1760****DEED**

Benjamin Davis, Sheriff by deed dated 9/13/1760, recorded 9/17/1760 in L11-493 conveyed unto JOHN WILSON tract of land in Great Valley beginning at a stake in a line of David John's land and extending thence S 34 W 51/2 to a spanish oak; thence S 72 W 72 perches , thence North 84 West 45 perches to a black oak, thence South 66 West 60 perches, thence South 72 West 32 perches to a stake over the Valley Creek, thence by Walker's Land South 23 East 260 perches to a stake, thence by Hobards land N 68 1/2 E 216 to a spanish oak and thence by Isaac Davis' land N 23 W 224 to the place of beginning. Containing 320 acres. Whereas JOHN KINKADE by certain indenture dated 2/26/1753 mortgaged said tract unto LEWIS JAMES for 500 lbs. Said moneys not being paid said LEWIS JAMES by indenture 6/1/1753 conveyed and set over unto ROBERT MOORE all the moneys therein mentioned and said tract of land.

See abstract of sherrif's Deed Poll with property description and John Wilson's Mortgages to John Kinkead and Mary Maddox .

John Wilson was the owner during the Revolutionary War and he was a Tredyffrin resident who was raised on the Wilson farm just east of the Great Valley House in what is now known as Wilson Farm Park , a public park in Chesterbrook. John Wilson sub-divided his land, 30 acres going to Isaac Davis in 1760 (Chester County deed book F-2, Vol 30, pg 506), 112 acres of it going to his son David Wilson in 1779 (deed book Z, Vol 24, pg 287). A portion of the David Wilson tract of land, with the original house he built, had remained with Wilson family descendants until the death of Martha Wilson in 1997. The David Wilson house is no longer owned by Wilson's but has been restored and expanded.

John Wilson was also the ancestor of Conrad Wilson who originally compiled this list of Back Titles through to 1900. Jeff Benson completed the research from 1900 to 1992.

In memory of Martha Wilson who passed away August 8, 1997 at the age of 80.

14	1785	DEED
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JOHN WILSON & JUDITH, ux by deed dated 6/30/1785 recorded 1/14/1786 in A.2-25-178 conveyed to FREDRICK HOUSEMAN messuage (dwelling house) and plantation in Tredyffrin described as follows: BEGINNING at a small hickory in the line of Jacob Bough's land, being a corner of land of David Wilson and extending thence by said Bough's land N 63 E 158 to a spanish oak, thence N 27 W 23, thence N 75 1/2 W 37; thence N 30 W 177 to a corner in the line of land of the said David Wilson; thence by the said David Wilson's land the 3 following courses and distances S 71/2 E 92 to a corner in the middle of the great road leading to Swedesford on the Schuylkill; thence along the middle of the said road N 68 W 10.6 to another corner and thence S 27 E 176 to the place of beginning. Containing 190 acres. Being part of 320 acres which Benjamin Davis Sheriff conveyed unto JOHN WILSON in item (13) of brief. See abstract of Frederick Hausman mortgage to John Wilson.

A date stone in the west peak of the house is inscribed "FREDRICK HOUSEMAN 1791". The west part of the house which includes the current living room and center hall was added by Fredrick Houseman and the addition, the "modern" part of the house, was completed in the year 1791

15	1800	ORPHANS COURT PROCEED*
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FREDRICK HOUSEMAN being so seized died and letters of Admr. granted 3/12/1800 in Admr. docket 2 page 450 to Devault Beaver, John Davis. Heirs: widow, -Fredrick, Catherine (m. Devault Wanner) Elizabeth (m. Henry Baugh), Susanna (m. George Beaver), Sarah (m. Francis O'niel), Mary (m. Samuel Rossiter), Christian, Marshall, Daniel & John.

5/22/1800 Petition setting forth above facts and asking appointment of inquest to make partition of tract of 190 acres in Tredyffrin Twp., and also lot of 5 acres. Whereupon the Court awards said inquest.

6/17/1800 Return of inquest appraising said real estate as follows;
Tract #1 at 3621 lbs. 3 s 6 p.
Tract #2 at 43 lbs. 8 s 9 p. which return is confirmed.

Agreement of all heirs filed that George Beaver son-in-law of decedent may accept same at the appraisal whereupon 3/17/1801 said lands are adjudged to GEORGE BEAVER, he giving security. Same day with Devault Beaver and John Davis as surety who are approved. O.C.D. #10 pages 195 \$ 244

16	1801	DEED
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GEORGE BEAVER & SUSANNA, ux by deed dated 3-13-1801, recorded 11-5-1801 in T.2-43-655 conveyed unto JOHN ZOOK & CHRISTIAN ZOOK, sons of Christian Zook message and tract of land in Tredyffrin Township, containing 190 acres as last described in item (14) Recites that Frederick Houseman became seized of message and tract of about 190 acres with alot of about 5 A. in Tredyffrin and being so seized died intestate and recites Orphans Court proceedings set out in item (15) of brief.

John and Christian Zook make partition -John takes west part as set out in item (17) and Christian takes East part in P.3-95.

17	1802	DEED
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CHRISTIAN ZOOKE & MAGDALENA, ux by deed dated 1-11-1802, recorded 11-24-1803 in X2.-46-269 conveyed unto JOHN ZOOKE all their right to certain part of the aforesaid tract of land BEG. in the line of land of Israel Davis and by the same S 87 E 35 P to a post and by other part of said tract S 29 E 207.7 P. to a corner marked chestnut tree and S 56 3/4 W 73 to a line of land of David Wilson and by same N 27 1/2 W 150 to middle of a public road and along same S 68 E 10 1/2 and N 7 1/2 W 92 to beg. Containing 87 A. And the other begins at a chestnut tree a corner of the first described tract; thence N 48 E 31 1/2 to a stone and S 29 E 44 1/2 to the line of land of John Howel and by same and land of John Baugh S 61 3/4 W 31 and N 29 W 36.3 to beg. Containing 7 3/4 A and also the privilege of a road one pole wide along the said Israel Davis' line to cross the valley creek for a watyering place for creatures from the northeast corner of the first mentioned tract through the land of said Christian Zook.

18	1802	
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This may satisfy that I, Magdalena Zook am well satisfied that my father Jacob Zook and father in law Christian Zook should administer to the estate of my late husband Christian Zook, deceased. Given under my hand this 10th day of April 1802.

19	1811	DEED
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JOHN ZOOK & ELIZABETH, ux by deed dated 11-26-1811, recorded 3-14-1832 in E4-77-372 conveyed unto William Thomas two tracts of land in Tredyffrin Township, #1 BEGINS in the line of land of Israel Davis and by the same S 82 E 33 P. to a post and by Christian Zooks land S 29 E 201.7 to a corner marked chestnut tree and S 56 3/4 W 73 P to the line of David Wilson's land and by the same N 27 1/2 W 147.4 to the middle of a public road and along the same S 68 E 10 1/2 and N 7 1/2 W 92 to the place of beginning. Said to contain 87 A. but found by a resurvey to contain but 83 acres. 32 Per. and the other Beginning at a chestnut tree thence N 48 E 31 1/2 P to a stone and S 29 E 44 1/2 to a line of the lands of John Howell and by the same and land of John Baugh S 61 3/4 W 31 and N 29 W 36.3 to the place of beginning. Containing 7 3/4 acres. Also privilege of a road one pole wide along the said Isaac Davis line to cross the Valley creek for a watering place for creatures from the north east corner of the first mentioned tract through the land of Christian Zook. Whereas John Zook by deed X.2-46-269 became seized in above two tracts of land as set out in (17).

20**1829****DESCENT**

WILLIAM THOMAS being so seized died and Letters of Admr. granted 10/17/1829 in Admr. docket 4 page 200 to Jos. Thomas, Isreal Davis et al. Heirs Joseph, William & Mary, children.

21**1832****DEED**

JOSEPH THOMAS & MARGARET, ux WILLIAM THOMAS & MARY by deed dated 3/14/1832, recorde 3/14/32 in E. 4-77-376 conveyed to JESSE G. HICKS certain tract in Tredyffrin Twp., as described in item (23) containing 93 acres 37 per. And also privilege of a road one pole wide along the said Israel Davis' line to cross the Valley creek for a watering place for creatures from the land then of Christian Zook. Being the same which John Zook & ux deed in E.4-372 conveyed to William Thomas in item (19) and deed in E.4-372 on item (..) and John Zook et al by release in E 4-74-374 confirmed unto William Thomas in item (19).

22**1832****DESCENT & ORPHANS COURT PROCEEDINGS**

JESSE HICKS being so siezed and letters of Admr. granted 12/8/1832 in Admr. Doc 4-257 to William H

2/8/1832 Petition of said Admrs. setting forth above facts and thet personal estate of decedent is insufficient for the payment af debts and that he died seized inter alia of messuage and tract of land in Tredyffrin Twp., containing 93 acres and praying the Court to grant an order of sale of said real estate, whereupon the court grants said order of sale.

Bond to be filed in sum of \$14,000

2/4/1833 Return to said order of sale that premised had been sold to Larkin Dutton for \$87 per acre, amounting to \$8111.11 which sale is confirmed by the court.

O.C.D. 16 pages 215 & 237

23**1833****DEED**

3WILLIAM HICKS & ELIJAH KEWIS, Admrs. of Jesse Hicks by deed dated 3/14/1833, recorded 3/14/1833 in F.4-78-389 conveyed unto LARKIN DUTTON messuage and tract in Tredyffrin BEGINNING at a stake in a corner of David Wilson's land and in a line of Israel Davis' land; thence by lines of land S 861/4 E 33 to a stake a corner of Adam Rinewalt's land; thence by lines of the same S 26 E 201.5 to a chestnut tree marked N 49-23 E 311/2 to a stone S 28 441/2 to a stake in a line of Daniel Baugh's land; thence by a line of said Daniel Haugh's and Jesse J. Bidler's land S 64 W 31 to a stone a corner of said Adam Rinewalt's land; thence by lines of the same N 272/3 W 32.1 to a stone. S 571/2 W 72.88 to a stone in a line of Davis Wilson's land; thence by line of the same N 261/2 W 152.15 P. to the middle of the Swedesford Road; thence along the same N 61/4 W 92 to the place of beginning. Containing 93 acres 37 P.

And also privilege of a road one pole wide along the said Israel Davis' line to cross the Valley creek for a watering place for creatures from the northeast corner of said tract through the land late of Christian Zook.

Recites deed in E. 4-77-376 in item (21) and death and Orphans Court on estate of Jesse G. Hicks set out in item (22) of brief.

24	1835	EXECUTION PROCEEDING
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JOSEPH H. BRINTON:

vs.

LARKIN DUTTON:

Judgement entered against the defendant for \$5000. Judgement Docket K-181
(2/3/1836 satisfied in full)

Fi Fa issued October 14, 1835 to #37 to Nov. term 1835.

Land levied on and condemned

Execution Docket E-181

Vendition sold to Baldwin Weaver of the Co. of Del. for \$7675.

Execution Docket E-193

25	1836	SHERIFFS DEED
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ROBERT IRWIN, Sheriff by deed dated 2/3/1836, recorded 2/3/1836 in K.4-82-462 conveyed unto BALDWIN WEAVER message and tract in Tredyffrin bounded by land of Adam Rienwalt, David Wilson, Daniel Baugh and others, containing 93 acres. Late the property of Larkin Dutton.

26	1863	DESCENT
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BALDWIN WEAVER being so siezed died and letters of Admr. granted 3/20/1863 in Admr. doc. 5 page 466 to Mary L. & Hannah H. Weaver. Hiers: Thirza Weaver, widow. - Mary, Amanda & Hannah Weaver, children.

27	1864	DEED
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THIRZA WEAVER, widow, MARY WEAVER, AMANDA WEAVER & HANNAH WEAVER, children and heirs of Baldwin Beaver by deed dated 3/31/1864 recorded 3/31/1864 in V.6-143-622 conveyed unto J. MORTON DAVIS & ISAAC DAVIS inter alia message & tract in Tredyffrin containing 93 acres. And also privilege of a road one pole wide along the said Israel Davis' line to cross the Valley creek for a watering place for creatures from the northeast corner of said tract through the land late of Christian Zook. Being same inter alia as K.4-82-462 in item (25) Recites death of Baldwin Weaver in item (26)

28**1865****DEED**

J. MORTON DAVIS by deed dated 10/28/1865 recorded 10/28 1865 in Z.6-147-391 conveyed unto ISAAC H. DAVIS the undivided half of real estate in Tredyffrin Twp., #1 containing 93 acres with the privilege of a road one pole wide - Being same inter alia as V.6-143-622 on item (27)

29**1870****Power of Sale**

Isaac Davis being so seized died and will dated 7-5-1870, probated 8-12-1870 in Will Book #23 page 235 provided as follows:

Item: I give 7 bequeath to Cornelia W. Davis the sum of \$100

Item: I direct that my Exr. hereinafter named shall have the arrangement of my real estate wuith full power and authority to make such repairs and improvements in and about the same as in his judgement may be necessary so long as the said real estate remains unsold.

Item: If at any time it shall appear to my wife Sydney Davis and my Exr. hereinafter named to be to be to the best interest of my estate that my real estate should be sold I hereby empower my Exr. hereinafter named to dispose of all or any part of my real estate either at public auction or sale.

30**1874****DEED**

William W. Davis Exr. of Isaac H. Davis, John Heyser and Sidney C. (Late Sidney C. Davis by Deed dated 8-28-1874, recorded 4-1-1874 in M.8-184-36 conveyed unto Peter Hartman message and three tracts, #1 containing 93 acres with privelage of a road 1 pole wide as fully set out in () Recites deed in V. 6-143-622 set out in item (27) . Recites deed in Z. 6-147-391 in item (28) and will of Issac Davis in item (29).

31**1874****MORTGAGE**

Peter Hartman to Henrietta Davis dated 4-1-1874, recorded 4-1-1874 in X. 2-47-390 for \$3400. covering three tracts of land in Tredyffrin Township. No.1 containing 93 acres with privilege of road one pole wide and C. as last conveyed in item (30) (satisfied by power of attorney - 5-14-1888)

32**1875****MORTGAGE**

Peter Hartman to Franklin Jones and David R. Hartman in trust for use of Elizabeth Hartman dated 4-2-1875, recorded 4-2-1875 in X. 2-47-567 for \$2130 covering the message and three tracts in Tredyffrin Township #1 containing 93 acres being the same as M. 8-184-36 in item (30).

33**1888****EXECUTION PROCEEDINGS**

HENRIETTA DAVIS

vs

PETER HARTMAN,

#93 to January term 1888, [SCI FA SUR?] mortgage issued 1-4-1888. See Mortgage X.2-399. 1/6/1888 made known to the defendent by giving him a true and attested copy of the writ and contents of. Appearance docket 53 AG 3/8 2/20/1888. Judgement entered against defendent by default and for want of an appearance and damages assessed in the sum of \$3778.93. Judgement Docket V.2-633. LEV FA 15 to April term 1888 upon which returns 4/28/1888 real estate sold to Wm. W. Davis for sum of \$5200 less costs and expenses. Execution Docket Q page 153.

34**1888****DEED**

Wm Gallagher, Sherriff by Deed dated 3/3/1888 recorded in sherriff deed book 9-441 conveyed unto Wm. W. Davis messauge and 3 tracts in Tredyffrin, #1 containing 93 acres with the privilege of a road 1 pole wide being the same inter alia as M.8-154-136 item (31)

35**1888****DEED**

Wm. W. Davis and Amellia W., UX by deed dated 5-5-1888, recorded 5-14-1888 in G.10-229-288. conveyed unto John H.Rose and Mary H. Rose or the survivor of them messauge and 3 tracts, #1 containing 93 acres together with the privilege, being the same inter alia as Wm. Gallagher, Sheriff deed item #(34).

36**1888****DEED**

Peter Hartman and Elizabeth, ux by deed dated 5- -1888, recorded 5-16-1888 in N.10-235--18 conveyed unto John H.Rose and Mary H. Rose or the survivor of them messauge and 3 tracts, #1 containing 93 acres, being the same as M.8-184-36 in item #(30). and also being the same which William W. Davis and ux by deed dated 5-5-1888 conveyed unto John H. Rose and ux in item (34).

37**1897****DEED**

John Rose and Mary H. ux by deed dated 4-15-1897, recorded 4-19-1897 in Q.11-263-129 conveyed unto Louis M. Childs messauge and 3 tracts, #1 being 93 acres being the same as G.10-229-288 in item (35) and which was further confirmed in N.10-235-18 in item (36) of brief.

38	1897	DEED
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Louis M. Childs and Alice G. W. ux by deed dated 5-19-1897 recorded 5-25-1897 in Q.11-263-144 conveyed unto John T. Dyer the three undivided 1/4th share, part or interest in certain messuage and 3 tracts in Tredyffrin Twp., #1 containing 93 acres with the privilege of a road one pole wide along Israel Davis' line to cross the Valley Creek for a watering place for creatures from the north east corner of said tract through lands late of Christian Zook. Above tract being inter alia same as Q11-263-129 in item (37).

39	1897	DEED
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Louis M. Childs and Alice G. W. ux by deed dated 5-19-1897 recorded 5-25-1897 in Q.11-263-144 conveyed unto Frank T. Gucker an undivided 1/4th share, part or interest in certain messuage and 3 tracts in Tredyffrin Twp., #1 containing 93 acres with the privilege of a road one pole wide along Israel Davis' line to cross the Valley Creek for a watering place for creatures from the north east corner of said tract through lands late of Christian Zook. Above tract being inter alia same as Q11-263-129 in item (37). Note: third course in description dropped.

40	1900	DEED
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Frank T. Gucker and Louise O. F., ux by deed dated 11-19-1900, recorded 1-4-1901 in Z.11-272-579 conveyed unto John T. Dyer undivided 1/4th interest in inter alia tract of 93 acres with the privilege of a road one pole wide along Israel Davis' line to cross the Valley Creek for a watering place for creatures from the north east corner of said tract through lands late of Christian Zook. Being the same inter alia as Q.11-145 in item (39). Together with all machinery, tools, etc. Note: third course in description dropped.

41	1900	DEED
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John T. Dyer and Mary F., ux by deed dated 12-31-1900, recorded 1-4-1901 in Z.11-272-582 conveyed unto THE JOHN T. DYER QUARRY CO., inter alia #2 containing 93 acres. Being the same inter alia as Q.11-263-144 in item (38). Together with all the machinery, tools, horses, mules, carts, cars and mining and quarrying material, fixtures sidings improvements ways waters, water rights and privileges and appurtenances thereunto belonging, or in any wise appertaining and being upon or used in conjunction therewith. With the privilege of a road one pole wide along Israel Davis' line to cross the Valley Creek for a watering place for creatures from the north east corner of said tract through lands late of Christian Zook. Note: third course in description dropped.

42	1916	DEED
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John T. Dyer and Mary F., ux by deed dated 11-5-1916, recorded in X14-V354-Page 409 conveyed unto Edward J. Lavino property being the same as recorded in Z11-272-582.

43	1918	DEED
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Edward J. Lavino by deed dated 12-4-1918, recorded in H15-Vol 355-Page 77, to E. J. Lavino and company.

44	1930	DEED
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E. J. Lavino and company by deed dated 6-19-1930 recorded in L18-Vol433-Page24 conveyed unto Isabel S. Lowery and Arthur Lowery (husband)

45	1931	DEED
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Isabel S. Lowery and Arthur Lowery (husband) by deed dated 9-19-27 recorded in O18-vol436-509 conveyed unto Catherine A. Hart.

This is the where the 93 acres became 3 to 4 acres.

46	1931	DEED
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Catherine A. Hart (single woman) by deed dated 8-26-1931 recorded in O18-vol436-590 conveyed unto George T. Weymouth and Deo DuPont Weymouth

Catherine Hart bought a large number of properties in the late 1920's (mostly in 1927) and she apparently loaned Weymouth the money to purchase this house. She probably did not live here.

47	1941	DEED
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George T. Weymouth and Deo DuPont Weymouth by deed dated 9-29-41 recorded in W20-page 276 conveyed unto Clarence Cameron Kress and Sabra J. Kress the property being the same as that described in O18-590.

48	1944	DEED
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Clarence Cameron Kress and Sabra J. Kress by deed dated 11-28-44 recorded in Z21 page 113 conveyed unto Ralph Miller and Rheba F. Miller the property being the same as that described in W20 pg 276.

Ralph Miller died 12-11-1945 leaving Rheba as a widow

49	1949	DEED
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Rheba F. Miller by deed dated 9-21-49 recorded in V23 page 292 conveyed unto Richard W. Havens and Caroline Havens the property being the same as that described in Z21 page 113.

50	1952	DEED
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Richard W. Havens and Caroline Havens by deed dated 1-9-52, recorded in C25 page 259, conveyed unto Stuart B. Andrews and Devereux H. Andrews the property being the same as that described in V23 page 292.

There was reference to a deed in K30 page 38 which added an acre which is the piece to the east of the smoke house. (Surveyed in 1958 see current title)

51	1956	DEED
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Stuart B. Andrews and Devereux H. Andrews by deed dated 5-10-56, recorded in N28 page 689, conveyed unto Francis J. rue Jr. and Rosina B. Rue the property being the same as that described in C25 page 259

52	1959	DEED
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Francis J. Rue, Jr. and wife Rosina B. Rue by deed dated 3-18-1959 recorded in Y30 page 141 to Henry R. Glendinning, Jr. and Anne Ingersoll Glendinning the property being the same as that described in N28 page 689

Francis Rue sold part of land (described in a survey made in May 1930 by Hiltner and Hitchcock, C.E.) to Elizabeth Perot Bracken by Deed dated 8-8-1958 recorded in deed bok K 30 page 408. This was an access behind trees at the back of our current lot.

53	1963	DEED
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Henry R. Glendinning, Jr. and Anne Ingersoll Glendinning, ux by deed dated 6-5-1963 conveyed unto to Richard J. Haff and Agnes C. Haff in deed book E 35 page 824

Richard F. Haff and Agnes C. Haff ux by deed dated 4-27-1981 and recorded 7-26-82 in deed book F-60 page 9 conveyed unto Jeffrey L. Benson and Patricia L. Benson on 7-22-1982....

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Tredyffrin Township, Chester County, Pennsylvania, bounded and described according to survey made by Hiltner and Hitchcock in May 1930, as follows to wit:

BEGINNING at a point in the middle of Swedesford Road in line of land of E.B. Cassat Estate; thence along the middle of of the said Swedesford Road, North 80 degrees 25 minutes West 298.8 feet; thence north 63 degrees 37 minutes West 200 feet; North 63 degrees 15 minutes West 36 feet; thence by other lands of E. J. Lavino and Co. North 20 degrees 45 minutes East 485 feet; thence by lands of E. B. Cassatt, deceased, South 28 degrees 48 minutes East 691 feet to the place of beginning. Containing 3 acres more or less.

ALSO ALL THAT CERTAIN tract or piece of land situate in Tredyffrin Township as aforesaid, described according to a plan of property for John P. Bracken said plan made by Howard W. Doran, Registered Surveyor 5-28-1958 as follows:

BEGINNING at a point on the physical center line of Swedesford Road (33 feet wide) measured by six courses in the deed. Thence extending from said point of beginning the following courses and distances (1) North 80 degrees 21 minutes 30 seconds west 80.88 feet to a point (2) North 80 degrees 21 minutes 10 seconds West 119.12 feet to a point; thence extending North 27 degrees 17 minutes 11 seconds West along land now or formerly of Francis Rue Jr., crossing the northwesterly side of Swedesford Road 257 feet to a point; thence extending south 83 degrees 56 minutes 30 seconds east 199.43 feet to a point; thence extending south 27 degrees 17 minutes 11 seconds east recrossing the northwesterly side of Swedesford Road 257 feet to the first mentioned point and CONTAINING in area 1 acre more or less.

Being the same premises which Henry R. Glendinning Jr. and Anne Ingersoll Glendinning conveyed by deed dated June 5, 1963, and recorded in Chester County in deed book E35 page 824, to Richard F. Haff and Agnes C. Haff, his wife, in fee.

Back Title from recitals in N-13-434 and W2-45-4661

UPDATED: March 28,1992 by Jeff Benson